



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth, LE17 4HB



- 80.7 ACRES
- DETACHED FOUR BEDROOM FARMHOUSE
- FOUR BEDROOM BARN CONVERSION
- STRATEGIC DEVELOPMENT POTENTIAL

FOR SALE - Guide Price £2,500,000
Cold Farm, Gilmorton Road, Walcote, LE17 4LD

Introduction:

An exciting opportunity to purchase an 80.7 acre mixed arable and livestock farm within a single block with a four bedroom farmhouse, barn with planning consent, and a range of farm buildings.

Location:

- The property benefits from excellent transport links with access to major roads including the M1, M6, M69, and A5 nearby. The property is also within easy travelling distance to train stations offering direct rail services to London Euston in just over one hour from Rugby, and London St Pancras in just over one hour from Market Harborough.
- Cold Farm is located just three miles from the market town of Lutterworth which offers a range of amenities including supermarkets, public houses, garages, day care nurseries, primary and secondary schools, and a weekly open air market.
- Access to Cold Farm is taken via a private drive off the Gilmorton Road

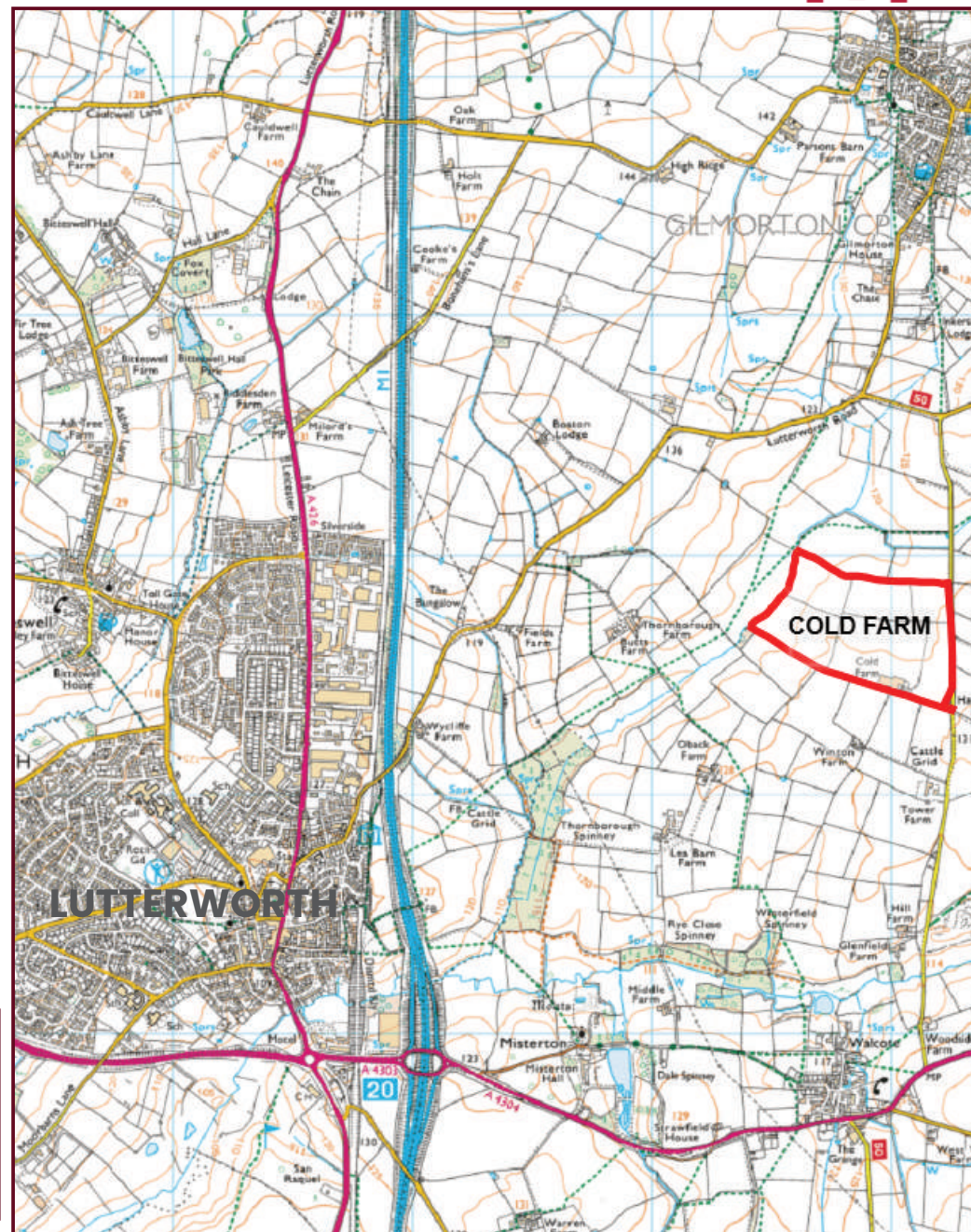
Contacts:

