



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



FOR SALE - Offers In Excess of £1,800,000
Westmoor Farm, Cold Overton Road, Langham, LE15 7JG

- 117 ACRES PASTURE LAND
- DETACHED FOUR BEDROOM AG TIED FARMHOUSE
- RANGE OF FARM BUILDINGS
- AS A WHOLE OR IN 3 LOTS

Introduction:

An exciting opportunity to purchase a 117 acre pasture farm in a ring fence near the village of Langham, Oakham with a 4 bed prefabricated farmhouse with agricultural tie and a range of farm buildings, suitable for redevelopment subject to planning.

Location:

Westmoor Farm is located approximately 0.8 miles from the centre of Langham, 2.5 miles west of the centre of Oakham on Cold Overton Road, and approximately 1.5 miles from the village of Cold Overton.

Oakham is a small market town in the county of Rutland, approximately 23 miles east of Leicester, and 25 miles west of Peterborough.

Oakham railway station lies on the Birmingham - Peterborough line with services to Leicester taking approximately 30 miles with connections to Birmingham and London St Pancras.

Contacts:

Andrew McFarlane Holt - andrew@wellsmcfarlane.co.uk
07730 659887

Tom Knowles - tom@wellsmcfarlane.co.uk
07376 952165

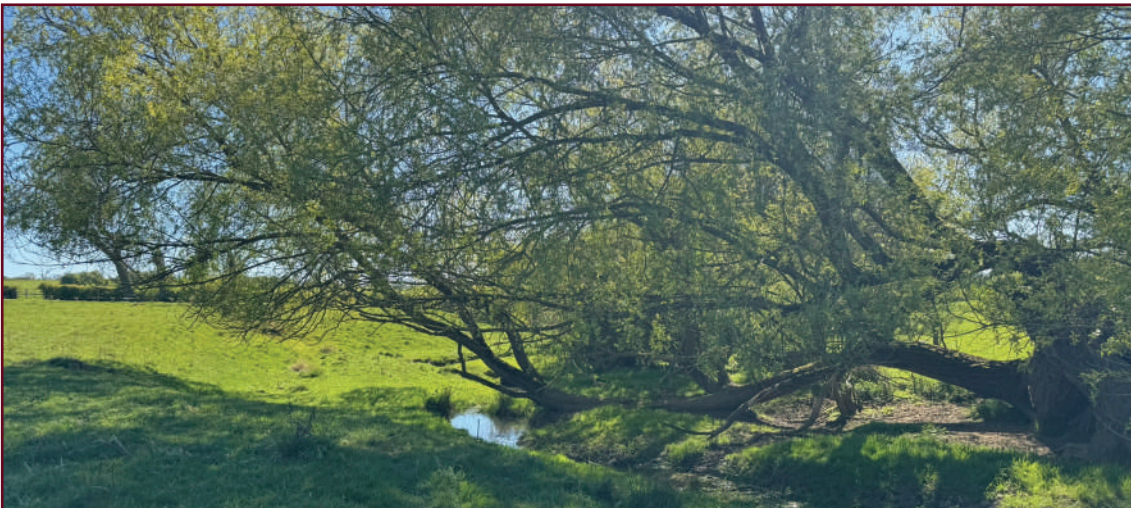


Farmhouse:

The Farmhouse at Westmoor Farm is a 4 bedroom prefabricated agriculturally tied dwelling. The accommodation comprises; a part double glazed lean to conservatory, kitchen, sitting room, 4 bedrooms, and family bathroom.

Planning permission for the erection of the bungalow was granted in October 1972 under application 1972/0599/HIST with the detail of the consent stating "The erection of a bungalow to accommodate an agricultural worker, West Moor Farm."

Planning permission was originally granted in August 1971 under application 1971/0189/HIST "for the use of land for the erection of a farmhouse in connection with an agricultural holding". Copies of the planning consents are available from the agents.



Farm Buildings

The Buildings:

Westmoor Farm comprises a range of traditional semi dilapidated farm buildings capable of conversion or refurbishment subject to planning.

The principle buildings comprise:

- 1) Open sided steel portal framed barn - 30ft x 45ft
With earth floor and corrugate asbestos roof.
- adjoining the portal frame barn are 2 dilapidated lean-tos constructed of timber and corrugated tin.
- 2) Open Fronted Concrete Portal Framed Barn - 18ft x45ft
With earth floor and corrugated asbestos cladding
- 3) Workshop - 30ft x 23ft
Constructed of light gauge steel with asbestos cladding and roof over a concrete floor

Mobile Home:

Adjoining the farm buildings a mobile home comprising 2 bedrooms has been in situ for 15 years. The home does not have the benefit of planning consent but is registered for Council Tax.



