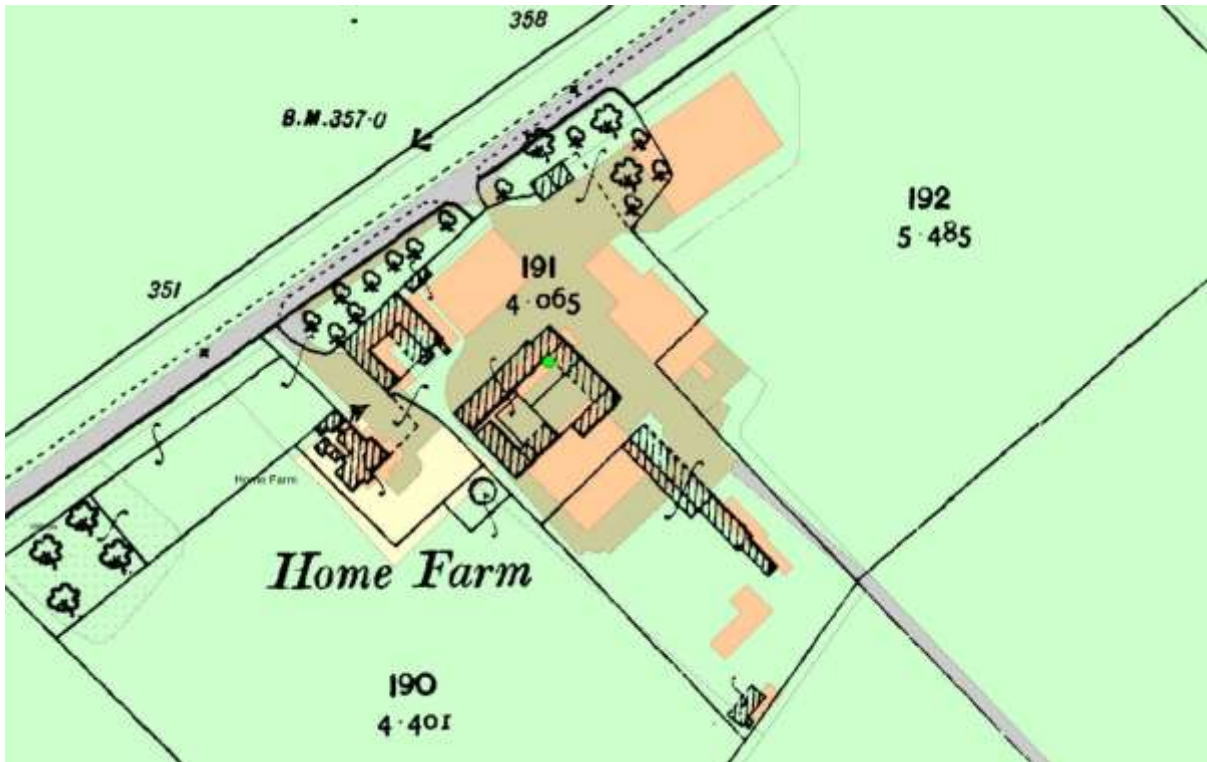


Hainton Estate

Assessment of Traditional Farm Buildings

Appendix – Individual Farmstead Summaries



Draft

17/12/2014

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and

Adam Partington

INDIVIDUAL SITE ASSESSMENT SUMMARIES

This appendix provides individual summaries of the present day use, historic character and heritage significance of each farmstead investigated as part of the estate survey. Information was gathered through a combination of desk based research, incorporating the analysis of historic and modern maps, and field visits, which were undertaken on the 15th October 2014. The surveys were undertaken using pre-defined forms that enabled the collection of information about layout, materials, design, views and access for both the farmstead as a whole and for each individual building.

The image shows a sample of an 'Individual Farmstead Statement' form. The form is divided into several sections, each with a heading and a description of the information to be collected. The sections include:

- Summary Description**: A single paragraph introduction to the site providing headline information about layout, access, use and survival.
- Site Management**: An overview of the use, management, access and constraints affecting the site. This offers an at-a-glance understanding of the present day status of each farmstead.
- Historic Character**: A more detailed description of the development and character of the site, including:
 - Landscape Setting** – the way in which the farm has developed over time, how it relates to the surrounding landscape and how it is experienced within its landscape context, including an analysis of views to and from the complex, access, and boundaries
 - Farmstead Character** – the historic development of the farmstead itself, including original functions and layout, additions and expansions, and the individual buildings and spaces that contribute to its character
 - Traditional Materials** – an analysis of the materials and techniques used in the construction of traditional buildings on the farm, including any notable elements of design, and an overview of their condition.

The form also includes a map of the farmstead and a photograph of a building.

Individual Farmstead Statement

Each summary is divided into the following sections:

Summary Description – a single paragraph introduction to the site providing headline information about layout, access, use and survival

Site Management – an overview of the use, management, access and constraints affecting the site. This offers an at-a-glance understanding of the present day status of each farmstead.

Historic Character – a more detailed description of the development and character of the site, including:

- **Landscape Setting** – the way in which the farm has developed over time, how it relates to the surrounding landscape and how it is experienced within its landscape context, including an analysis of views to and from the complex, access, and boundaries
- **Farmstead Character** – the historic development of the farmstead itself, including original functions and layout, additions and expansions, and the individual buildings and spaces that contribute to its character
- **Traditional Materials** – an analysis of the materials and techniques used in the construction of traditional buildings on the farm, including any notable elements of design, and an overview of their condition.

Assessment of Heritage Significance – considering the overall survival and heritage potential of the farmstead itself, as well as the ways in which it is indicative of wider historic trends in farming and farm buildings on the estate.

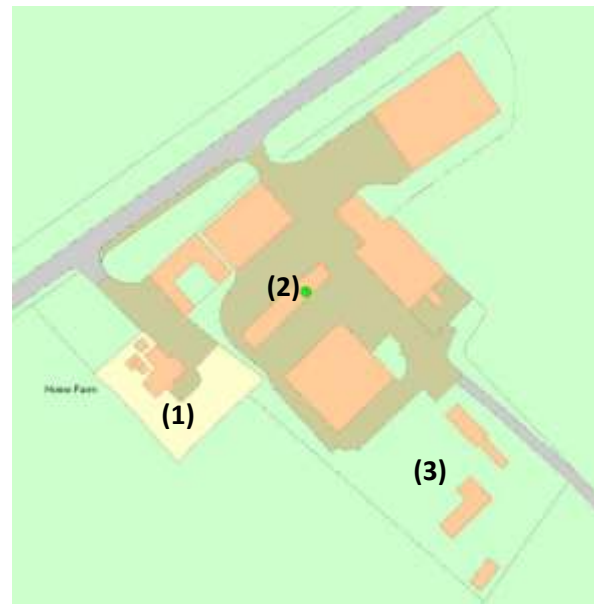
Issues for change – an overview of any factors affecting the site that could potentially enable or constrain maintenance or development, including the condition and use of buildings, access, and provision of services.

HOME FARM

Louth Rd,
Hainton,
Market Rasen
LN8 6LX

Grid Reference: TF 18881 84724

Summary: A series of detached early to mid-19th century farm and ancillary buildings located within and around a now expansive concrete-surfaced yard bordered by 4 large prefabricated modern units to the north, south and east.



Use:

Intensively used agricultural and service hub for Hainton Estate. Storage and processing of crops site, no livestock. Partial re-use of historic buildings for storage and workshop, otherwise vacant. Farmhouse is residential, let as part of tenancy.

Management:

The farm continues as working hub for the Hainton estate for farm and maintenance purposes. Recent investment into modern agricultural buildings, conversion of traditional buildings for stores and yard surfaces. Farmhouse is residential let.

Access:

Two points off main A157 public road immediately to north. No Public Rights of Way.

Services:

Water, electricity, telephone – mains sewerage (?)

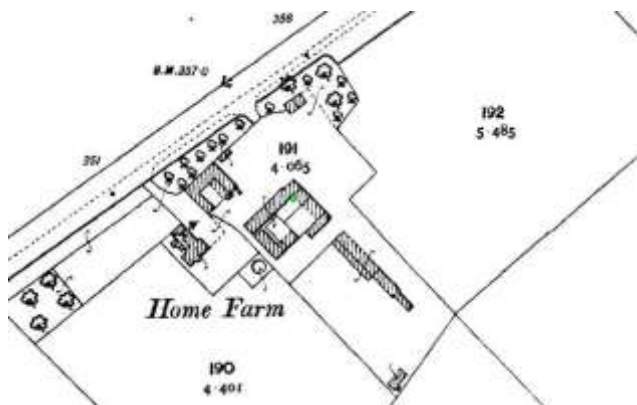
Designations:

Lincolnshire Wolds AONB

Historic Character

Landscape setting: Home Farm is an isolated farmstead lying in close proximity to Hainton Hall and associated parkland. The farm is one of a number of isolated farms located immediately off the A157 which runs NE/SW along the top of a broad hill. The topography and road limit views to the north, but there are wide ranging views to the south and west towards the Central Lincolnshire Vale. Consequently, Home Farm is a conspicuous feature when viewed from the south and east as well as the immediate roadside. The farm lies within an expansive landscape of rectilinear fields relating to the private enclosure of land in the 18/19th centuries. The site is bounded by quick-set hawthorn hedgerows and post and wire fencing, although broad un-gated entrances lead onto adjacent fields in several places. This creates a close relationship with the surrounding countryside.

