GRANGE FARM
Wood Enderby, Lincolnshire
GRANGE FARM, WOOD ENDERBY, LINCOLNSHIRE

- 5 bedroom farmhouse
- Grade 2 arable land
- Water abstraction
- Grain storage
- About 236.49 acres (95.7 hectares)
- Available as a whole or in up to two lots
- Available with or without the farmstead

Distances
Horncastle: 4 miles
Boston: 15 miles
Skegness: 23 miles
Lincoln: 25 miles

(All distances are approximate. Your attention is drawn to the important notice on the back page)

Grange Farm lies to the east of the village of Wood Enderby, either side of Highgate Lane. The farm extends to about 236.49 acres (95.7 hectares) in all.

Lot 1
107.93 acres (43.67 hectares)
Occupying about 2.92 acres (1.18 hectares) of lot 1 is the farmstead. The farmstead contains the farmhouse known as The Grange, being a beautifully presented and spacious five double bedroom family home. With triple garage, ornamental pond, gardens, orchard, stabling for up to four horses, separate driveway and paddocks.

Adjacent to the farmstead are the grain stores with on floor drying capable of storing approximately 1,600 tonnes across four bays.

Lot 1 also contains a small woodland known as Sand Holes Plantation along with a reservoir used for water abstraction and amenity purposes.

Lot 1 is available with or without the farmstead.

Lot 2
128.56 acres (52.02 hectares)
Lot 2 lies to the south of Highgate Land and comprises about 128.56 acres of bare arable land across two fields.

The Farmland
The land is classified as predominantly Grade 2. The Soil Survey of England and Wales describes the soils type as being of the Cannamore series. The Cannamore series is described as deep calcareous and non-calcireous fine loamy and clayey soils with slowly permeable subsoils and slight seasonal water logging. Some slowly permeable seasonally waterlogged fine loamy over clayey and clayey soils. These soils types are suitable for the growing of cereals and other arable crops and field vegetables.

Services
The property is supplied with mains water and 3 phase electricity. Should Lot 1 be sold separately to the farmstead, then the buyer shall be responsible for connecting a new power supply to the farmstead.

Basic Payment Scheme
We understand the land is registered to receive payments under the Basic Payment Scheme. The entitlements are not held by the vendor and therefore are not included within the sale.

Abstraction Licence
We understand there is an abstraction licence held for the property. This is not held in the vendor’s name and it is due to be re-registered to them. Exact quantities permitted for abstraction are to be confirmed in due course.

Cropping History
A cropping history for the land is available from the selling agents.

Under Drainage
The majority of the land is under drained. Copies of the drainage plans are available from the selling agents.

Method of Sale
The land is offered for sale as a whole or in up to two lots by private treaty. Lot 1 is available with or without the farmstead.

Tenure
The land is available freehold with vacant possession upon completion.

Ingoing Valuation
Should it be applicable, in addition to the purchase price, the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made upon completion at the figures assessed by the vendor’s valuer based upon CAAV rates or contractor’s rates where applicable and invoice costs of seed, fertiliser and sprays applied plus enhancement value.

Holdover
Should it be required, the vendor reserves the right to a period of holdover on the farm buildings for storage of crops and for unharvested crops. Terms are to be agreed between the vendor and purchaser(s).

Environmental Stewardship Schemes
The land is not subject to any Agri-Environment Schemes.

Wayleaves, Easements and Rights of Way
The property is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way whether public or private and covenants whether mentioned or not.

Sporting, Timber and Mineral Rights
All sporting, timber and mineral rights, in so far as they are owned over the freehold of the property, are included in the sale.

Boundaries
The vendor and vendor’s agent will do their best to specify the ownership and boundaries, hedges and ditches but will not be bound to determine these. Should Lot 1 be sold without the farmstead, then the purchaser(s) will be responsible for fencing the boundary.

Value Added Tax
Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Planning
The land is offered for sale subject to any development plans, Tree Preservation Orders, ancient orders and public rights of way.

Local Authority
East Lindsey District Council.

Energy Performance Certificate
The Grange = F

Viewings
Strictly through appointment through the selling agents Savills.

Health and Safety
Given the potential hazards of a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety.

Photographs August 2018.
Particulars September 2018.
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Sam Thomas
Savills Lincoln
sthomas@savills.com
+44 (0) 1522 507 315

Andrew Pearce
Savills Lincoln
 apearce@savills.com
+44 (0) 1522 508 933