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SPALDING AGRICULTURAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## Warren House Farm, Tupholme, Nr Bardney, Lincoln, LN3 5TQ

- Unique opportunity to acquire Small Residential Farm requiring very considerable renovation and improvement
- Alternative possibility for replacement dwelling (subject to the necessary consent)
- In an unusual location close to Tupholme Abbey
- Total Area 64.291 acres (26.01 hectares)
- Freehold with Vacant Possession

**BEST AND FINAL OFFERS BY 12 NOON ON FRIDAY 4th DECEMBER 2020**

**GUIDE PRICE - £500,000 - FREEHOLD WITH VACANT POSSESSION - SUBJECT TO CONTRACT**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**LOCATION:**

Warren House Farm is located 3 miles to east of Bardney, 1 mile to the west of Bucknall, 6 miles to the west of Horncastle and only 12 miles to the east of Lincoln. Plans and general location of the farm is included within these particulars. The approach to the farm is over a pedestrian and vehicular roadway, which runs past the historic Topholme Abbey which leads on to the farm giving easy access to the house, yard, buildings and the 2 blocks of land located to the north and south of the public bridleway.

**DESCRIPTION:**

Warren House Farm comprises approximately 64.291 acres (26.01 hectares) of land in total including the house (possibly 2 cottages originally), traditional farm buildings and more recent additions. Land is located to the north and south of the public bridleway and is shown more particularly on the plan attached included in these particulars. It should be noted that the house will be benefit from considerable renovation and refurbishment and both the traditional buildings and the more recent buildings of the yard are in various stages of repair/disrepair.

The offering at Warren House Farm provides an almost unique opportunity to acquire a small rural/residential farm in an unusual position and will provide the opportunity for a purchaser to create an individual and special environment.

**LAND GRADE:**

The land is Grade 3 according to land classification of England and Wales.

**SOIL SERIES:**

The soils are on the borders of the Beccles 2 and Hallsworth 2 series.

**TENURE:**

The tenure of the farm is freehold with vacant possession available upon completion.

**TENANTRIGHT:**

There will be no charge for Tenantright.

**DILAPIDATIONS:**

There will be no allowance for dilapidations.

**BASIC PAYMENT SCHEME:**

Rural Payments Agency – Registered land: The land is registered under the RPA scheme but because no claim has been made in the last 2 years, there are no Entitlements available with the farm. All enquiries regarding future matters relating to RPA payments should be directed to the RPA. Copies of the Rural Land Register Plans in respect of the farm are available upon request from the Vendor's Agents. These include some areas of permanent grassland and it is important that interested parties avail themselves of the opportunity to having sight of these RPA documents which provide full details as to the total area of the Holding, the BPS eligible areas and a breakdown of the ineligible areas.

**COUNTRYSIDE STEWARDSHIP SCHEME:**

As far as we are aware, the land has not been entered into a Countryside Stewardship Scheme.

**NITRATE VULNERABLE ZONE (NVZ):**

The farm lies within a Nitrate Vulnerable Zone.

**SERVICES:**

Interested parties must make their own specific enquiries with the relevant service providers. It appears that mains electricity and water have been connected to the farm in the past.

Parties are recommended to make their own specific enquiries with regards to all matters to services and no warranty is given whatsoever.

**QUOTAS:**

No quotas are available with the sale of the farm.

**WAYLEAVES AND EASEMENTS:**

There is a wayleave agreement in favour of Western Power Distribution in connection with four poles and overhead wires which lead to the farm from a south westerly direction. There is also a permanent easement from mains gas supplier which crosses the farm.

Copies of both agreements are available on request from the vendors agents.

**RIGHTS OF WAY AND EASEMENTS:**

It should be noted that there is a public bridleway which runs from the public road to the north west (Horncastle Road) through the farm to join Campney Lane to the east. This is signposted at the entrance close to Topholme Abbey.

**SPORTING RIGHTS, MINERALS & TIMBER:**

So far as these are owned, these rights are included in the sale of the property. The shooting rights are currently let up to and including 1st February 2021.

**PLANNING:**

With regard to all questions regarding Planning, particularly in connection with the future of Warren House Farm, these should be directed to the Planning Department of East Lindsey District Council.