The Land

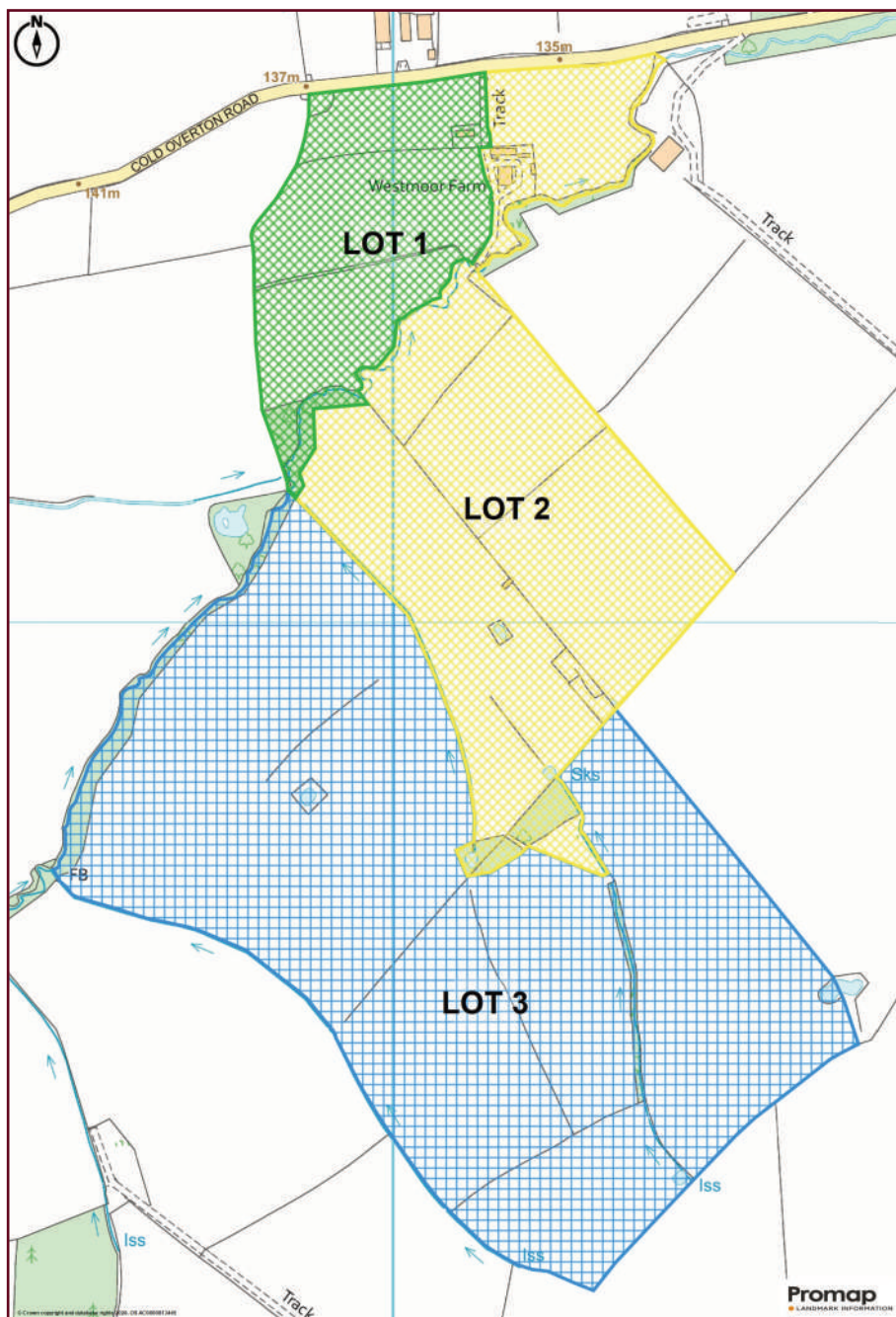


Westmoor Farm comprises 117 acres of pasture land in 12 well sized enclosures with several small areas of coppice/woodland, spring fed ponds and a stream running along the western boundary.

The land has not been registered for any Government or Defra grant or subsidy schemes.

The land is classified as Grade 3B with slowly permeable seasonally wet slightly acid but base rich loamey and clayey soils.





The Farm is available to purchase as a whole or in 3 lots, by Private Treaty.

Lot 1:- Coloured green on the sales plan
 Approximately 13.84 acres (5.60 Ha) of pastureland in 3 fields with the agriculturally tied dwelling and principle farm access to the residential dwelling.

Lot 2:- Coloured yellow on the sales plan
 Approximately 35.66 acres (14.43 Ha) of pastureland in 4 fields with the range of farm buildings. Lot 2 will enjoy a right of way over the driveway serving Lot 1 but also enjoys independent access off Cold Overton Road.

Lot 3:- Coloured blue on the sales plan
 Approximately 67.46 acres (27.30 Ha) of pastureland across 5 fields with a right of way over Lots 1 and 2 plus the land enjoys a right of way off Manor Lane across third party land.

Offers for the whole in excess of £1,800,000

Lot 1 - £400,000

Lot 2 - £550,000

Lot 3 - £850,000

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 will be available upon request.

Legal Costs:

Each party to bear their own legal 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.