Farmstead character: Home farm is dominated by a series of large modern sheds arranged around an expansive concrete surfaced yard. A number of traditional



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buildings survive including a large early 19th century threshing barn (2), which originally formed the rear range of a now demolished large crew yard facing to the southeast (see 2nd edition OS map).

A smaller and later 19th century U-shaped range to the north remains largely intact, comprising cattle housing and, in the western wing, domestic stabling and cartshed facing the main house to the west. The farmhouse is detached to the south west and faces into its own garden (1) and has separate access into a small domestic yard. To the south east is a long workshop range, including a former saw mill which retains an array of fixtures and fittings, and wood-store dating to the mid-late 19th century (3). These are most likely associated with the upkeep of the Hainton Estate, including the Hall itself, and the management and harvesting of woodland.



Surviving threshing barn

Connections between traditional buildings have been eroded through phases of 20th century redevelopment and demolition, however relationships between the farm house and some working buildings remain apparent.

Traditional materials: The barn is built of stone rubble with red brick dressings to openings and quoins. The farmhouse and later 19th century buildings are built entirely of brick in English Garden Wall Bond. The wood mill and store are timber framed and clad. The majority of roofs are in pantile with the exception of the later U shaped range which is of Welsh slate. The min threshing barn has been re-roofed in corrugated asbestos.

Assessment of heritage significance:

Survival as a group: Historic buildings are well maintained with exception of derelict timber-framed woodworking shop and wood-store to south east which are in poor condition. Despite the loss of the courtyard of farm buildings attached to the barn (2), traditional buildings at Home Farm survive as an observable group, continuing to serve as a hub for management of the Hainton Hall estate.



Saw mill and workshop

Special local or national significance: The range of buildings on the site reflect the diverse role the farm has in serving the main house and the wider estate, particularly in regard to the processing of timber used in the construction and maintenance of buildings. The barn survives as a well-preserved example of the area's mixed farming economy in the late 18th and early 19th centuries. The main barn, house and U shaped range demonstrate the farm's adaptation for a more intensive mixed farming regime, adopted new techniques pioneered as part of the Agricultural Revolution in the 19th century.

Issues for change

Recent investment in the form of maintenance of historic buildings and the creation of new large agricultural units indicates an ongoing agricultural use for Home Farm, one that is pivotal to the

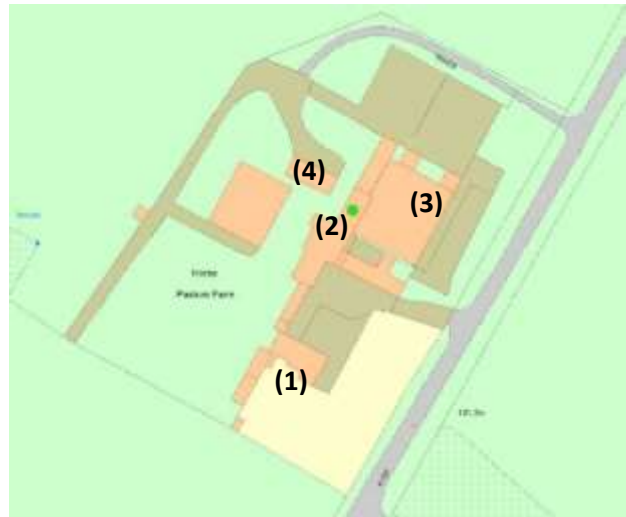
management of the Hainton Estate as a whole. With the majority of traditional buildings in marginal use, emphasis will fall on securing sustainable uses for them, in particular the wooden-framed buildings and their infrastructure, associated with the processing of timber.

HORSE PASTURE FARM

Louth Rd,
Hainton,
Market Rasen
LN8 6LB

Grid Reference: TF 20016 85769

Description: An early 19th century farmstead with detached house, threshing barn and stable/ancillary range. Expanded mid-late 19th century with two (later covered) crew yards, detached granary/cartshed and water tower.



Use:

Covered yards continue to house cattle with barn with other buildings used for storage or adapted for stabling. Storage and processing of crops on site, including on large stacking yard. Several traditional buildings are vacant although some are used for smaller livestock including pigs and chicken. Farmstead is residential, let as part of tenancy.

Management: The house and associated domestic outbuildings are let residentially. The water tower has recently been restored under a grant. Covered crew yards and stacking yard remain the focus for activity with working elements of the farm let to a grazing tenant.

Access:

Two unconnected points off main A157 public road immediately to the east. No Public Rights of Way

Services:

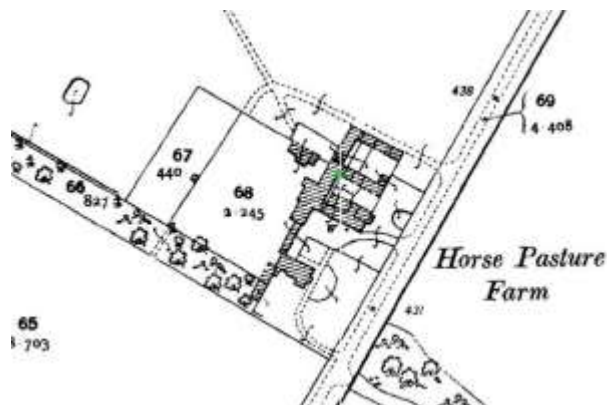
Water, electricity, telephone – mains sewerage (?)

Designations:

Lincolnshire Wolds AONB

Historic Character

Landscape setting: Horse Pasture Farm is one of a number of isolated farms located immediately off the A157 which runs NE/SW along the top of a broad hill. The topography and road limit views to the south, but there are mid-ranging views of The Wolds to the northwest which are framed in part by two linear belts of trees. Consequently, although conspicuous feature when viewed from the west and east as well as the immediate roadside, Horse Pasture Farm is often a subtle feature of the landscape masked by mature tree belts. The farm lies within an expansive landscape of rectilinear fields relating to the private enclosure of land in the 18/19th centuries. The site is bounded by quick-set hawthorn hedgerows and post and wire fencing. Defined gateways and tracks provide access from covered



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yards and other buildings onto adjacent fields to the north. This creates a close relationship with the surrounding countryside.

Farmstead character: Horse Pasture Farm is based around an early 19th century threshing barn (2) which is connected, via a long range of stables and ancillary buildings, to the main farmhouse (1) to the south which has its own detached garden. The barn was adapted into an E plan arrangement in the mid-late 19th century by the addition of three parallel ranges enclosing two crew yards facing south east, later covered in the mid-20th century, providing shelter for livestock (3). The southernmost range faces the farmhouse and encloses a domestic yard, providing an additional cartshed and stabling for the house. As part of the farmstead's late 19th century expansion a detached cartshed with granary above was built in the north (4) and two extensions added to the north end of the barn. Improvements were also made to the farmhouse including a part walled garden with pigsty to the rear.



Two storey Threshing barn with attached ranged viewed from domestic yard

Connections between traditional buildings remain strong, notably in elevated status of a semi-circular doorway leading from the domestic yard into working areas of the barn and crew yards (see right). Working relationships between buildings and spaces in the north are more degraded, largely lost through change of use and vacancy. Lines of movement between the crew yards, stacking yard and surrounding countryside remain strong.

Traditional materials: Earlier buildings, including the farmhouse, are built of stone rubble, with working buildings often including red brick dressings to openings and quoins. Later 19th century buildings are built entirely of brick in English Garden Wall Bond. Variations in colour and size of bricks reflect various stages of construction and renewal. Roofs are in pantile with the exception of the main house which is concrete tile.

Assessment of Heritage Significance:

Survival as a group: Many traditional features remain in a fair state of repair, however there are small areas of partial demolition and structural weakness. Nonetheless, Horse Pasture Farm survives as an intact group of traditional buildings that reflect a profitable adaptation of earlier forms of mixed farming to a more advanced and intensive regime developed as part of the Agricultural Revolution.



North westerly views framed by tree belt

Special local or national significance: The physical link between farmhouse and working buildings, alongside the presence of a water tower, is relatively rare for the Hainton Estate. The phasing and expansion of Horse Pasture Farm is in common with other early 19th century farmsteads on the Hainton Estate, forming part of a group of farms that illustrate varying approaches to embracing

technologically and scientifically advanced techniques associated with late 19th century agricultural practice.

Issues for change:

Recent investment has secured a long-term future for the water tower however a number of other traditional buildings have marginal uses or lie vacant. With parts of the farm already deteriorating, emphasis falls on securing sustainable uses for surviving traditional buildings, particularly those not directly serving the farmhouse, either through conversion or adaptation.

NORTH WALK FARM

Louth Road,
Hainton,
Market Rasen,
LN8 6LB

Grid Reference: TF 20242 85539

Description: An early 19th century farmstead with house, threshing barn and stable/ancillary range. Substantially expanded mid-late 19th century to incorporate three crew yards and granary/cartshed extension. Yards covered mid-20th century and modern unit added to north east.