## GENERAL VIEWS OF THE FARM AND BUILDINGS





## HISTORICAL NOTE REGARDING TUPHOLME ABBEY:

Tupholme Abbey is located to the west of the farm and adjacent to the roadway that leads up to Warren House Farm. The following information may be of interest to those who are looking at the farm:-

Situated just off the B1190 is the historical Tupholme Abbey, this is based within Witham Valley (where several other monasteries are located.) The Abbey displays the original remains from the previous buildings on the site and it is believed that several original artefacts remain under the buildings. Tupholme Abbey is within a 30minute drive of Lincoln and nearby locations include Woodhall Spa and Bucknall.

Historically, the nearby river (River Witham) was thought to have acted as a transport link between cities and towns and once provided opportunities for the residents to sell their by-products from their sheep grazing the surrounding land. Tupholme is also referred to as the “Island of the sheep” and a flock of sheep remains grazing this area today.

It is believed that this site was founded in around “1160 by an Abbot and Twelve Cannons from the Premonstratensian Order (Established in France)” and the site was given to the founders. After this, the site had various buildings erected out of stone. It was also believed that the Abbey was occupied for around 375 years until Henry VIII closed the site in 1536.

In 1538 ownership was changed to Sir Thomas Heneage of Hainton. Sir Thomas adapted the site into a “Grand Tudor Mansion” with Tudor gardens and it is believed that this was for his married daughter and husband (The Willoughby’s). The site was owned by the family for several years until it was sold to the Vyner Family.

The sites new owners (The Vyners) rebuilt a more modern property and it is believed that some of the original building aspects remained for aesthetical purposes. It is believed that this occurred during the 1700’s.

After this, during the 18<sup>th</sup> century, it is believed that the Vyner Family relocated elsewhere, and the site then was let to a tenant. It is thought that the tenants used the land for agricultural purposes and farm cottages where built. During the 19<sup>th</sup> century, this was known as “Abbey Farm”. It is believed that during the 20<sup>th</sup> century, the site became derelict again and many buildings were demolished. After this, the site was purchased by “Heritage Lincolnshire” and some remains of the existing buildings are present today.

“Heritage Lincolnshire” still manage the Tupholme Abbey site today and they have previously undertaken various works to make the necessary repairs. Tupholme Abbey is open daily for the public to view. Moreover, the site is now categorised as a “Scheduled Ancient Monument” and there are various legislations protecting the Abbey and its surrounds.

**Sources:** Heritage Lincolnshire. Tupholme Abbey Education pack <http://lincsheritage.org/education/tupholme/index.php>



**OUTGOINGS:**

The house is subject is to Council Tax and the land subject to Drainage Rates payable to Witham Third District Internal Drainage Board.

**CROPPING:**

The land has not been beneficially cropped to any great extent in the last few years. However, hay has been taken off part of the land where there have been some areas of temporary pheasant cover and the rest is grass. We are not aware of the historical cropping records

**PHOTOGRAPHS/DETAILS:**

These were taken/prepared September/October 2020.

**METHOD OF SALE:**

The farm is offered For Sale as a whole by Private Treaty as a guide price at £500,000 (five hundred thousand pounds), subject to contract. If parties have an interest in part only they should contact the vendors agents to discuss this in more detail. The vendor ideally wishes to sell the farm as a whole however.

