



# FARMHOUSE AND DEVELOPMENT SITE

NEW PARKS FARM | STAPLETON LANE | KIRKBY MALLORY | LEICESTER | LE9 7QJ

**BROWN & CO**

*New Parks Farm is located near to Kirkby Mallory and comprises of a substantial farmhouse and two traditional barns with full planning permission for conversion, in an attractive rural location surrounded by open countryside. The total site area is approximately 2 acres in total.*

The two barns for conversion have plans to be developed to create bright and spacious new dwellings based on a courtyard layout.

The plans for the barns have been sympathetically done to retain original features and are available for immediate development.

**Situation:**

New Parks Farm is situated off Stapleton Lane between the villages of Kirkby Mallory and Stapleton, where there are local amenities located in nearby Market Bosworth and Earl Shilton.

The major towns of Hinckley (6.7 miles), Leicester (10.1 miles) and Nuneaton (12.6 miles) are all easily accessible. New Parks Farm is conveniently situated for access to the motorway network M1, M69 and also the A5.

Private schooling within easy reach includes Public Schools at Market Bosworth, Twycross, and Preparatory Schools at Market Bosworth.

New Parks Farm was originally part of the Kirkby Hall Estate but was sold in 1921 as part of the estate's dispersal.

**Barns:**

The full planning consent which has been approved for the barns off Stapleton Lane to the front of New Parks Farmhouse. The consent allows for the conversion of the two brick-built barns into residential properties, together with the construction of garages and stores.

There is also the potential of further conversions at the site subject to the appropriate consents.

**About the site:**

**The properties comprise:**

New Parks Farmhouse: substantial three-bedroom farmhouse. (Verged blue on the attached plan) and the two barns with consent for conversion (verged red on the plan) , as follows:



**Barn 1:** for conversion into a two-bedroom single storey dwelling with open living spaces.

**Barn 2:** for conversion into a three-bedroom dwelling with studio space and spacious living areas.

**New Parks Farmhouse:**

The original farmhouse of New Parks Farm is a spacious family farmhouse with pleasant countryside views and a large garden with mature trees and lawned areas. It is the agent's view that the farmhouse is in need of modernisation.

**On the Ground Floor:**

**Entrance Hall:**

Access to first floor

**Kitchen:**

14'2" x 9'1"- Quarry Tiled Flooring (QTF) with part wood panelled walls. There is an oil-fired AGA within the floor units. Door into larder.

**Lounge:**

11'4" x 11'1"- Beamed ceilings and part wood panelled walls with an open fire.

**Dining Room:**

12'0" x 9'10"- With beamed ceilings.

**Sitting Room:**

14'0" x 12'0" - With beamed ceilings and an open fire.

**WC:**

Quarry Tiled Flooring.

**Shower/Wet Room:**

8'4" x 7'7"- Tiled floor and pedestal basin with a heated towel rail.

**Utility:**

11'3" x 10'5"- Quarry Tiled Floor with floor units and sink. Plumbing for a washing machine and the oil boiler.

**On the First Floor:**

**Landing:**

12'7" x 9'11"- The stairs lead up to the Landing which provides access to all of the first-floor bedrooms and the family bathroom. Spacious area that is currently being used as a home office but could potentially provide a fourth bedroom.

**Bedroom 1:**

12'5" x 12'0" (max) - A bright room with restricted headroom and a walk-in cupboard.

**Bedroom 2:**

12'6" x 12'3" (max) - A bright room with restricted headroom and a walk-in cupboard.

**Bedroom 3:**

14'3" x 12'3" (max) - A light and spacious room with restricted headroom, benefitting from a walk-in cupboard.

**Family Bathroom:**

A bathroom suite with a panelled bath, low flush toilet and pedestal sink. Tiled flooring and an airing cupboard providing storage.



**Outside:**

There is an established lawned Garden to the front of the house with mature trees and shrubs and parking to the rear of the property.

**Energy Performance:**

The Energy Efficiency Rating is currently a 32 with potential to be a 35.

THE BARNS edged red on the accompanying plan have the following proposed accommodation.

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**Barn 1:**

With planning for a two-bedroom single storey barn conversion.

With the following proposed accommodation

Entrance Hall, WC, Kitchen/Dining/Living Room, Utility Room

**Bedroom 1:**

With ensuite

**Bedroom 2:**

With ensuite.

**Outside:**

There is a lawned garden to the side of the property with patio area.

**Barn 2:**

With planning for a single storey barn conversion with studio space, 3 bedrooms and large living space. Entrance Hall, Kitchen/ Dining Room, Living Room Utility Room, Home Office, Bedroom 1 with ensuite bathroom, Bedroom 2, Bedroom 3, Family Bathroom.