Use: The site is in active agricultural use. Covered yards continue to house cattle and horses. Traditional buildings and spaces are either vacant or have marginal uses, mainly storage and stockpiling. There is some storage of crops on site, mainly in the large modern pre-fabricated barn to the east. Farmhouse let as part of tenancy.

Management: Tenancy under the Agricultural Holdings Act. The covered crew yards and modern shed remain the focus for activity, including housing cattle and horse stabling.

Access:

Via 250m gravel track off A157 which goes on to provide access to a wider network of dirt lanes and surrounding fields. Public footpath along the north western edge of the site.

Services:

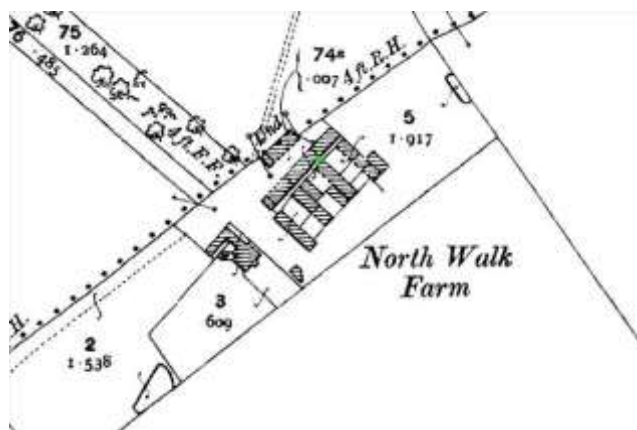
Water, electricity, telephone – mains sewerage (?)

Designations:

Lincolnshire Wolds AONB

Historic Character

Landscape setting: North Walk Farm is an isolated farm located c.250m south of the A157 which runs NE/SW along the top of a broad hill. The topography limits views to the north, but there are mid to long ranging views over The Wolds to the south. Consequently the farm is a conspicuous feature when viewed from the south, west and east. The farm lies within an expansive landscape of rectilinear fields relating to the planned enclosure of land in the 18/19th centuries. The site is bounded by post and wire fencing and some quick-set hawthorn hedgerows, although broad un-gated entrances lead onto adjacent fields in several places. This



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farm lies within an expansive landscape of rectilinear fields relating to the planned enclosure of land in the 18/19th centuries. The site is bounded by post and wire fencing and some quick-set hawthorn hedgerows, although broad un-gated entrances lead onto adjacent fields in several places. This

creates a close relationship with the surrounding countryside. Two ponds lie at the eastern and western extremities of the site.

Farmstead character: North Walk Farm is based around an early 19th century threshing barn (2) which has been extended into a long linear range during the mid-late 19th century, including a cartshed with granary above. Around the same time four detached parallel ranges were built perpendicular to and c.3m off the south eastern side of the barn (3). The ranges defined 3 crew yards facing south east, 3 of which were covered in the mid-20th century. The southernmost range faces the farmhouse, providing a domestic cartshed, tack room and stabling. Improvements were also made to the farmhouse (1), which lies within its own garden immediately to the west of working buildings, including an extension to the north. As part of the farmstead's late 19th century expansion a detached cartshed was built to the north of the barn.



Barn with attached cartshed/granary

Connections between traditional buildings remain strong. The farm is connected via a limestone paved pathway leading to the gap between the barn and the southernmost of the four parallel ranges. The paving continues southeast alongside the side of the range indicating its elevated and domestic status. Tracks to the north and west of the barn remain in active use and the crew yard entrances face out onto open countryside and provide near immediate access to adjacent fields. As such long standing lines of movement between the crew yards, shed and surrounding countryside remain strong.

Traditional materials: Earlier buildings, including the farmhouse, are built of stone rubble, with working buildings often including red brick dressings to openings and quoins. Later 19th century buildings are built entirely of brick in English Garden Wall Bond. Variations in colour and size of bricks reflect various stages of construction, extension and renewal. Roofs are a variety of replacement materials including concrete tile to the main house, felt tile and corrugated asbestos, with only some original pantile surviving on crew yard ranges.

Assessment of Heritage Significance:

Survival as a group: Many buildings appear to be in fair condition, although there is demolition and structural decay in other areas, and many spaces are used for dumping and/or stockpiling of waste/firewood. Despite deterioration of crew yard ranges attached to the barn (2), the buildings at North Walk Farm remain as a largely intact traditional farmstead group.



Long-ranging open views to the southeast

Special local or national significance: The phasing and expansion of North Walk Farm is in common with many other early 19th century

farmsteads on the Hainton Estate. With 3 crew yards detached from the main barn it is comparably larger in scale and adopts an unusual plan form. It forms part of a group of farms that show varying approaches to embracing and experimenting with technologically and scientifically advanced techniques associated with late 19th century agricultural practice.

Future considerations:

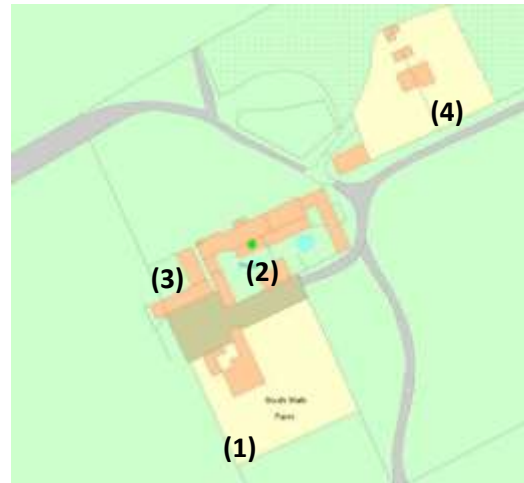
Many of the traditional buildings have marginal uses, are derelict or lie vacant. With parts of the farm already deteriorating, emphasis falls on securing sustainable uses for surviving traditional buildings, particularly those not directly serving the farmhouse, either through conversion, adaptation or redevelopment.

SOUTH WALK FARM

South Willingham
Market Rasen
LN8 6JU

Grid Reference: TF 21034 84679

Description: A well preserved mid to late 19th century planned farmstead built to an E plan shape with two crew yards and detached farmhouse to the south.



Site Management

Use:

No longer in agricultural use. The farmhouse is a residential let with working buildings used as workshops and storage by the tenant. Several buildings are vacant.

Management: Farmhouse and outbuildings is a residential let which are partly used for small business purposes.

Access:

Single metalled track, shared with South Walk Farm cottages, to the site from the B1225 (High Street). No Public Rights of Way

Services:

Water, electricity, telephone – mains sewerage (?)

Designations:

Lincolnshire Wolds AONB

Historic Character

Landscape setting: South Walk Farm is an isolated farm located c.250m west of the B1225, a long historic road running North/South connecting Horncastle with Caistor. Gently sloping down to the west, the topography affords far ranging westerly views across the Central Lincolnshire Vale to Lincoln Cathedral. Elsewhere views are confined by mature trees, creating a private feel and reducing the visibility of the farm in the landscape. The farm lies within an expansive landscape of rectilinear fields relating to the planned enclosure of land in the 18/19th centuries. The site is bounded by post and



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rail fencing with gates, low brick walling around the house, but is often open and unbounded, defined by woodland or other vegetation. This puts emphasis on the crew yard walls and gates, and creates a close and immediate connection between tracks leading from them and shelter sheds leading out into the adjacent countryside.

Farmstead character: North Walk Farm is a mid-19th century E-plan farmstead designed and constructed within a single or two closely spaced phases. The site is dominated by a large combination barn (2) which includes cart shed and granary above at its eastern end. Two crew yards, defined by 3 internally facing ranges with stabling and shelter sheds, face south east. The yards have high walls and gates to the southeast leading onto a track connecting with fields, workers' cottages (4) and the main road. Additional lean-to shelter sheds within crew



Shelter sheds facing crew yard

yards relate to a further phase of development, as does a 4 bay shelter shed immediately west of the barn. The shed is part of an L shaped range (3) the other leg of which provides domestic cartshed and stable to the detached house to the south which lies within its own terraced garden (1).

Connections between traditional buildings remain strong. The house faces away from working areas and is deliberately separated from them by walling, although the track which originally only served the E plan barn and ranges now acts as the main drive to the house. Domestic stabling and cartshed remains clearly associated with the house, and the farmstead retains clear gated entrances leading out via a track into the surrounding countryside.

Traditional materials: Almost all buildings, including the farmhouse, are built of red brick in English Garden Wall Bond, although the farmhouse is rendered in ashlar style demarking it from working buildings. The only exception is the later L shaped range with domestic stabling and cartshed which is built of a lighter Langworth yellow brick. Roofs are in Welsh slate with the exception of the later shelter shed extensions which are corrugated asbestos in the crew yards and pantile.

Assessment of Heritage Significance:

Survival as a group: Traditional buildings are in a good state of repair and the farm survives largely in its original form with few extensions or additions.

Special local or national significance: Constructed in a short phase of development and represents a targeted investment by the Hainton Estate into technologically and scientifically advanced



Views west towards Central Lincolnshire Vale

techniques at the forefront of mid to late 19th century agricultural practice.