Trevor Wells - trevor@wellsmcfarlane.co.uk

07730 659885

Tom Knowles - tom@wellsmcfarlane.co.uk

07376 952165



Farmhouse:

The Farmhouse at Cold Farm is a well-proportioned traditional farmhouse requiring complete renovation. The farmhouse is painted brick under slate roof and benefits from mains water and mains electric connections, septic tank, and features the following accommodation:

- **Ground Floor:**

- Coal Store
- W/C x2
- Shower Room
- Former scullery
- Kitchen
- Lounge
- Billiard room
- Cloak room with w/c

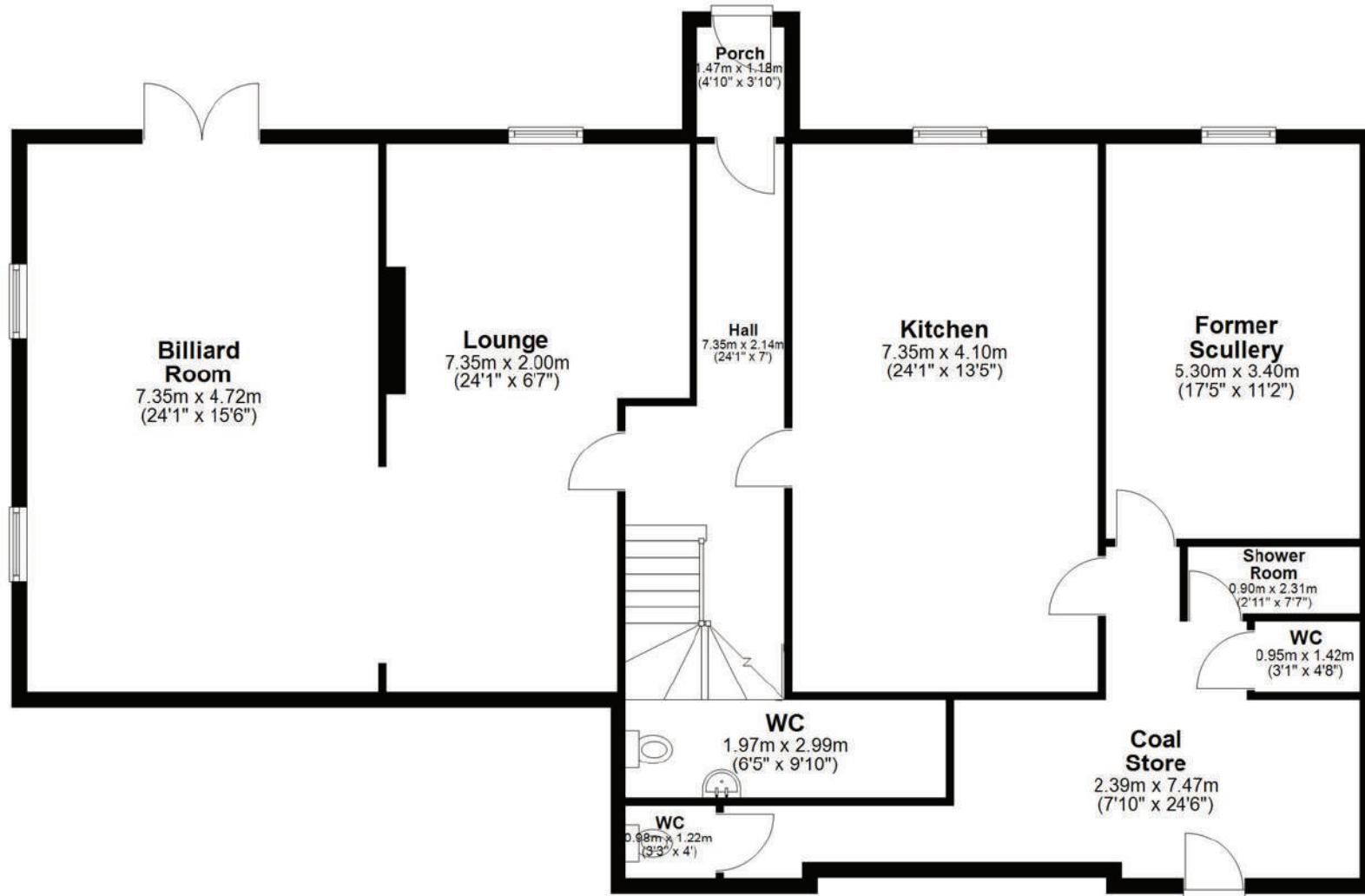
- **First Floor:**

- 4x double bedrooms
- Family bathroom

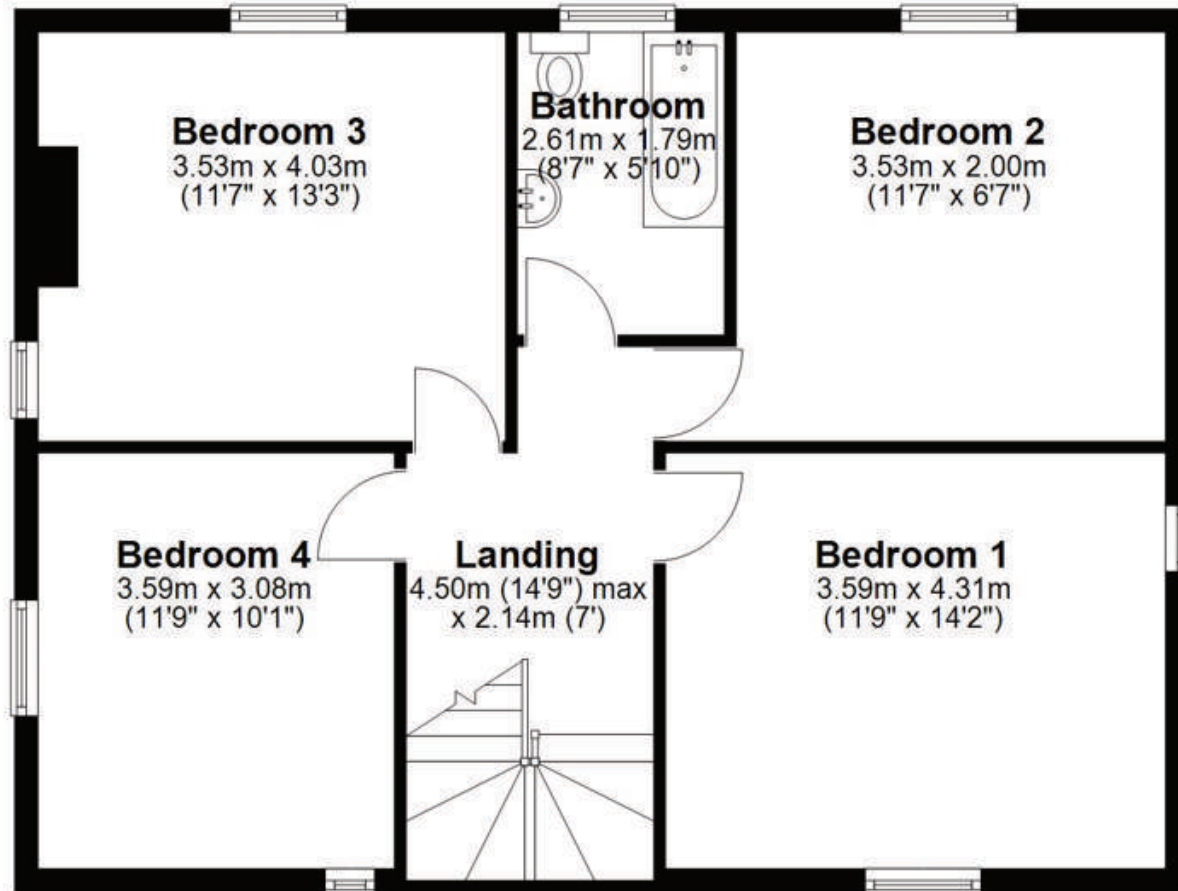
- Range of adjoining outbuildings, including workshop, boiler shed, and stores