**VALUE ADDED TAX:**

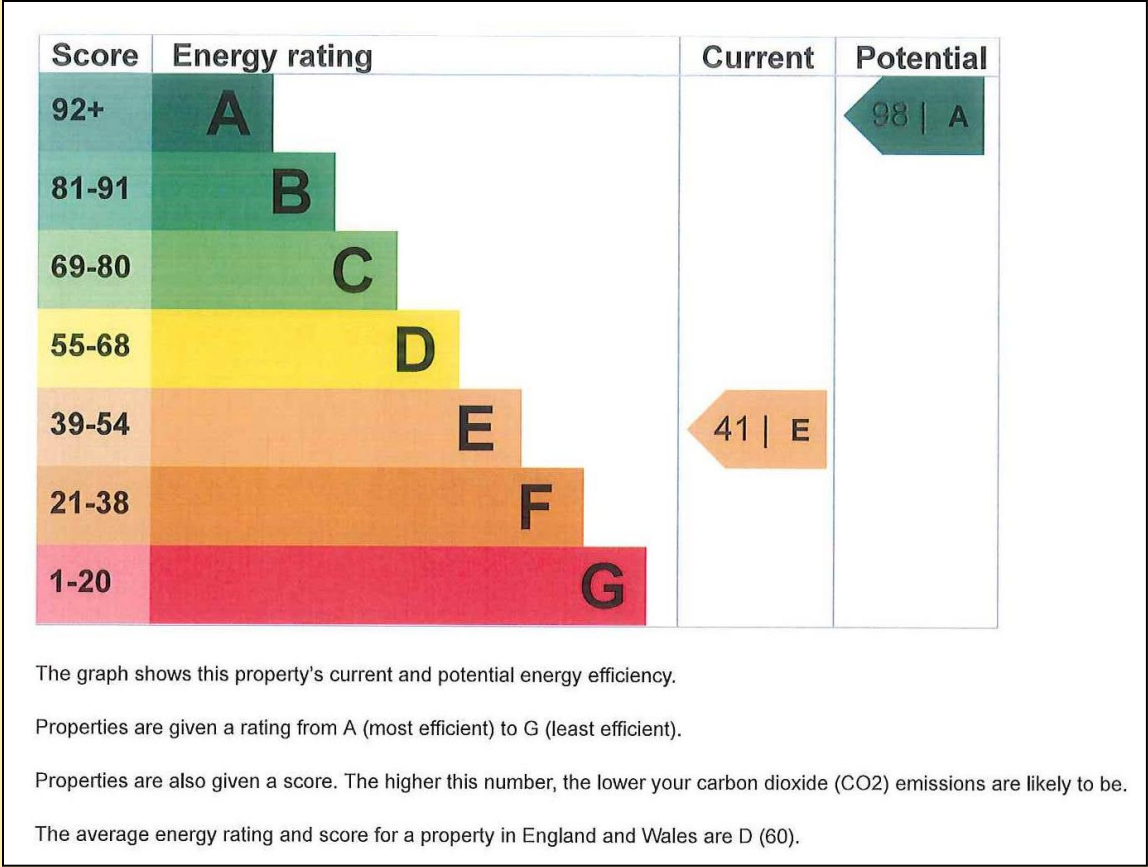
We are not aware that VAT is payable in addition to the purchase price but should for any reason a tax be paid before completion then VAT would be payable at the prevailing rate, currently 20%.

**PLANS, AREAS AND SCHEDULES:**

The plans and areas have been prepared as accurately as reasonably possible and are based on the Ordnance Survey, Rural Land Registry and LPIS Plans. The plans included in these Particulars are published for convenience and / or identification purposes only and although believed to be correct, their accuracy cannot be guaranteed. The purchaser(s) will be deemed to have satisfied themselves as to the description and extent of the property including field/farm areas together with the ownership of the boundaries. According to the original Deeds, the farm extends to 64.291 acres (26.01 hectares). As per the RPA/RLR Register, the gross area is 63.23 acres (25.59 hectares). Interested parties should ensure that they take whatever measures they wish to verify the gross area of the farm. A break down of the original Ordnance Survey numbers and the more recent details from the RLR are provided on the next page of these Particulars.

**ENERGY PERFORMANCE CERTIFICATE (EPC):**

The property is currently rated E



# WARREN HOUSE FARM – As edged red on the plan (for identification purposes only)

## DESCRIPTION OF THE PROPERTY:

### WARREN HOUSE FARM:

A detached brick and slate built property requiring complete renovation or replacement (subject to Planning Consent). It is prominently situated in the centre of the farm and offers the following accommodation:-

#### Ground Floor:

Rear entrance/Lean To:	7.6m x 6.7m
Kitchen:	4.9m x 3.2m maximum measurements.
Kitchen 2:	4.9m x 3.9m leading to
Room No. 3:	4.8m x 3.9m
Room No. 4:	3.1m x 2.9m
Room No. 5:	1.8m x 2.1m

#### Two staircases lead to the first floor accommodation:

Landing with separate WC:

Bathroom:	4.8m x 2.1m
Bedroom 1:	4.8m x 3.8m
Bedroom 2:	2m x 3.9m
Second Landing:	
Bedroom No. 3:	2.6m x 3.9m maximum
Bedroom No. 4:	4.8m x 2.1m minimum

#### Outside:

##### FARMYARD AND BUILDINGS:

It should be noted that all of the buildings are in relative dilapidated state.