Importantly the farm retains a clear relationship and hierarchy between working and domestic

buildings. South Walk Farm represents a specific phase in farm design and agricultural practice in the Wolds and nationally. Earlier farms elsewhere on the estate are extended and improved to the same E-plan form, demonstrating the importance of the architecture and layout and the farming practices it enabled.

Issues for change:

The farmhouse is an attractive residential let. Working buildings are partially empty with other parts used for commercial purposes, storage and marginal uses. Buildings are in good condition, and the situation might only be improved by securing longer term and less marginal uses for some working buildings.

POPLAR FARM

Donington Road,
South Willingham,
Market Rasen
LN8 6NJ

Grid Reference: TF 20159 83640

Description: A mid to late 19th century E plan farmstead with 2 crew yards built off a long range with barn flanked by two cartsheds with granaries above. Detached farmhouse to south. Buildings show several phases of rebuilding and extension. Three post-war and modern sheds to north.



Use:

Large modern sheds in the north of the site are in agricultural use, providing storage for hay and machinery. The farmhouse and traditional buildings are in domestic use, with a market garden occupying the main crew yard. Several buildings are vacant.

Management: House and traditional outbuildings are residential let, with c.20th century sheds to north used to store hay for estate.

Access:

Single gravel track from the main road, 90m in length, which is shared with the agricultural buildings to the north. No Public Rights of Way

Services:

Water, electricity, telephone – mains sewerage (?)

Designations:

Lincolnshire Wolds AONB

Historic Character

Landscape setting: Poplar Farm is an isolated farm located c.600m east of the medieval village of South Willingham and is accessed off the Donington Road. Nestled in a shallow valley, views are confined to short to medium prospects of the village and surrounding fields and woodland to the north east. The farm lies at the interface of ancient fields around the village of South Willingham to the west and rectilinear fields elsewhere, relating to the planned enclosure of land in the parish during 18th century. The boundaries of the site are not well defined, typically denoted by low planting and vegetation or open, leading to an open relationship with the surrounding countryside.



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Farmstead character: Poplar Farm is a mid-19th century E-plan farmstead which appears to have been rebuilt and subsequently extended from an early 19th or 18th stone built barn. The same phasing, observable in the materials used, shows the major extension of the detached farmhouse (1) which lies immediately to the south within its own gardens. The site is dominated by a long range consisting of a barn flanked by two cartsheds with granaries above (2). Two crew yards (3), defined by 3 ranges with stabling and shelter sheds, face south. The westernmost range provides domestic cartshed, tack room and stable. Other ranges include a pigsty, stabling and shelter sheds. Additional lean-to shelter sheds within crew yards relate to a further phase of development, as do the post-war and modern sheds in the north.



Long threshing barn range with cartshed

Despite a change of use and a shift in emphasis to the storage of fodder in modern sheds in the north, working connections between the arrangement traditional buildings and spaces remain apparent.

Traditional materials: The majority of traditional buildings are constructed of red or Langworth yellow brick laid in English Garden Wall Bond. Exceptions are internal elements of the barn and a cartshed, as well as the rear wing of the house (now rendered), which are built in stone rubble. These may possibly reflect surviving elements of an earlier farm. Roofs to working buildings are in pantile, with later shelter shed extensions in corrugated asbestos. Farmhouse roofs are in concrete tile.

Assessment of Heritage Significance:

Survival as a group: Traditional buildings are in a good state of repair and the farm survives largely in its original form with few non-traditional extensions or additions.

Special local or national significance: Showing several phases of construction, mirrored in both working buildings and the farmhouse, Poplar Farm shows the associated with the agricultural economy of the Hainton Estate



Poplar farm lying within shallow valley

and Wolds alongside the adoption of technologically and scientifically advanced techniques at the forefront of mid to late 19th century agricultural practice.

Issues for change:

The farmhouse is an attractive residential let with traditional working buildings and spaces well used by the tenant for workshops and market gardening. Buildings are in good condition, and the situation might only be improved by securing longer term and less marginal uses for some working buildings.

BECK HOUSE FARM

Hainton
Market Rasen
LN8 6LU

Grid Reference: TF 16750 84778

Description: Well-preserved mid to late 19th century regular courtyard farmstead, built to an overall E-shaped plan, with post-1950 sheds to the north and a detached house sited at some distance to the north. Detached farmhouse to south. Buildings show several phases of rebuilding and extension.



Site Management

Use:

Large modern sheds in the north of the site are in agricultural use, providing storage for hay and machinery. The crew yards and shelter housing continue to house livestock, however other traditional buildings are vacant or have more marginal uses, mainly storage.

Management: Agricultural buildings are let and are in active use. Main house is derelict.

Access:

Single short hard-core track from the main road. No Public Rights of Way

Services:

Electricity, telephone – mains
sewerage (?), water (?)

Designations:

None

Historic Character

Landscape setting:

This is an isolated farmstead, situated in a secluded valley with no other nearby buildings. The site is bounded by hedges on all sides, with some mature trees around the farmhouse and shelter belt woodland to the south and east. Mature vegetation obscures views towards and out of the farmhouse, but working building remain conspicuous landscape features within the immediate area. The farm lies within an area of rectilinear fields relating to the private enclosure of land during 18/19th century. The open sides of the crew yards provide direct access to neighbouring fields creating a close relationship with the surrounding countryside.

Farmstead character:

Beck House is a mid-19th century E-plan farmstead which appears to have been rebuilt and subsequently extended in a complex series of stages from an earlier 19th or 18th stone built barn range. The same phasing, observable in the materials used, shows the major extension of the detached farmhouse (1) which lies some distance to the north. The site is dominated by a long range consisting of a barn flanked by two single



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storey stone rubble ranges (2). Two crew yards (3), defined by 3 ranges with stabling and shelter sheds, face southeast. The westernmost range is two storeys in height with cartshed facing onto the main entrance track and a return leg to the crew yard with pigsty and stabling. Additional lean-to shelter sheds within crew yards relate to a further phase of development, as do the post-war and modern sheds in the north.



Western of two crew yards

Actively used for agriculture many buildings and spaces have strong working connections with each other and the surrounding countryside. Connections with the house have been eroded, but its distant location suggest there was never a close physical relationship.

Traditional materials: The majority of traditional working buildings are constructed of red or Langworth yellow brick laid in English Garden Wall Bond. Exceptions include stone rubble elements of the barn range and cartshed, which appear to have survived rebuilding from an earlier phase. The house has an earlier stone rear with brick dressings to openings and a later in Langworth yellow brick. Roofs to working buildings are in pantile, with stone ridge tiles. The house is without roof covering.

Assessment of Heritage Significance:

Survival as a group: Working buildings appear to be in good to fair condition, with few structural issues. The farmhouse is derelict and assessed as beyond repair.



Special local or national significance: There are wide range of building types with associated fixtures and fittings surviving.

Showing several phases of construction, mirrored in both working buildings and the farmhouse, Beck House Farm illustrates several phases of improvement associated with the agricultural economy of the Hainton Estate and Wolds and the adoption of new techniques at the forefront of mid to late 19th century agricultural practices.

Derelict farm house

Issues for change:

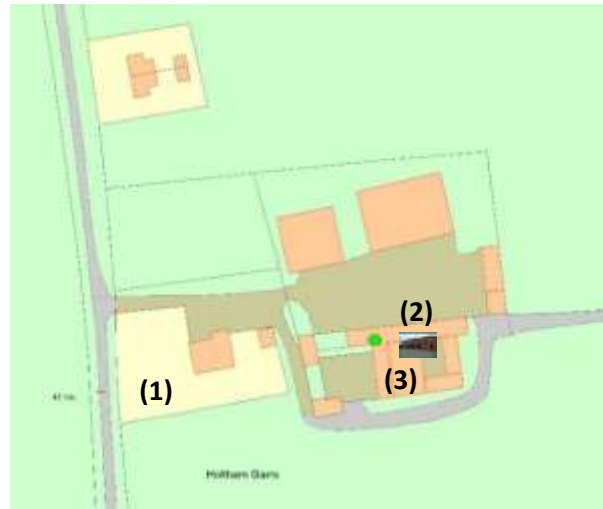
The farmhouse is derelict and in need of demolition. Working buildings are in good condition and many continue to be used for agricultural purposes. As such the existing situation might only be improved by securing longer term and less marginal uses for some working buildings.

HOLTHAM GARRS FARM

Legsby,
Market Rasen,
Lincolnshire,
LN8 3QS

Grid Reference: TF 15337 86307

Description: A mid to late 19th century E plan farmstead with 2 crew yards built off a linear range with barn and cartsheds with granaries/hayloft above. Detached farmhouse to west. Post-war and modern sheds to the north and east face a large open gravel yard.



Use:

Large modern sheds in the north and east of the site are in agricultural use, providing storage for hay and machinery, and the farmhouse continues as a residential let to the tenant farmer. Traditional buildings have marginal uses, mainly storage, or are vacant. Crew yards appear to be occasionally used for penning livestock.

Management: Tenancy under the Agricultural Holdings Act.

Access:

Single gravel track from the main road leading into the main yard and on into adjacent fields. Public footpath runs E/W through the centre of the site.