Farmhouse Floorplan - Ground Floor



Farmhouse Floorplan - First Floor



Barn Conversion:

The traditional brick barn situated in the centre of the yard at Cold Farm has the benefit of planning consent for extension and conversion to a four bedroom dwellinghouse with the following accommodation:

- **Ground Floor:**

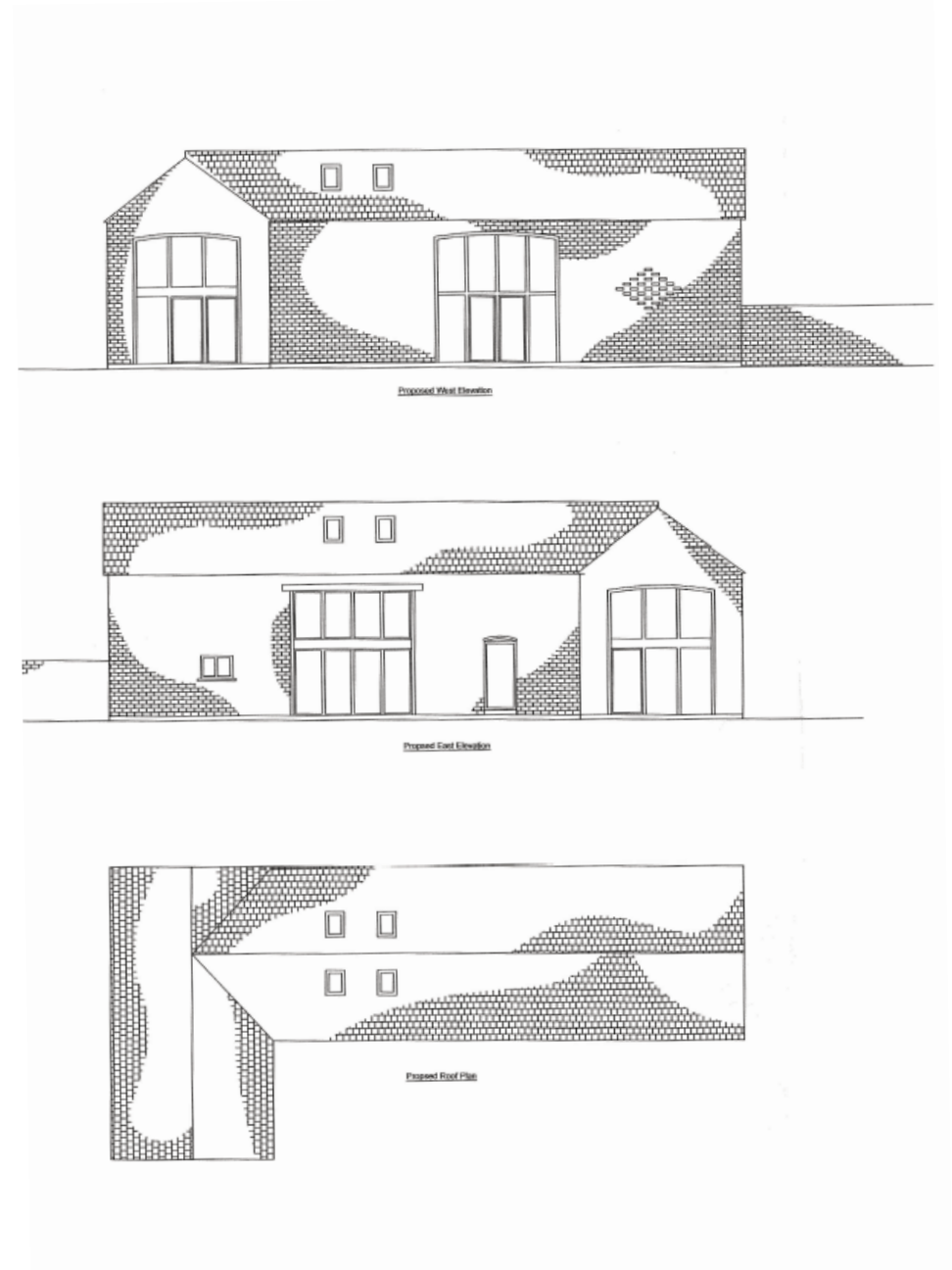
- Kitchen Diner
- Sitting Room
- Office
- Pantry
- Boot Room