Brick and pan tiled former privy on the immediate grounds and around the house are untended.

Timber pole barn steel proof are 31.7m x 7.1m.

Brick form buildings 18.2m x 4.6m, 5.2m x 4.6m and finally 13.7m x 5.2m with further brick buildings in a dilapidated state.

7.2m x 14.5m with inspection pit.

9.2 x 29m (approximately)

Fodder Store:

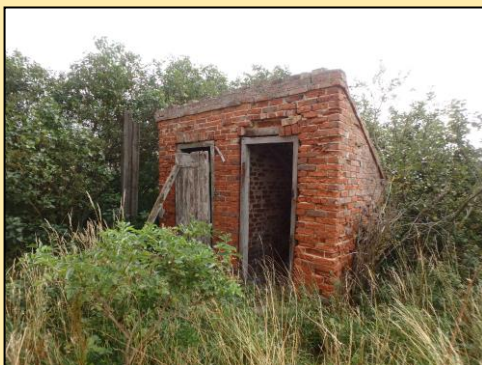
Pole barn 22.5m x 4.5m

**SCHEDULE: All details are taken from the Deeds of the property which are based on the Second Edition of the 1900's Lincolnshire Series of the Ordnance Survey.**

Field No./ O.S. Number	Description	Area (Acres)
129	Arable	9.476
130	Arable	6.196
131	Arable	5.332
132	Home Paddock – Arable	3.659
133	House and Garden	0.372
134	Farmyard and Buildings	1.052
135	Arable	14.293
136	Arable	12.983
137	Arable	10.928
<b>TOTAL:</b>		<b>64.291 (26.01 Hectares)</b>