Services:

Water, electricity, telephone – mains sewerage (?)

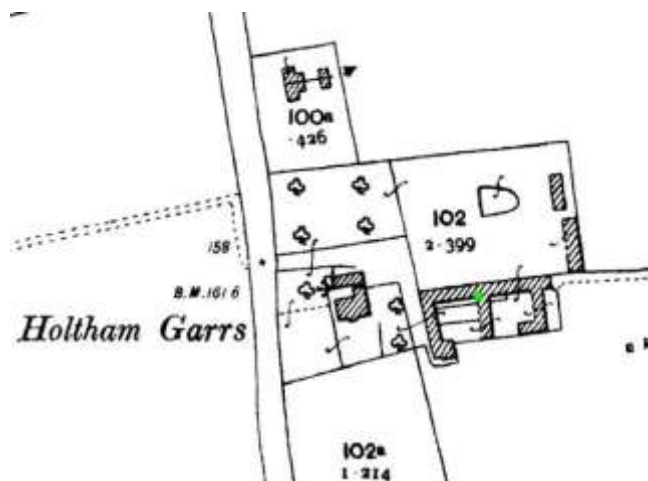
Designations:

None

Historic Character

Landscape setting: Holtham Garrs Farm is an isolated farm located on a broad valley bottom surrounded by distant low hills. It is a conspicuous feature of the rural landscape with long ranging views in almost all directions. The farm lies within an extensive area of rectilinear fields relating to the planned enclosure of land in the parish during the 18/19th centuries. The boundaries of the site are not well defined, and are typically denoted by quick set hedgerows around the farmhouse and former orchard in the west of the site. Elsewhere post and wire fencing of open boundaries lead to an open and closely connected relationship with the surrounding countryside.

Farmstead character: Holtham Garrs farm is a mid-late 19th century E-plan farmstead which appears to have largely been built in one main phase with a series of small later extensions. A small stone rubble range way indicate the presence of an earlier farmstead which was comprehensively rebuilt. The site includes a long range consisting of a barn with integrated cartshed and granaries at first floor level (2). Two crew yards (3), defined by 3 largely derelict ranges with stabling, pigsty and shelter



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sheds, face south. Despite considerable deterioration surviving traditional buildings retain many fixtures and fittings associated with the storage and processing of crops. These continue to be processed and stored large post-war and modern sheds facing a large open yard. The farmhouse (1) is located immediately west of the E plan range in its own gardens with orchard to the north.



Main barn with integrated cart shed range

The working relationships between buildings and spaces remains apparent, but are heavily eroded due to demolition and the dominance of modern sheds and the large yard.

Traditional materials: The majority of traditional buildings are constructed of red brick laid in English Garden Wall Bond. Exceptions are a potentially earlier stone rubble building and a small number of Langworth yellow brick extensions to the barn range and crew yards. Roofs to working buildings are in pantile where they exist. Farmhouse roofs are in concrete tile.

Assessment of Heritage Significance:

Survival as a group: Traditional buildings are in fair to poor condition, with some structural issues and widespread demolition or deterioration. Despite this the working layout of the E plan farm survives in plan.



Setting of Holtham Garrs Farm

Special local or national significance: Poplar Surviving elements of Holtham Garrs are an example of the re-design and demolition of

an earlier farmstead to embrace new and improved agricultural practices developed as part of the Agricultural Revolution. The improvement is in common with other early 19th century farmsteads on the Hainton Estate, forming part of a group of farms that illustrate varying approaches to embracing technologically and scientifically advanced techniques associated with late 19th century agricultural practice.

Farm illustrates a distinct change associated with the 19th century agricultural economy of the Hainton Estate and Wolds and the adoption of new trends in farming practice.

Issues for change:

The farmhouse is an active farm where many traditional buildings have fallen into disuse and are quickly deteriorating or derelict. Many are beyond economic repair.

MILL PLAT FARM

Sixhills,
Market Rasen,
Lincolnshire
LN8 3RL

Grid Reference: TF 17259 87034

Description: A well preserved working farmstead of medieval origin located within the small historic village of Sixhills. A variety of traditional working buildings are located around a substantial single crew yard, to the north of the ancient detached farmhouse. Modern sheds cover and extend north of the crew yard.



Use:

Almost all elements of the farm are in active agricultural use, with the house let as part of the tenancy. The covered yard continues to house cattle with barn with other buildings used for storage, workshops, stabling and garaging. Storage and processing of crops on site, including on large stacking yard.

Management: Tenancy under the Agricultural Holdings Act.

Access:

Located on a private lane that continue off two public lanes in the village of Sixhills. Public footpath enters the south east of the site opposite the farm house.

Services:

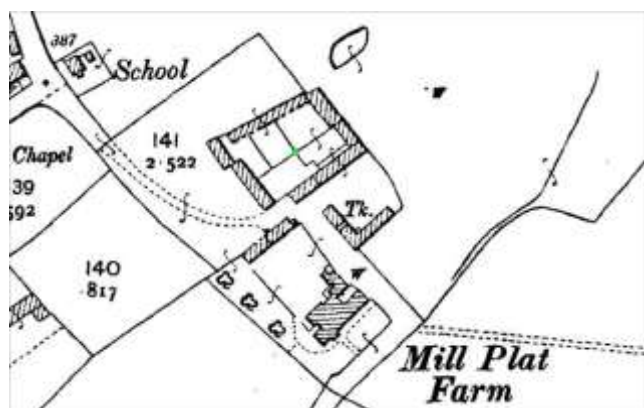
Water, electricity, telephone – mains sewerage (?)

Designations:

Grade II Listed Building
Lincolnshire Wolds AONB

Historic Character

Landscape setting: Mill Platt Farm forms part of the east side of the village of Sixhills, forming part of the small built up area and the interface to open countryside to the east. The farm is an integral part of the village, which is located on an elevated promontory of land extending from the east towards the Central Lincolnshire Vale. The farm is a landmark feature both when approaching the village from the south and east and from within the built up area.



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Located on upper parts of the broad promontory there are long ranging but shallow views of the Lincolnshire Wolds to the north and east, and longer ranging views of the Central Vale to the west and Wolds to the south. The farm lies within a localised area of ancient fields around the village of Sixhills which give way to a landscape dominated by fields relating to the private enclosure of land in the 18/19th centuries. The site is bounded by low stone walls and post and rail fencing. Defined gateways and tracks provide direct access to fields, as do some working buildings, creating a close and intimate relationship with the surrounding countryside.

Farmstead character: Mill Platt Farm is based around an expansive rectangular courtyard (3) of working buildings which appear to date from the late 18th or early 19th century. The north of the yard is now covered by modern canopies, but it remains defined by a series of attached traditional farm buildings, the largest of which is a threshing barn in the northeast corner (2). Other buildings forming the yard include stabling, shelter sheds and pigsties, all of which face into the yard. Additional traditional buildings on the site include two attached cartsheds (4) with granaries above which form the northern extents of a walled garden to the main house (1) which sits a short distance (c.50m) to the south facing away from working buildings. An L shaped range (5) to the east of the house provided domestic stables, cartshed and tack room to the house and included a workshop for a visiting blacksmith. A series of modern sheds, used for storing fodder and machinery, have been built to the north of the crew yard.



Stable and cartshed range alongside main farmhouse

Connections between traditional buildings remain strong, with tracks and traditional buildings in continued agricultural use. There is a strong connection between the rear annexes of the farmhouse and working areas of the farm, yet the front of the house remains more excluded. The main track running north/south through the farm continues to provide spine for movement connecting the farm with the village and open countryside. Further connections are retained with direct access out onto open fields both through working buildings and gated access points.

Traditional materials: Stone rubble predominates throughout the site, typically with brick dressings to openings and quoins.

Exceptions include the later combined cartshed and granaries and the L shaped range to the east of the house. These are



Mill Platt Farm House

built in brick laid in English Garden Wall Bond, with the earlier western cartshed frontage (with stone rear) in a notably redder and narrower brick. Roofs are in pantile with the exception of the main house which is concrete tile.

Assessment of Heritage Significance:

Survival as a group: Horse Pasture Farm survives as a largely intact group of traditional buildings, however there are some localised areas of demolition and structural weakness. Working and hierarchical connections between buildings, including the farmhouse, remain apparent and many of them continue in agricultural use, reflecting a more traditional approach to mixed farming.

Special local or national significance: The large courtyard layout of traditional buildings is rare for the Hainton Estate and local area. The historic farmstead has clear connections with the surrounding landscape and village of Sixhills. The range of buildings on site, and their associated fixtures and fittings, illustrate a range of approaches to farming in the Wolds from the medieval period onwards, but most notably during the 18th and 19th centuries.

