



SANSOM HAMILTON & Co

Chartered Surveyors & Rural Business Consultants

RESIDENTIAL DEVELOPMENT SITE Home Farm, Markfield Road, Groby, Leicestershire LE6 0FT



RESIDENTIAL DEVELOPMENT SITE

Situation:

Home Farm is located off Markfield Road (A511) on the outskirts of the settlement of Groby. It offers excellent access to the M1 and A46 and the wider Midlands road network.

Overview:

The property is a traditional farmstead comprising a 2.5 storey farmhouse, attached farm cottage, and range of stone farm buildings within a site area extending to approximately 7.75 acres.

Planning:

The site has planning consent (reference 15/00743/FUL) for conversion of three of the barns into residential dwellings, extension of the cottage and retention and extension of the farmhouse.

A copy of the planning permission (granted 11th November 2016) along with a site plan are attached to this brochure. More detailed plans of the property are available on request.

Description:

Farmhouse (Plot1) - a traditional farmhouse constructed of Bradgate stone with a Swithland slate roof and extending to approximately 372 m² (4000 ft²). 4/5 bedrooms Consent has been granted for an orangery and double garage.

The farmhouse is in need of refurbishment and modernisation.

Cottage - (Plot 2): Approximately 200 m² (2150 ft²) with Ancillary building 1 (275 ft²) and ancillary building 2 (350 ft²) single and 2 storey, 4 bedrooms. Carports.

Home Farm, Markfield Road, Groby, Leicester LE6 0FT

Leicester -4 miles M1 Junction 22 - 3 miles

A unique opportunity to acquire an extremely attractive farmhouse and range of traditional buildings with planning consent for 3 residential barn conversions, and conversion and extensions of the farmhouse and cottage set within 7.75 acres.

Plot 3: Barn for conversion of approximately 179 m² (1925 ft²) 3/4 bedrooms and with new glazed extension and carports.

Plot 4-2: storey barn for conversion of approximately 269m² (2900 ft²) 4/5 bedrooms and garaging.

Plot 5: single and 2 storey barn for conversion of approximately 209m² (2250 ft²) 3 bedrooms and carports.

Land:

Development site area approximately 0.98ha (2.42 acres)
Front paddock - extending to approximately 1.65ha (4.07acres)
Amenity land - approximately 0.51 ha (1.26acres)

Services:

Spring fed water supply and electricity are connected to the farmhouse and buildings. Sewerage for the farmhouse is currently by septic tank.

Additional land:

Additional land is being offered for sale by separate arrangement.

This land comprises 2 parcels of grassland with road frontage to Markfield Road. The land is offered for sale as a whole or in two lots.

Lot 1 SK5008 9741 3.64ha (8.99 acres)

Lot 2 SK 5008 6143 6.57ha (16.23acres)

Total area 10.21ha (25.22acres)

Guide price: £8,000 per acre

Please note that should lot 2 be sold separately then the area of Lot 1 will be reduced by approximately 0.47 acres at the north end to provide access to Lot 2.

Services:

No services are connected to this land.



CGI of Farmhouse



Plot 4

Rights of Way and Easements:

The property will be sold subject to and with the benefit of, all rights of way, easements and wayleaves that may exist at the time of sale.

Restrictive Covenants and Overage:

The development site will be sold subject to a covenant to restrict the number of dwellings on the site to 5 (the planning consent is for 5 dwellings).

The vendor will reserve an overage provision on the paddock land entitling them to 40% of any increase in value for any non agricultural/ equestrian or horticultural planning consent for a period of 25 years.

Method of Sale:

The property is to be sold by private treaty.

Tenure:

Understood to be Freehold.

VAT

The vendor reserves the right to charge VAT if applicable at the time of sale.

Possession:

Vacant possession will be given on completion.

Viewing:

Strictly by appointment with the agents. Parties viewing should note that a number of the buildings have loose slates and entry to and close to these buildings is not permitted.

Plan, Area and Description:

The plans, areas and descriptions are believed to be correct but no claim will be entertained by the vendor or their agents in respect of any omission, error or misdescriptions. The plans are for identification purposes only.

Local Authorities:

Hinckley & Bosworth Borough Council 01455 238141
Leicestershire County Council 0116 2323232





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Chartered Surveyors & Rural Business Consultants

Martin Sansom MRICS FAAV

Sansom Hamilton & Co.

The Estate Office, Barns Heath Farm
Appleby Magna, Swadlincote, Derbyshire DE12 7AJ

Tel: **01530 274548**

Email: **mjs@sansomhamilton.co.uk**

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