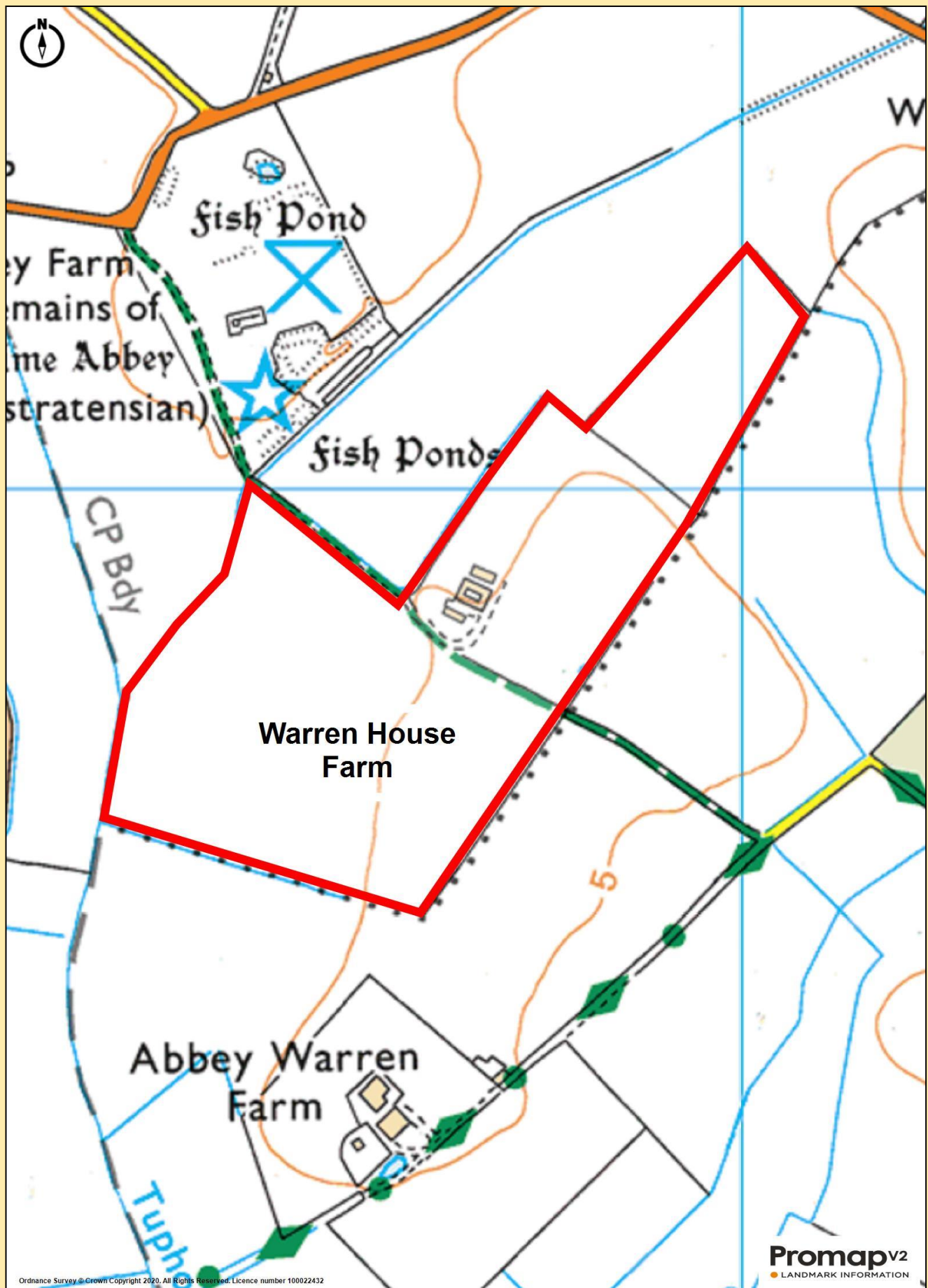
#### Areas as per the RPA/RLR Register

Parcel No.	Total Area	RLR Register Eligible Area
TF1467/5878	21.80	19.52
TF1468/9613	3.79	3.79
<b>TOTAL</b>	<b>25.59 Hectares (63.23 acres)</b>	<b>23.31 Hectares (57.59 acres)</b>



# Plan of Warren House Farm – Tupholme

For Identification Purposes Only



NOT TO SCALE

## LOCATION PLAN



**VIEWING:**

Parties need to make an appointment through the Selling Agents to view the land and yard. Entry onto the property is permitted entirely at interested parties' own risk.

**DANGER:**

**ALL THOSE VISITING THE PROPERTY/FARM/BUILDINGS SHOULD BE AWARE THAT THE HOUSE AND BUILDINGS ARE IN A DANGEROUS CONDITION. THE VENDOR ACCEPTS NO RESPONSIBILITY FOR ANY INJURY OR DAMAGE THAT MAY OCCUR. PLEASE PROCEED MOST CAREFULLY AT ALL TIMES. THERE ARE WARNING NOTICES PLACED ON THE BUILDINGS.**

**R Longstaff & Co -**

5 New Road, Spalding, Lincolnshire, PE11 1BS. Contact: Christopher Longstaff Tel: 07711 019289  
Email: crml@longstaff.com

**VENDOR'S SOLICITORS:**

Messrs Metcalf, Copeman and Pettifer, 28-32 Kings Street, King's Lynn, Norfolk, PE30 1HQ  
Telephone: 01553 780100 (Reference S. Scott Esq.).

**LOCAL AUTHORITIES:**District and Planning:

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP  
CALL: 01507 601111

Water:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex CM20 9HA  
CALL: 08457 919 155

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL  
CALL: 01522 552222

Internal Drainage Board:

Witham Third District Internal Drainage Board, Witham House, Meadow Lane, North Hykeham, Lincoln, Lincolnshire, LN6 9QU Call: 01522 697123

Environment Agency:

<https://www.gov.uk/government/organisations/environment-agency>

**Ref: S10658**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.