Issues for change:

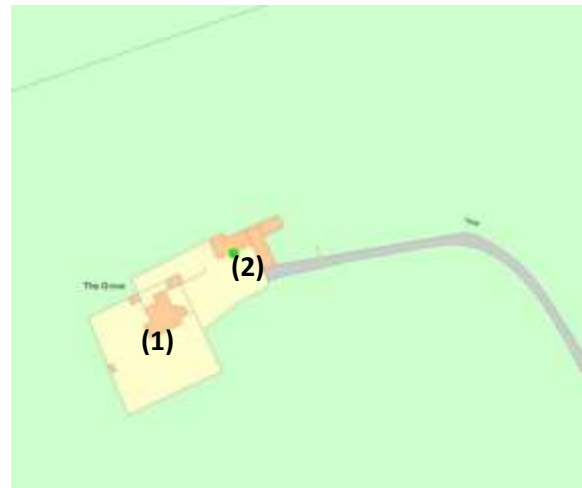
The majority of building continue in agricultural use and small areas of demolition show how elements are becoming redundant. There is a risk that modernisation of agricultural techniques may lead to many buildings becoming redundant and derelict, in particular those forming the large crew yard. Emphasis falls on securing sustainable uses for surviving traditional buildings, particularly those not directly serving the farmhouse, either through conversion or adaptation.

GROVE FARM

Sixhills
Market Rasen
LN8 3RL

Grid Reference: TF 16954 87379

Description: Grove Farm is a small farmstead with main house and a T shaped range of outbuildings, including high class domestic stabling, which are now used for storage.



Use:

The main house is a residential and is used as a small business premises. Outbuildings are mainly used for storage and garaging.

Management: House and outbuildings residential let.

Access:

Long hard-core and earthen track from the main road. No Public Rights of Way.

Services:

Electricity, telephone, water – mains sewerage (?),

Designations:

Lincolnshire Wolds AONB

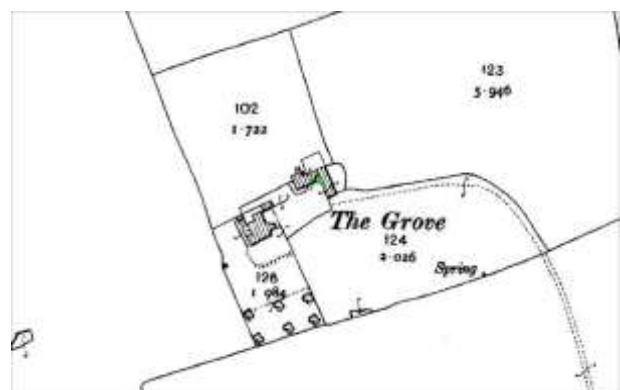
Historic Character

Landscape setting:

Grove Farm is small isolated farmhouse located on a gently dipping west facing slope immediately north of the village of Sixhills. The house and outbuildings are an understated element of the landscape, being partially set into the hillside to the north and with mature gardens that diffuse built elements. However, it remains visible from the village of Sixhills, forming part of the foreground to extensive views off the Wolds over the Central Lincolnshire Vale. The house benefits from the same westerly views and has immediate views towards the elevated village of Sixhills to the south. Views to the north and east are more constrained by the rising slope. The farm lies within an area of large modern fields that have their origins in private enclosures set out during 18/19th century. There is restricted access out into the open countryside with no clear connections other than the long driveway leading from Sixhills village.

Farmstead character:

The house and farm appears to date from the beginning of the 19th century if not earlier. It consists of a detached house (1) within its own gardens and a T shaped range of tall outbuildings (2) located 20m across a gravel yard to the east. The house appears to have undergone a series of extensions and rebuilds during the mid to late 18th century, shown by the phasing of materials which include a variety brick and stone. Buildings within the T shaped range of outbuildings face a small yard to the side of the house and include domestic



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stabling and cartshed. Myriad of internal fixtures and fittings survive within the stables and tack room, including panelled stables, saddle racks and mangers, possibly suggesting they were lavish accommodation for a number of private horses. At some point in the 20th century the L shaped range was extended to the east to form a T shaped range and a series of pigsties were introduced. The new building enclosed a small working yard, now grassed over.

Domestic relationships between the farmhouse and outbuildings are retained. Former working characteristics of the outbuildings are more observable in internal fixtures and fittings as opposed to their relationships with external spaces and the immediate countryside. This is particularly due to the blocking up of former apertures such as haylofts.

Traditional materials: Traditional buildings are constructed of red or Langworth yellow brick laid in English Garden Wall Bond. Exceptions include stone rubble and Langworth yellow brick elements to the main house, denoting earlier phases as well as later extension and rebuild. Roofs to outbuildings are in pantile, and concrete tile to the house.

Assessment of Heritage Significance:

Survival as a group: Working buildings appear to be in fair to poor condition with few structural issues. The farmhouse is in good to fair condition.

Special local or national significance: The farm and outbuildings survive as a middle to upper class residence with lavish stabling that has been extended for small scale farming purposes, mainly pigs. As a private dwelling it is likely that the site's elevated status and complex development relates closely to the prosperity and management of the Hainton Estate and the local agricultural economy. The array and survival of fixtures and fittings within the stables is remarkable.

Issues for change:

The house is an attractive residential let with useful storage in outbuildings. A number of structural issues require attention in order to safeguard the building, and future development is likely to require the removal of internal fittings associated with stabling.



Internal stabling fixtures and fittings



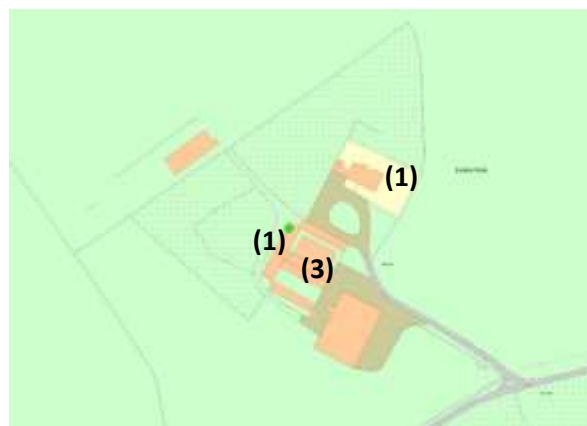
Views to the west

SIXHILLS FARM

Sixhills
Market Rasen
LN8 6AY

Grid Reference: TF 19172 87547

Description: An early to mid-19th century E plan farmstead with 2 large crew yards, one covered, built off a long range with barn and combined cartshed/granary. Detached farmhouse to north east. Large Post-war shed to south.



Use:

Large modern sheds, stacking and covered yards remain in active agricultural use for storage of fodder and machinery. The southern crew yard also appeared to be in active use for livestock. The farmhouse is a residential let unlinked to the use of working buildings.

Management: House and associated domestic outbuilding are residential let. Working buildings are let and are in very good condition, recently restored through grant funding. Their continued agricultural use is requisite under the funding agreement.

Access:

Single gravel track and lane from the main B1225 road. No Public Rights of Way

Services:

Water, electricity, telephone – mains sewerage (?)

Designations:

Lincolnshire Wolds AONB

Historic Character

Landscape setting: Sixhills Walk Farm is an isolated farm located c.350m west of the B1225, a long historic road running North/South connecting Horncastle with Caistor. Located on the broad summit of a hill, the topography affords far ranging views across the Wolds to the east, west and south. Northerly views are confined by an L shaped shelter belt of trees which create a private feel and reducing the visibility of the farm in the landscape. The farm lies within an expansive landscape of rectilinear fields relating to the planned enclosure of land in the 18/19th centuries. The site is bounded by post and rail fencing with gates around the crew yards, but it otherwise mostly open and unbounded, defined by woodland or other vegetation. This emphasises the contained crew yard walls and gates, and creates a loose and permeable connection with much of the surrounding landscape.

Farmstead character:

Sixhills Farm is an early to mid-19th century



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E-plan farmstead with large crew yards (3) facing south east. The rear of the yards are defined by a large range including barn and attached cartshed (2) facing northwest with granary above. Long single storey ranges with shelter sheds and stabling facing into yards run to the south west. The southern of the two yards is enclosed with a mid-height wall and gate, whereas the northern yard, which is covered by a free standing roof. The northern most range, notable for its brick construction and central gabled bay, faces towards the house and provides domestic stabling, cartshed and tack room. Set within large mature gardens, the house (1) itself is located c.40m to the north and faces south, away from working buildings. The property is served by a short private driveway which joins with the lane provided access to working areas.



View over the western crew yard toward the cartshed/granary and barn range

Working connections between the arrangement traditional buildings, the countryside and the house remain apparent in the layout of the buildings and spaces. Although flows of movement are partly diminished by the unbounded nature of much of the site.

Traditional materials: The majority of traditional buildings are constructed of stone rubble, with red brick dressings to some earlier elements such as the house and barn. The domestic stable range is a notable exception, built of red brick in English Garden Wall Bond. Roofs to working buildings are in pantile, with the main house roofs in concrete tile.

Assessment of Heritage Significance:

Survival as a group: Traditional buildings are in a good state of repair and the farm survives largely in its 19th century form with few non-traditional extensions of additions other than the freestanding modern cover and shed.

Special local or national significance: Sixhills Walk Farm is one of a number of E plan farmsteads built on the Hainton Estate that illustrate the application of technologically and scientifically advanced methods at the forefront of mid to late 19th



North easterly views from the unbounded farmstead site

century agricultural practice. The farm is particularly notable for its expansive crew yards, illustrating the application of techniques on a grand scale. There is a clear hierarchical relationship between the main house, domestic stable range and working buildings which reflects the nature of the farm's tenancy during the 19th century.