- **First Floor**

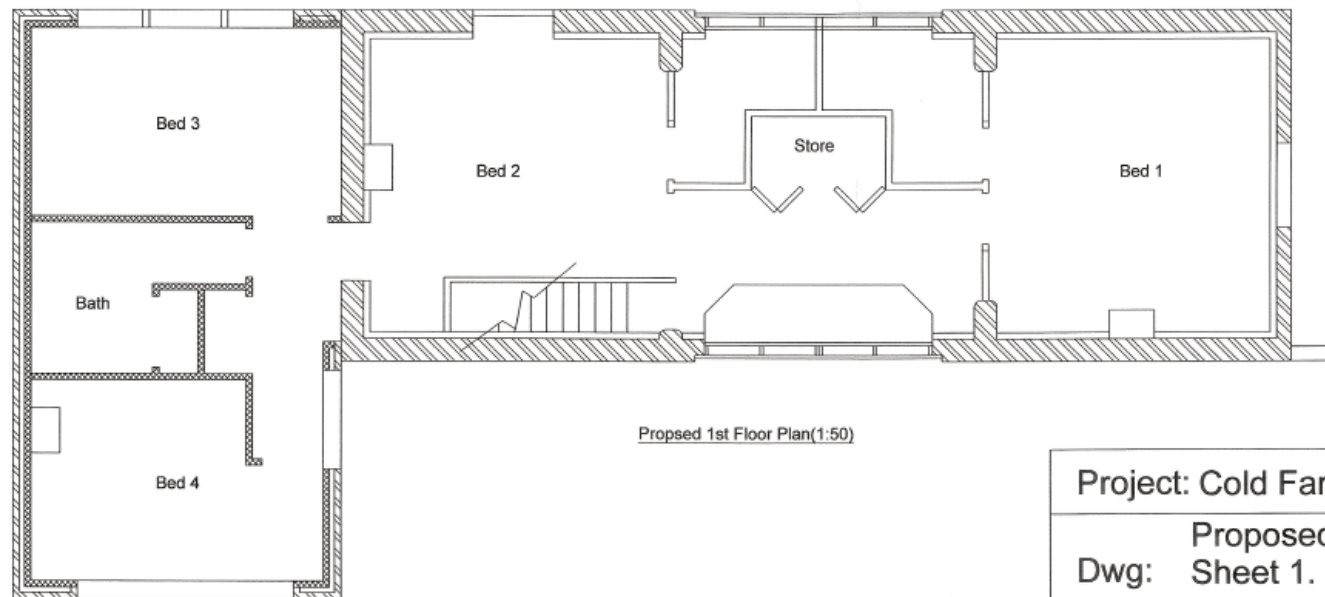
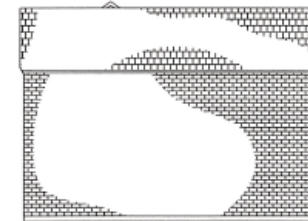
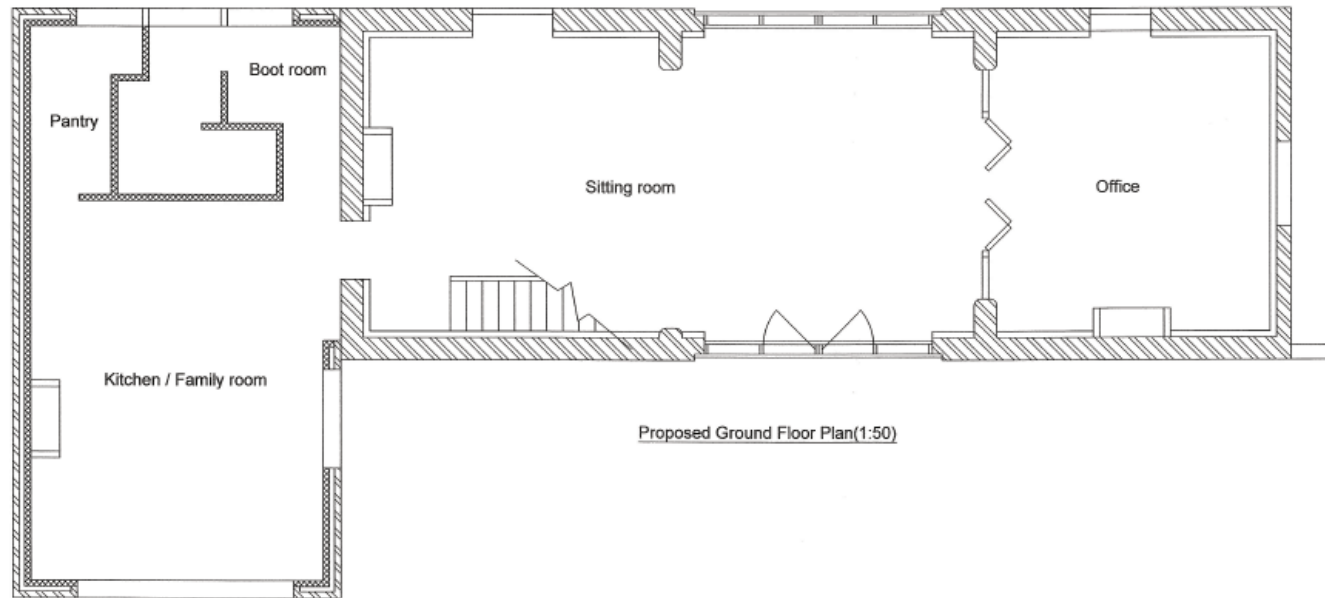
- 4 x Double Bedrooms
- Family Bathroom
- Store