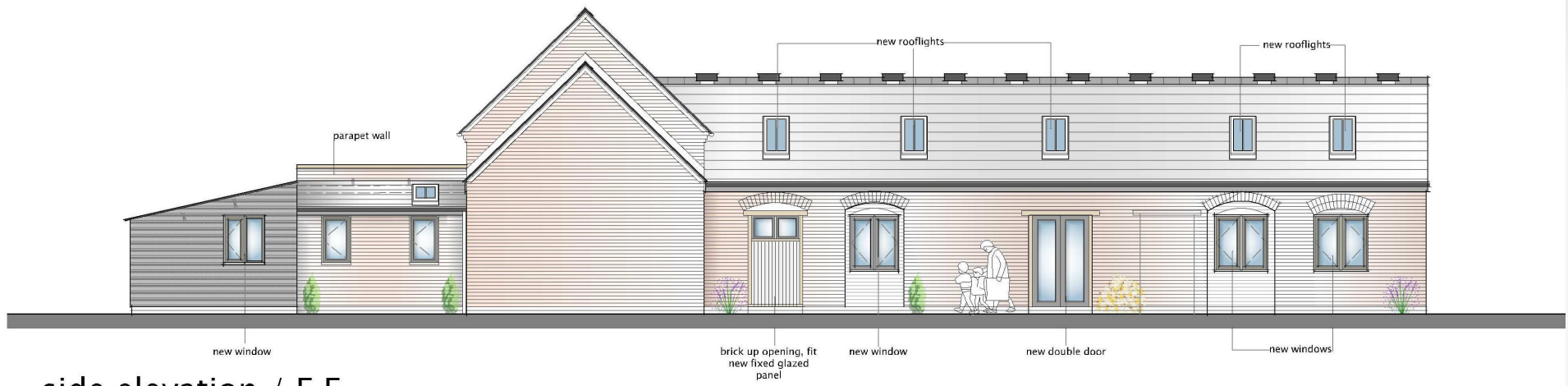
**Outside:**

There is a lawned garden area to the side with patio area. A car port is located by the entrance to the property.



