

An aerial photograph of a large farm complex. In the foreground, there are several large, interconnected buildings with various roof types, including red tiles and grey slate. A green tractor is parked near one of the buildings. To the right of the buildings, there are two large, cylindrical metal silos. Further back, there are large stacks of dark, cylindrical objects, possibly hay bales or tires. The farm is surrounded by vast green fields, some of which are divided into smaller sections by fences. In the background, there are more fields, trees, and a distant horizon under a clear sky.

BARN FARM

HOLWELL, MELTON MOWBRAY, LEICESTERSHIRE LE14 4ET

Comprehensive professional advice for all land and
property matters Serving the East Midlands since 1846



BARN FARM

HOLWELL, MELTON MOWBRAY,
LEICESTERSHIRE LE14 4ET

A ringfenced residential farm in a secluded rural location with a farmhouse and range of agricultural buildings suitable for alternative uses (subject to planning)

**FOR SALE AS A WHOLE ONLY
EXTENDING TO APPROXIMATELY 141 ACRES**

From Melton please leave on the Scalford Road out of Melton after approximately ¾ mile turn left onto Holwell Lane.
Follow the bend round to the right and the property is on the left, approximately 250m.

Satellite navigation post code to use is LE14 4DJ.

What3words Location: change-wealth-bells



Image of building 3





Features:

- 4 bedroom detached farmhouse
- Traditional brick building with potential for conversion
- Useful range of farm buildings
- Ringfenced land set back from the road
- In total 141.44 acres approximately (57.24 ha)

Situation

Barn Farm is located approximately 1 mile south east of Holwell, 1 mile north west of the famous market town of Melton Mowbray, 12 miles east of Loughborough, 18 miles north east of Leicester, 18 miles south east of Nottingham. These towns and cities provide a good range of services with employment and education opportunities.

Viewings

Strictly by appointment only with the agent.
Tel: 01664 560181
Email:- enquiries@shoulers.co.uk

Land Classification

The land is classified as Grade 3 on the MAFF agricultural land classification sheet covering this area.

Basic Payment Scheme

The land is registered with the Rural Payments Agency for the Basic Payment Scheme. The Basic Payment Scheme Entitlements will be included in the sale.



Environmental Scheme

The farm has not been entered into any Agri-Environmental schemes.

Designations

The farm is in a Nitrate Vulnerable Zone.

Growing Crops

The land is all down to either temporary or permanent grass.

Services

The property benefits from a mains water supply and mains electricity (single & three phase).

Public Rights of Way, Wayleaves & Easements

The property is being sold subject to all Rights of Way, whether public or private and subject to all Easements and Wayleaves whether specifically mentioned or not. Public footpaths have been identified by a green line and we are aware of a gas pipeline as identified by a orange line..

Sporting, Mineral, Timber etc.

The sporting, mineral and standing timber rights are as far as the vendors are aware are owned and therefore included in the sale.

Local Authority

Melton Borough Council
Parkside, Station Approach
Burton Street
Melton Mowbray
Leicestershire LE13 1GH

Telephone: 01664 502502
Email: contactus@melton.gov.uk

Value Added Tax

The land is not elected for VAT

Method of Sale

The property will be offered for sale by private treaty as a whole only, however the vendor reserves the right to offer the property in any order other than that described in these particulars.

Vendors Solicitors

Latham & Co.
15 High Street
Melton Mowbray
Leicestershire LE13 0TX

Telephone: 01664 563012

The Farm Buildings Comprise

Building 1

Farmhouse

Building 2

Victorian brick built double height barn with concrete tiled roof (60ft x 20ft) linked to a single height brick with pantile roof set of 5 stables and tack room.

Building 3

Steel portal frame under fibre cement roof with 2m concrete panel walls, Yorkshire boarding to rear, metal sheeted gable ends, concrete floor and feed barrier fronts (75ft x 40ft).