It is understood that the pre-commencement conditions have been satisfied and works have been done to commence development. It is therefore believed that the consent is now extant.

Details of the consent can be viewed on the Harborough District Planning Search under reference number 13/00314/FUL.



Barn Conversion - Floor Plans:



Project: Cold Farm, Misterton	Nov' 15
Dwg: Proposed Plans & Elevations Sheet 1.	002

Yard and Buildings

The Buildings:

The buildings benefit from mains electric and water connections and comprise the following: -

General Store (8.6m x 12.9m)

Concrete floor, part brick and part corrugated tin cladding, with corrugated tin sheet roof, and double timber doors to the front.

Former Milking Parlour (9m x 4.8m)

Concrete floor, brick construction under asbestos roof.

Former Dairy (5.5m x 5m)

Concrete floor, brick construction under asbestos roof.

Livestock Building (23m x 28.9m)

Steel portal frame building with concrete floor, concrete grain panelling to approximately 2m, Yorkshire boarding to the eaves on three sides and box profile tin cladding on the fourth side.

Livestock Building (31m x 29m)

Steel portal frame building with concrete floor, concrete block walling to approximately 2m, Yorkshire boarding to the eaves on three sides.

Produce Store (15m x 43m)

7 bay steel portal framed building, with earth floor, concrete grain panelling to approximately 2m on three sides, Yorkshire boarding to the eaves, and fibre cement roof.

General Purpose Agricultural Building (15m x 21m)