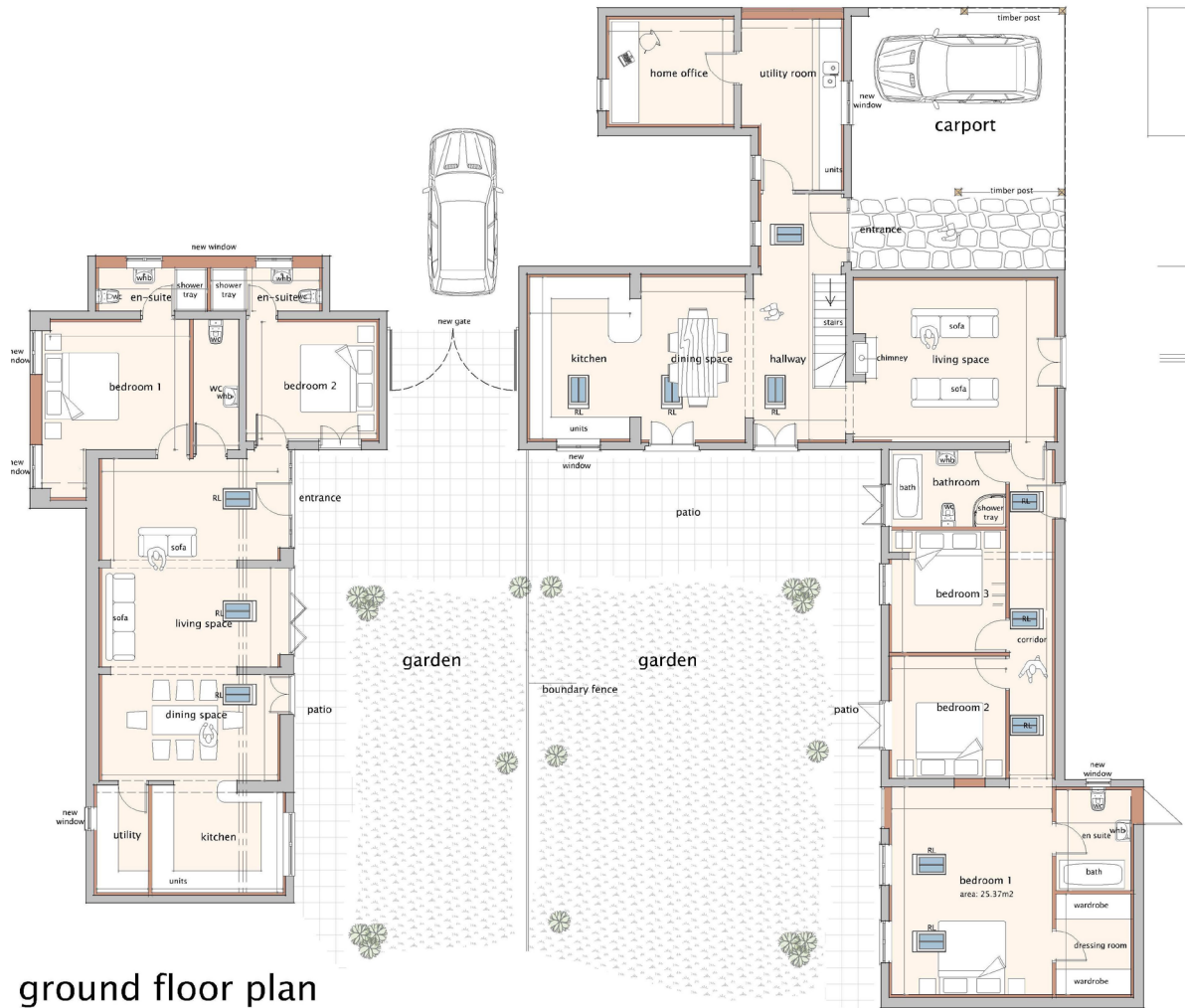


rear elevation / C,C



side elevation / E,E

de elevation / E,E



ground floor plan



**Remarks and Stipulations:****Planning Permission:**

Full planning consent has been approved by Hinckley and Bosworth Borough Council for "Conversion of agricultural barns into two dwellings".

Application 21/01263/FUL. Date of application: 12 October 2021. Consent date of 19th January 2022. A copy of this consent is available for inspection at our office.

Anyone who wishes to amend this consent must make their own enquiries with Hinckley and Bosworth Borough Council to satisfy themselves or to the amendments they may desire.

**Further Planning Potential:**

It is viewed that on the barns which have not got to be demolished as a condition of the existing consent, may further planning consents subject to the appropriate consents. Potential purchasers must satisfy themselves as to this potential.

**Tenue & Possession:**

The property and barns are being offered for sale with vacant possession.

**Services:**

Mains water and electricity are connected to the property. Any potential purchasers must satisfy themselves to the location and adequacy of the service.

**Wayleaves, Easements and Rights of Way:**

The site is sold subject to and with the benefit of all Wayleaves, Easements and Rights of Way, whether mentioned or not.

**Removal of Buildings and Hazardous Waste:**

The purchaser will be responsible for the clearance of the site and the removal of any asbestos (if any) or other waste which may be present at the property.

**Fencing Liabilities:**

The purchaser of the property will be required to erect a stock proof fence or post and rails between the subject property and the vendor's retained land within 28 days of completion. The boundary is verged green on the accompanying plan.

**Authorities:**

- District - Hinckley and Bosworth Borough Council: **01455 238141**
- County - Leicestershire County Council Tel: **0116 232323**

**The Stapleton Lane:**

Leicestershire County Council refer to the Stapleton Lane as unclassified adopted road from the village of Kirkby Mallory to the New Parks farmyard.

**Plans and Particulars:**

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

**Method of Sale:**

The property is being offered as a whole, for sale by Private Treaty.

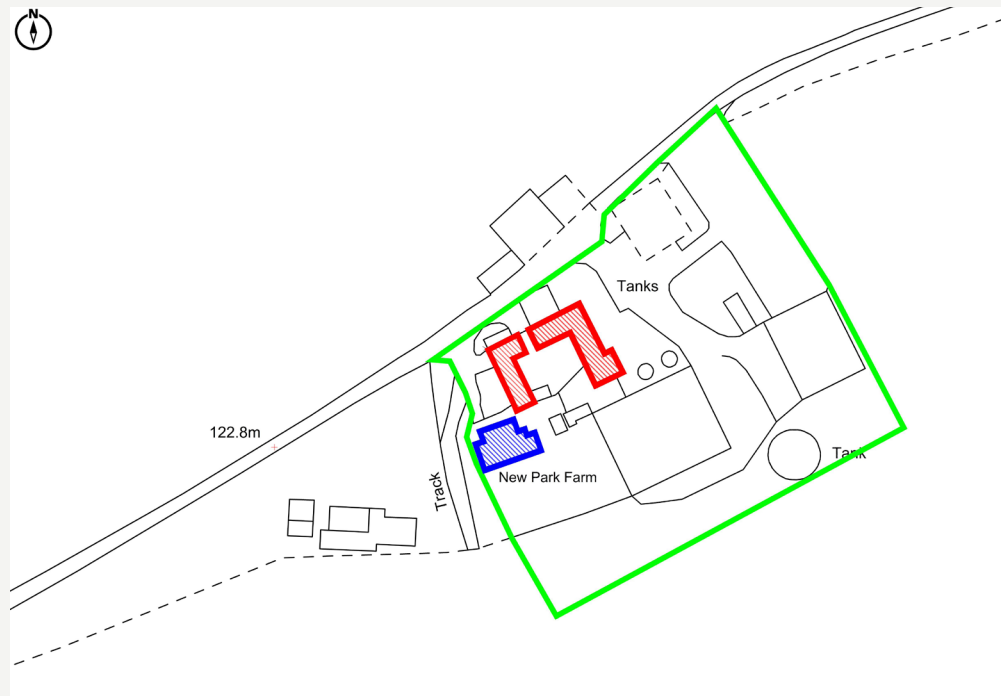
**Further enquiries and viewings:**

For further information and an appointment to view, please contact Richard Newey on **0116 289 4719**

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