Issues for change:

Recently restored the farm is an attractive tenancy, although the farmhouse is currently let individually. The maintenance and survival of traditional buildings is dependent upon securing their long-term use for agricultural purposes, which for the short term is a condition of the grant funding.

HAINTON WALK FARM

Ludford

Market Rasen

LN8 6AP

Grid Reference: TF 18728 86794

Description: A substantial early to mid-19th century farmstead with large threshing barn and cartshed range which was substantially expanded to incorporate three crew yards, two of which are now covered and modern unit added to north east.



Site Management

Use: The site is in active agricultural use. Covered yards continue to house livestock. Traditional buildings and spaces are either vacant or have marginal uses, mainly for storage. There is some storage and processing of crops on site, including within the large modern pre-fabricated barn to the east. Farmhouse let as part of tenancy.

Management: Farm is let. The covered crew yards and modern shed remain the focus for activity, including housing cattle. The water tower to the south east was recently restored under grant.

Access: Via 250m gravel track off B1225, partly shared with Sixhills Walk Farm. The track goes on to provide access to Top Farm and School Lane to the west. Public footpath enters the western edge of the site along the track from Top Farm.

Services: Water, electricity, telephone – mains sewerage (?)

Designations:

Lincolnshire Wolds AONB

Historic Character

Landscape setting: North Walk Farm is an isolated farm located c.1250m west of the B1225, the historic 'High Street' running from Caistor to Horncastle. It is the middle of three farms located off a track connecting High Street with School Lane to the west. Located on the broad summit, the farm benefits from long ranging views over the Wolds and on to the Central Lincolnshire Vale to the west. Consequently the farm is a feature within many views in the surrounding area. The farm lies within an expansive landscape of large modern and rectilinear fields relating to amalgamation and survival of the planned enclosures in the 18/19th centuries. The site is largely unbounded, with unrestricted access out into the countryside



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on all sides.

Farmstead character:

Hainton Walk Farm is based around an early 19th century threshing barn (2) which has been extended into a long linear range during the mid-late 19th century, with a cartshed with granary above. Around the same time a detached U shaped range was added immediately to the southeast and two further parallel ranges were built perpendicular to it to the north east (3). The ranges defined 3 crew yards facing south



Main barn and cartshed/granary range

east, the northernmost two of which were covered in the mid-20th century. The crew yard ranges include shelter sheds, stabling and pigsties facing into yards, and many include a range of fixtures and fittings associated with their specific functions (e.g. swill room). The southernmost range faces the farmhouse, providing a domestic cartshed, tack room and stabling alongside a two storey dovecote. A further cartshed was added to the north of the cartshed/granary and a detached buildings, probably a pigsty was built to the north of the house. The detached farmhouse (1) lies within its own garden immediately to the south of working buildings.

Working relationships between traditional buildings remain strong, although diminished in parts through changes in use or vacancy. Their remains a clearer relationship between the house and the domestic range of stabling facing it. Tracks remain in active use and the crew yard entrances face out onto open countryside and provide immediate access to adjacent fields. As a result there is a strong connection with the surrounding countryside, but the lack of any defined gateways reduces the legibility of movement between

Traditional materials: Earlier buildings, including the farmhouse, are built of stone rubble with brick dressings to openings and quoins. Later 19th and early 20th century buildings are built entirely of brick in English Garden Wall Bond. Variations in colour and size of bricks reflect various stages of construction, extension and renewal. Roofs to working buildings are mainly pantile with exception of the barn and attached cartshed/granary range which are in slate or asbestos. The main house has been re-roofed with concrete tile.

Assessment of Heritage Significance:

Survival as a group: Many buildings appear to be in good to fair condition, although there is some deterioration to internal parts. Despite the deterioration of some crew yard ranges attached to the barn (2), the buildings at North Walk Farm remain as a largely intact traditional farmstead group.

Special local or national significance: As a whole the farmstead shows a striking adaptation of earlier forms of mixed farming



Western crew yard with pig trough to rear range

to a more advanced and intensive regime developed as part of the Agricultural Revolution. The phasing and expansion of Hainton Walk Farm is in common with many other early 19th century farmsteads on the Hainton Estate but, with 3 crew yards detached from the main barn it is comparably larger in scale and is unusual in plan form with a U shaped range and two additional ranges. It forms part of a group of farms that show varying approaches to embracing and experimenting with technologically and scientifically advanced techniques associated with late 19th century agricultural practice.

Issues for change:

Many of the traditional buildings have marginal uses or lie vacant. With parts of the farm already deteriorating, emphasis falls on securing sustainable uses for surviving traditional buildings, particularly those not directly serving the farmhouse, either through conversion, adaptation or redevelopment.

TOP FARM

Ludford

Hainton

LN8 6AP

Grid Reference: TF 18270 86415

Description: An early 19th century outfarm with linear range of threshing barn, cartshed/granary and stable/shed set within a large grassed stacking yard surrounded by trees. Later expanded into an E plan farmstead with 3 detached ranges forming 2 crew yards, now derelict. Two workers' cottages, now joined, lie immediately to south.



Use: Cottages on the site are a residential let with all other buildings either vacant or derelict.

Management: Worker's cottages are residential let. Working buildings are currently unmanaged.

Access:

Via 1.8km gravel/earthen track to the B1225 of 2.5km to School Lane. Public footpath along the track from Hainton Walk farm, turning northwest at the edge of the site.

Services:

Electricity, telephone - mains water? , sewerage (?)

Designations:

Lincolnshire Wolds AONB

Historic Character

Landscape setting: Top Farm is an isolated farm located c.1-2 km away from country roads to the east and west. The site includes a large grassed yard and is surrounded on three sides by a U shaped wood plantation which opens up the East allowing for spectacular long ranging views of the Lincolnshire Wolds and on to the Central Lincolnshire Vale. Located on the upper slopes of a low promontory between two small valleys, the farm is an understated feature of the landscape, observable only from the south and east. Top Farm lies within an expansive landscape of rectilinear fields relating to the private enclosure of land in the



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18/19th centuries. The site is contained by mature trees and a low retaining wall along its eastern side. This creates a very intimate sense of place, emphasising the open views of countryside to the east and the limited access points into adjacent fields.

Farmstead character: Top Farm is based around a long linear range of buildings running north/south (2). The range includes an early 19th century threshing barn flanked by a cartshed with granary above to the north and lower shed/stables to the south. During the mid-late 19th century the farm was extended by the construction of 3 parallel ranges running perpendicular to the barn which enclose 2 crew yards facing east. The later ranges are now derelict. To the south are two small workers cottages (1), now joined into one residence.



Main barn and cartshed/granary range

Connections between traditional buildings and spaces remain apparent but lack of use, dereliction and the overgrown nature of many spaces has reduced their tangibility in many areas.

Traditional materials: Earlier buildings are built of stone rubble with red brick dressings to openings and quoins. The cartshed façade facing the former stacking yard is built entirely of red brick and the crew yard ranges are built of a later Langworth yellow brick. The cartshed/granary and barn roofs are of Welsh, whereas the extension to the south is in pantile as are the worker's cottages to the south.

Assessment of Heritage Significance:

Survival as a group: The main N/S linear range including the barn survive in good condition, whereas later ranges enclosing crew yards are beyond repair and heavily overgrown. Cottages appear well maintained.

Special local or national significance: Top Farm is notable as an outfarm, particularly due to its large size.

Its phasing and expansion is in common with many other early 19th century farmsteads on the Hainton Estate, forming part of a group of farms that show varying approaches to embracing and experimenting with advanced techniques associated with late 19th century

agricultural practice.

The farm's sheltered woodland setting is also relatively unique on the estate, and the plantations are a stark example of how trees were used to the advantage of farming in the 19th century.



Track between main barn and cartshed/granary range and three parallel crew yards ranges

Future considerations:

The main range of buildings is in good condition but lacks any specific use. The remainder of working buildings are beyond repair. As such emphasis falls on rapidly securing sustainable uses for surviving traditional buildings either through conversion, adaptation or redevelopment, and the redevelopment of the former crew yards. The farm's dramatic and secluded setting is likely to be a key asset in this endeavour.

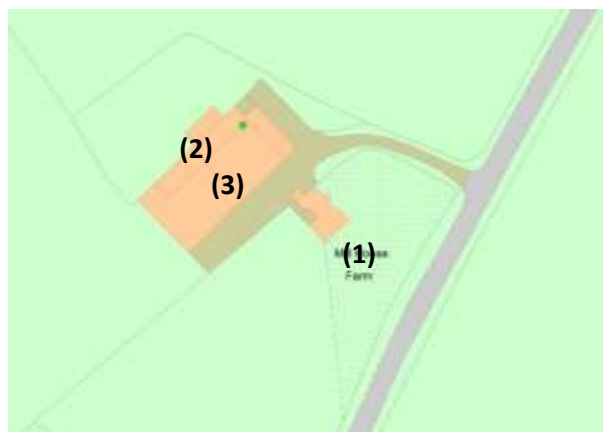
MILL HOUSE FARM

Hainton
Market Rasen
Lincolnshire

LN8 6LY

Grid Reference: TF 17339 82907

Description: A mid to late 19th century planned farmstead built to an F plan shape with two crew yards and detached farmhouse to the east. Working buildings are mostly encased in post-war sheds.