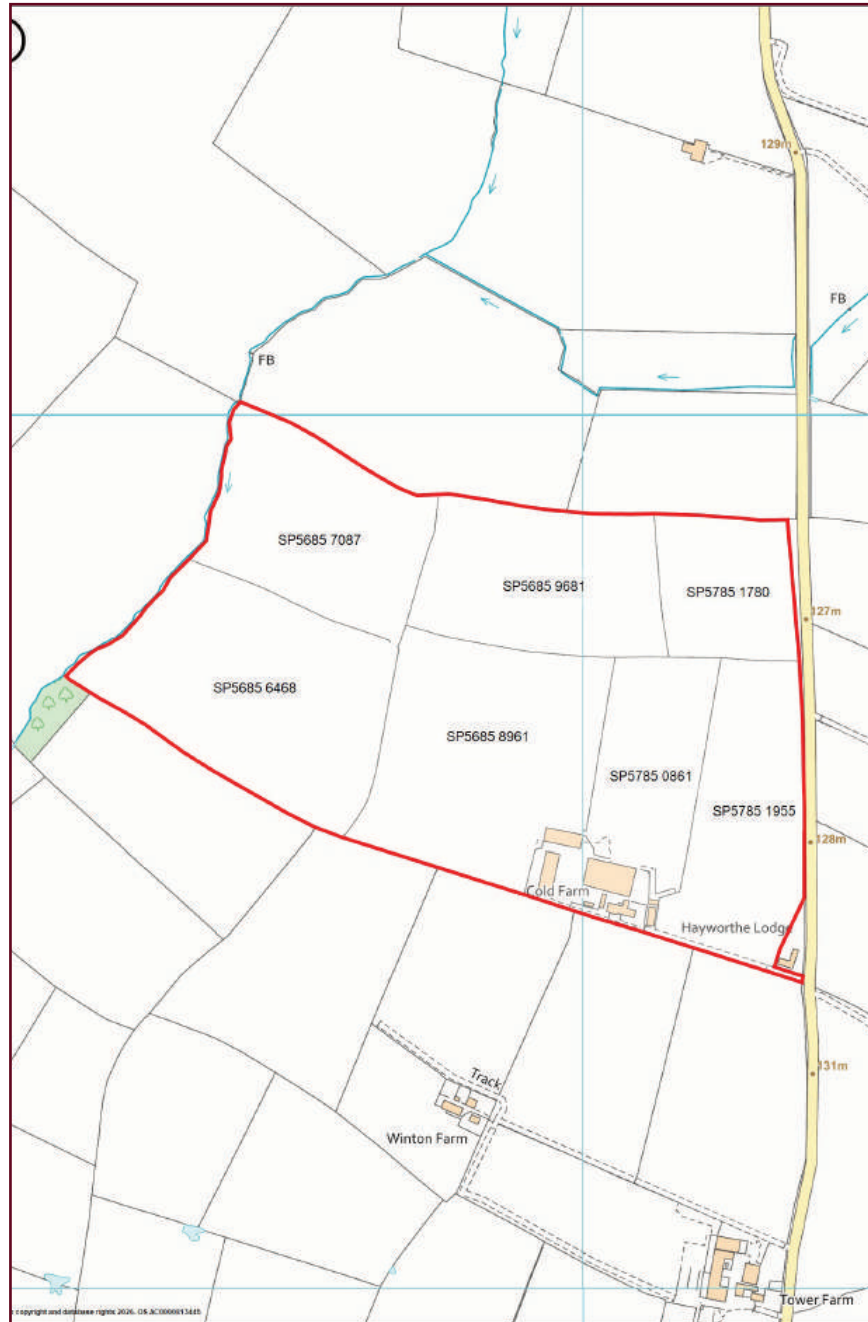
Steel portal frame building with concrete floor, corrugated tin cladding on three sides, and corrugated tin roof

Farm Workshop (14.8m x 24m)

Four bay steel portal frame building with concrete floor, concrete block walling to approximately 2.5m, corrugated tin cladding to the eaves, and corrugated tin roof