Building 4

A range of concrete and steel framed agricultural buildings and lean-to's under asbestos roof cladded roof with a mixture of blockwork, asbestos cladded and Yorkshire boarded sides. Current use is produce storage and winter livestock accommodation. (110ft x 60ft)

Building 5

Pole framed under metal cladded roof and 3 sides with open front agricultural implement building (50ft x 30ft)

Building 6

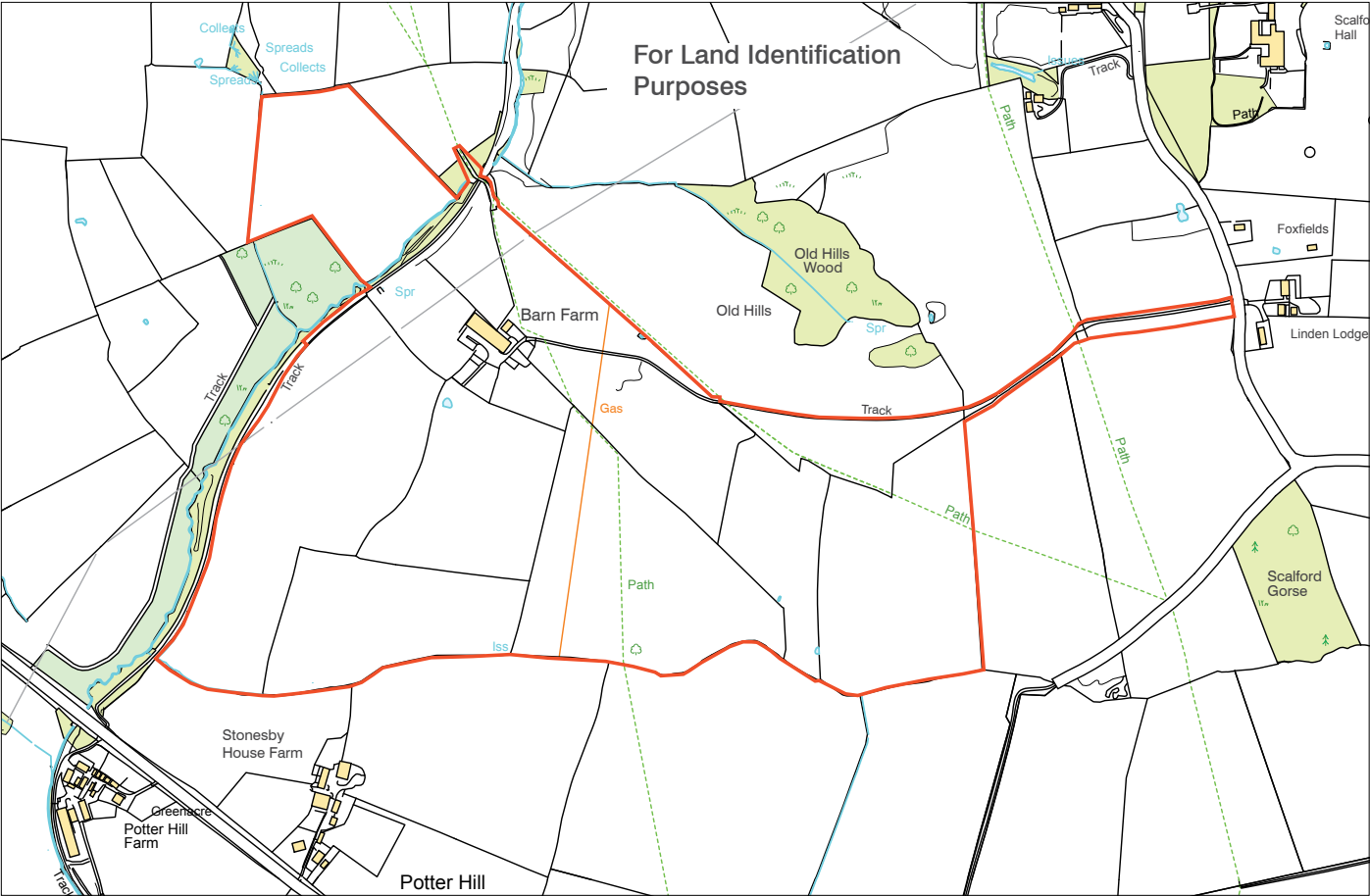
Timber framed with metal cladded roof and a mixture of blockwork, metal clad and Yorkshire board sides workshop/storage shed.