Use:

No longer in agricultural use. The farmhouse is a residential let with working buildings used as workshops and storage by the tenant.

Management: Farmhouse and working buildings are residential let, with latter used as storage.

Access:

Short tarmac driveway from the A157 to the east. No Public Rights of Way

Services:

Water, electricity, telephone – mains sewerage (?)

Designations:

Lincolnshire Wolds AONB

Historic Character

Landscape setting: Mill House Farm is an isolated farm located c.50m west of the A157, an historic main road connecting Louth with Lincoln. Located on the edge of the Wolds, land falls away from east to west, affording far ranging westerly views across the Central Lincolnshire Vale to Lincoln Cathedral. Elsewhere there are shorter views over rising slopes towards Hainton Estate and over towards Rookery Farm. The farm is a conspicuous feature in the landscape, particularly from the adjacent main road. Mill House Farm lies within a landscape of rectilinear fields relating to the private enclosure of land in the 18/19th centuries. The site includes large grassed paddock in the south and yard in the northwest. The site partially bounded by post and wire fencing alongside



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quickset hawthorn hedgerows along the road and mature plantation to the south, but is often open and unbounded. This puts emphasis on the crew yard walls and gates, and creates a close and immediate connection between tracks leading from them and shelter sheds leading out into the adjacent countryside.

Farmstead character: North Walk Farm is a small to medium scale mid-19th century F-plan farmstead designed and constructed within a small number of closely spaced phases. A linear range, including the main barn, cartsheds and stabling, forms the main backbone to the site. Two lower ranges extend perpendicular to the barn, creating one enclosed crew yard facing southeast and one partially enclosed yard with open sides to the west and south. The ranges, which are part demolished (mainly roof coverings), include stabling and pigsties which retain a plethora of fixtures and fittings. The yards and southernmost of the two ranges are now wholly enveloped by two broad post-war sheds. The farm house is located opposite the entrance to the enclosed yard, and faces away from working buildings over a small and the paddock.



Covered frontages of crew yards facing southwest

Connections between traditional buildings and spaces are heavily eroded by the two modern sheds which obscure the barn and other buildings and seal off the crew yards. The open and unbounded nature of much of the site has removed many traces of movement in and around the farm, alongside any working links with the surrounding fields.

Connections between traditional buildings and spaces are heavily eroded by the two modern sheds which obscure the barn and other buildings and seal off the crew yards. The open and unbounded nature of much of the site has removed many traces of movement in and around the farm, alongside any working links with the surrounding fields.

Traditional materials: Almost all buildings, including the farmhouse, are built of red brick in English Garden Wall Bond, although a single small range attached to the farmhouse is of stone rubble. Roofs are in Welsh slate with the exception of those to the farmhouse, which are concrete tile.

Assessment of Heritage Significance:

Survival as a group: Traditional buildings to the rear of the yards are in a good state of repair, however the crew yard ranges are in poorer condition with areas of demolition. Nonetheless there are a wealth of internal fixtures and fittings that have been preserved by the addition of large sheds over the crew yards during the mid-20th century.

Special local or national significance: Mill House Farm represents a smaller scale investment into the agricultural economy of the Hainton Estate and Wolds. Its plan form and character are in common with several other estate farms that demonstrate the adoption of new techniques at the forefront of mid to late 19th century agricultural practices.



Range of buildings forming rear of the crew yard

Issues for change:

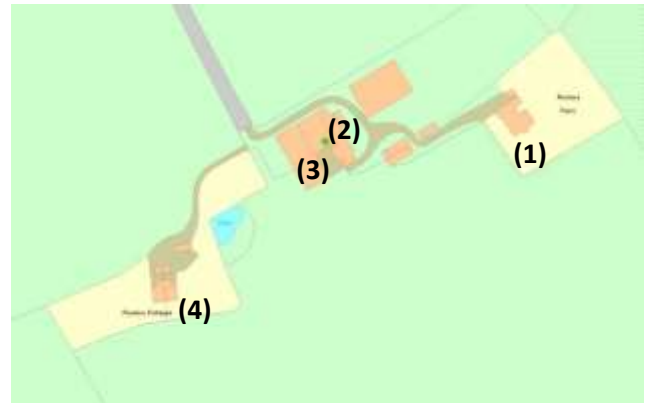
The farmhouse is an attractive residential let with good access onto the main road. Working buildings have marginal uses or are empty and, although protected from further damage, those beneath the modern sheds are falling into disrepair. The modern sheds enclosure large functional spaces, useful to larger machinery and plant, and therefore the desire to reinstate the crew yard ranges is likely to be low. Long term sustainable uses also need to be found for traditional buildings not covered by the sheds, to ensure their continued maintenance.

ROOKERY FARM

Torrington Road
Hainton
Market Rasen
LN8 6LU

Grid Reference: TF 16950 83544

Description: A mid to late 19th century planned farmstead built to an E plan shape with two crew yards and detached farmhouse to the south.



Use:

In agricultural use. The farmhouse is let as part of the tenancy and cottages are let individually. Several working buildings are vacant.

Management: Tenancy under the Agricultural Holdings Act, but no successor. Cottages are residential lets.

Access:

Single concrete/hard-core track, shared with Rookery Farm cottages, to the site from Torrington Lane. No Public Rights of Way.

Services:

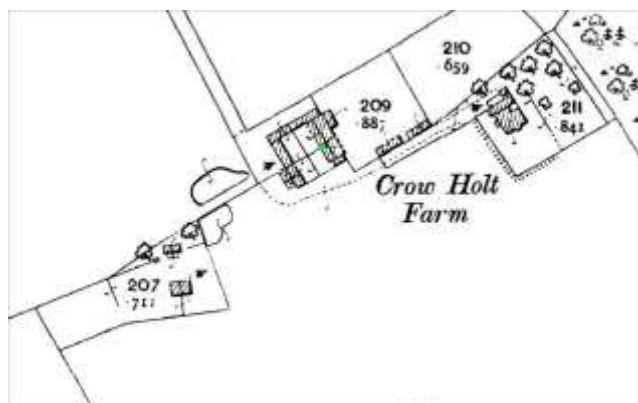
Electricity, telephone – mains water?
Sewerage (?)

Designations:

Lincolnshire Wolds AONB

Historic Character

Landscape setting: Rookery Farm is an isolated farmstead located c.600m south of the Torrington Road, a country lane connecting Hainton with Torrington to the west. Gently sloping down to the west, the topography affords far ranging westerly views across the Central Lincolnshire Vale to Lincoln Cathedral. The farm lies within the setting of the Hainton Estate, wooded areas to which form part of the backdrop to the farm to the east. Rookery farm lies within an expansive landscape of rectilinear fields relating to the private enclosure of land in the 18/19th centuries. The site is bounded by post and wire mesh fencing and old gates. This creates a close and immediate connection between the farm and the adjacent countryside.



2nd Edition Ordnance Survey Map

Farmstead character: Rookery Farm is a mid-19th century single courtyard farmstead designed and constructed within a single or two closely spaced phases, with later addition of modern sheds. The site includes working buildings around a large crew yard (3) facing south, now covered, lying in between two workers' cottages (4) to the west and the main farm house (1) c.60m to the east. Working buildings include a large combination barn and cartshed with granary above (2), which forms the eastern side of the crew yard, and a series of near derelict northern and western ranges that face into the crew yard. These include shelter sheds, pigsties, small dairy and stabling with some internal fixtures and fittings surviving. To the east of the crew yard is a large post-war shed and, lying between the house and crew yard, two small ranges with additional pigsty and cartshed either side of the narrow track leading to the house.



Main barn and cartshed/granary range

Connections between traditional buildings remain strong. The distant house is deliberately separated from working buildings, but is visually and physically linked by the grass track and arrangement of detached ranges. The relationships with the surrounding land is less clear, with gates used as makeshift boundaries.

Traditional materials: Almost all buildings, including the farmhouse, are built of Langworth yellow brick in English Garden Wall Bond, suggesting a single phase of construction. Some small later extensions and buildings are in a lighter red brick. Roofs are in Welsh slate with the exception of the house which has been reroofed in concrete tile.

Assessment of Heritage Significance:

Survival as a group: Traditional buildings are in a poor state of repair, yet the original form of the farm remains apparent, with few significant extensions or additions other than the post-war shed.

Special local or national significance: South Walk Farm represents a specific phase in farm design and agricultural practice in the Wolds and nationally. Constructed in a short phase of development and represents a targeted investment by the Hainton Estate into technologically and scientifically advanced techniques at the forefront of mid to late 19th century agricultural practice.



Covered crew yard with derelict range

Issues for change:

The farm is in deteriorating condition, and many buildings within the crew yard are in poor condition. The farm has an attractive setting, and the main house alongside the workers' cottages

create a small residential group that might be usefully expanded by the residential conversion of traditional buildings. Without immediate investment many traditional buildings will fall beyond repair.