The Land



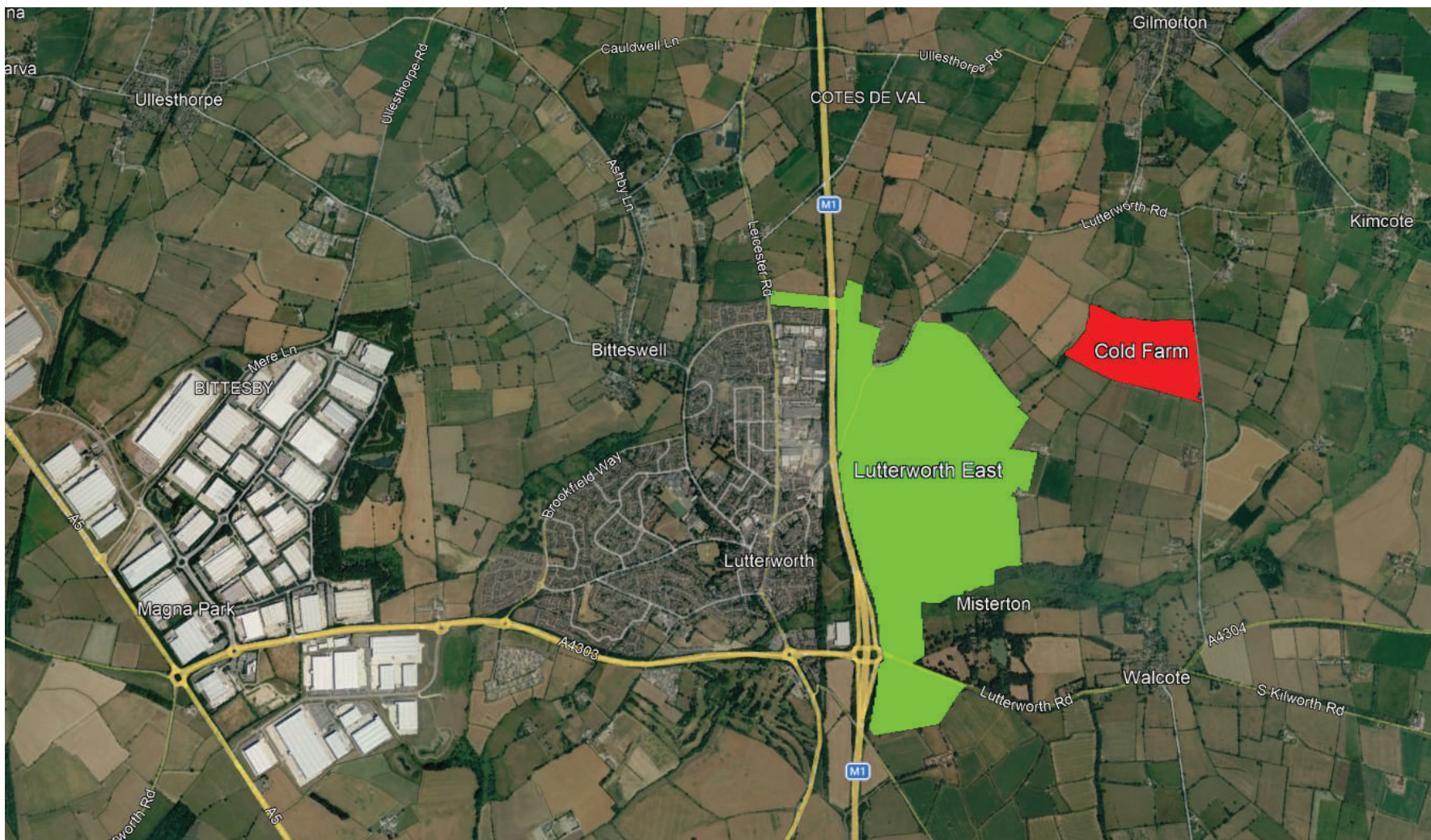
The land at Cold Farm extends to approximately 77.78 acres comprising a mixture of arable and grassland in 7 conveniently sized enclosures.

The land is classified as Grade 3 under the Natural England Agricultural Land Classification with slightly acid but base-rich loamy and clayey soils.

Description	Field Number	Hectares	Acres
Farmhouse and Grounds		0.16	0.4
Yard and Buildings		1.01	2.49
Arable	SP5685 6468	6.69	16.53
Arable	SP5685 7087	4.55	11.24
Grassland	SP5685 8961	6.26	15.47
Grassland	SP5685 9681	4.46	11.02
Grassland	SP5785 0861	2.96	7.31
Arable	SP5785 1780	2.47	6.10
Arable	SP5785 1955	4.1	10.13
		32.66	80.70

Local Development

- Lutterworth East
Situated less than 500 meters from the boundary of Cold Farm is the consented Lutterworth East development. Lutterworth East has outline consent for development of up to 2,750 dwellings, business, general industrial and storage and distribution uses, two primary schools, and neighbourhood centre. Details of the consent can be viewed on on the Harborough District Council Planning Search under reference number 19/00250/OUT.



Overage:

The Vendors reserve the right to 35% of the uplift in value of the land if planning permission is granted for any use, other than agricultural or equestrian within a period of 40 years.

Viewings:

By appointment only with the selling agent.

Tenure:

The Property is offered for sale Freehold with the benefit of Vacant Possession by Private Treaty.

Offer Procedure:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase of a property and will need to be completed prior to an acceptance of an offer by the vendor.

EPC:

The EPC for the house is available upon request.

Legal Costs:

Each party to bear their own professional costs.

SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers have carried out inspections to satisfy themselves that the information in the particulars is correct.