Image of building 4



Image of building 2



SK Number	Field ID	Total Area	Eligible covers	BPS eligible area (ha)
SK7322	4153	10.11	Permanent Grassland	10.11
SK7322	5438	5.23	Permanent Grassland	5.23
SK7322	6384	1.63	Permanent Grassland	1.63
SK7322	6388	1.56	Permanent Grassland	1.56
SK7322	6471	0.06	Permanent Grassland	0.06
SK7322	6899	0.06	Other/Bridge	0.00
SK7322	6857	5.22	Permanent Grassland	5.20
SK7322	7174	0.02	Permanent Grassland	0.02
SK7322	7275	0.04	Permanent Grassland	0.04
SK7322	7368	0.68	Permanent Grassland	0.68
SK7322	7476	0.03	Permanent Grassland	0.03
SK7322	7477	0.01	Permanent Grassland	0.01
SK7322	8673	6.24	Permanent Grassland	6.15
SK7322	9044	8.10	Permanent Grassland	8.10
SK7323	4901	5.13	Permanent Grassland	5.11
SK7323	6501	0.04	Other/Woodland	0.00
SK7323	6701	0.03	Other/Woodland	0.00
SK7323	6800	0.03	Other/Woodland	0.00
SK7323	6801	0.04	Other/Woodland	0.00
SK7422	0949	3.13	Permanent Grassland	3.13
SK7422	1860	2.11	Permanent Grassland	1.99
SK7422	2642	7.01	Temporary Grassland	7.01
SK7422	4572	0.22	Permanent Grassland	0.14
SK7422	6580	0.51	Permanent Grassland	0.43
		57.24 (141.44 acres)		55.07 (136.07 acres)

Land Schedule (RPA)



inside building 2

The Farmhouse

A stone and brick-built house with accommodation over 2 floors having oil central heating and UPVC double glazed windows and doors. There is a sheltered paved terrace and further garden area beyond the driveway.

The property comprises:

Entrance Porch with front door and window, door to:

Hall with exposed stone wall, radiator, stairs to first floor with cupboard below, airing cupboard.

Lounge with 2 windows to front, stone fireplace with beam over and log burning stove, radiator.

Dining Kitchen with window to side, extensive range of Shaker Style base and wall units, work surfaces, stainless steel sink top, Range cooker, Wine cooler, brick fireplace with log burner, doors to utility room and conservatory.

Conservatory of UPVC construction over a brick base.

Utility/Porch with window and door, floor mounted oil central heating boiler.

Bedroom 1 with windows to front & side, radiator.

Bedroom 2 with window to front and radiator.

First floor Landing

Storeroom with Velux roof light.

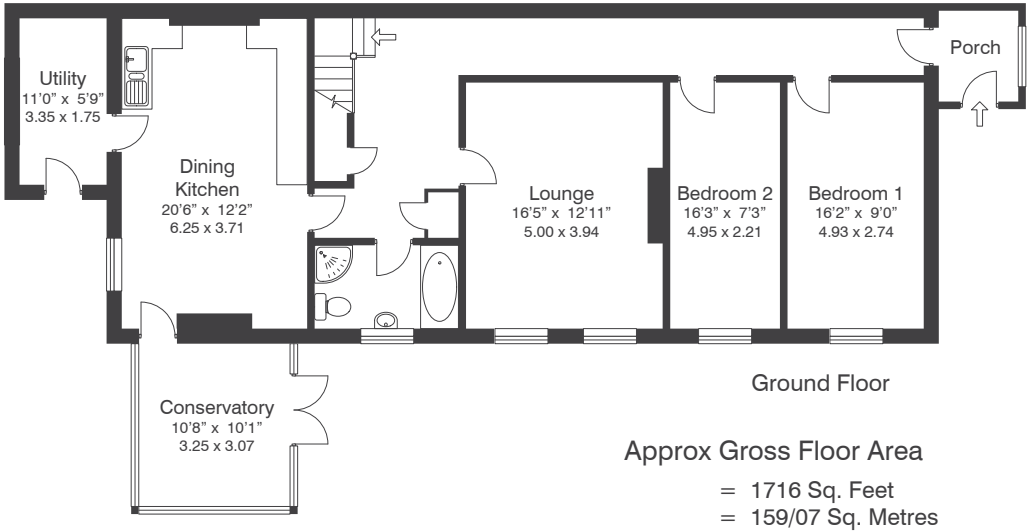
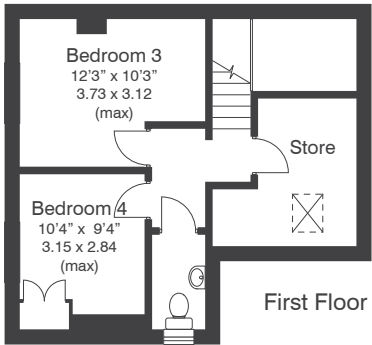
Bedroom 3 with window to side and radiator.

Bedroom 4 with window to side, radiator and built-in wardrobe.

Bathroom with window to rear.

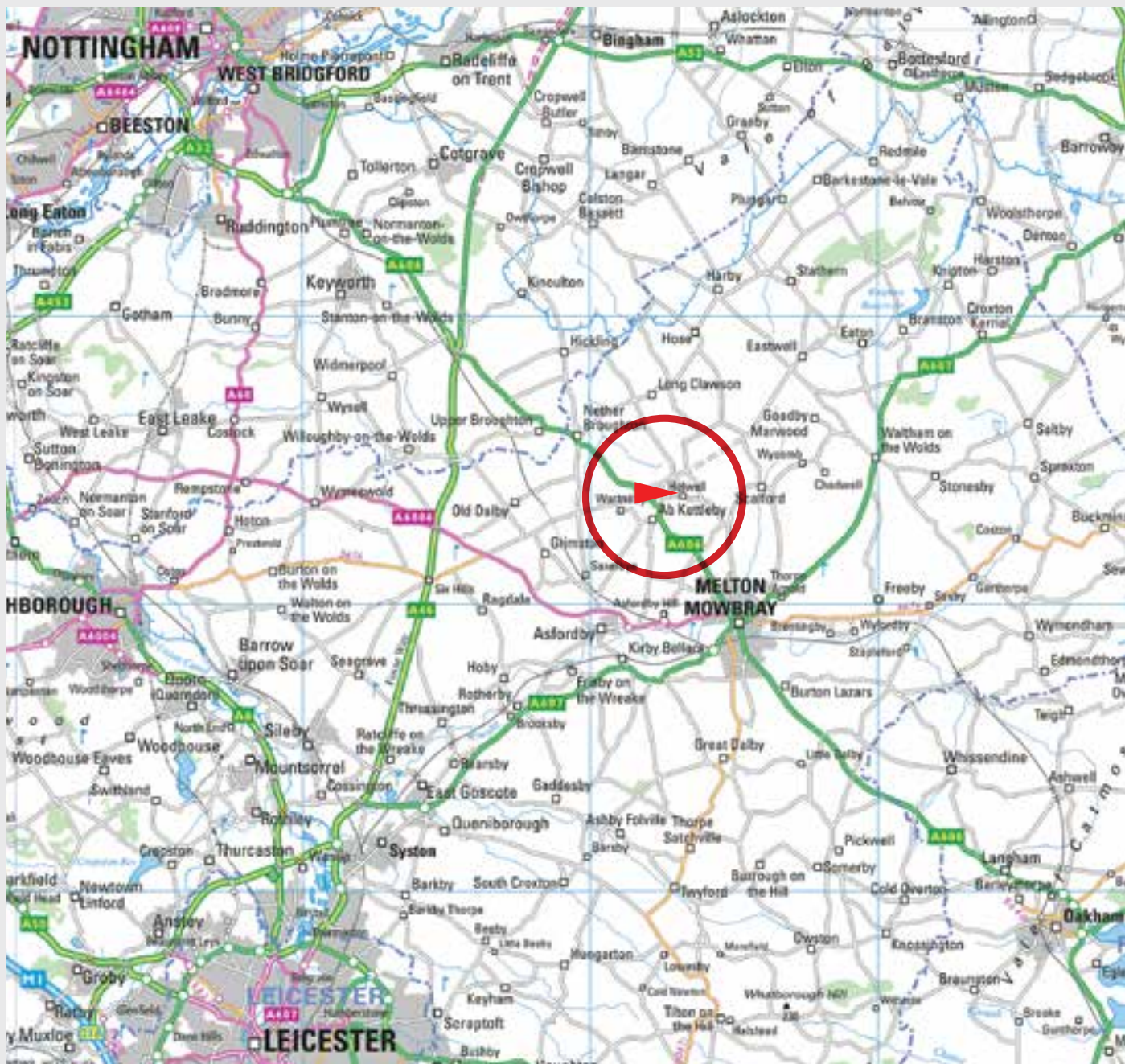
WC with window to front, w.c. and wash basin.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		90 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Approx Gross Floor Area
= 1716 Sq. Feet
= 159/07 Sq. Metres





LOCATION

Barn Farm is located just north of the historic market town of Melton Mowbray with its historic cattle market and home to the famous Melton Mowbray Pork Pie. From Melton, please leave on the Scaford Road out of Melton Mowbray after approximately ¾ mile and turn left, onto Holwell Lane. Follow the bend round to the right and the property is on the left approximately 250m.

Satellite navigation post code to use is LE14 4DJ.

All viewings, inspections and meetings will be subject to strict protocol in order to adhere to the COVID-19 rules and recommendations as set-out by the UK Government.

Viewings strictly by prior appointment with the Agents only – no visits to be made without prior arrangement

Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.



Land & Estate Agents, Valuers & Auctioneers

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