



# HOBNEYS FARM

ACRESFORD ROAD | DONISTHORPE | SWADLINCOTE | LEICESTERSHIRE | DE12 7GU



*Hobney's Farm presents a unique opportunity to be a substantial property ( which is in need of completion) and is accompanied by an extensive range of portal framed livestock buildings set within a plot of 5.50 acres (approx)*

The property offers a countryside lifestyle while providing excellent access to local amenities and transport links.

With the property at its present stage of development, it has potential for the opportunity for someone to put their own mark on the property and finish it off in their own style. The property covers an area in excess of 3,000 sq.



**Location:**

Hobney's Farm is located on the edge of the North Leicestershire village of Donisthorpe, with the Derbyshire boundary being only a mile to the North. Ashby-de-la-Zouch is three miles to the South-West. The property is located within the National Forest.

What3Words – hairpin.mirroring.charted

**The Farmhouse:**

The property is being sold in a part finished state with the vendor's being able to provide all appropriate certificates relating to the work that has been carried out to date. The farmhouse was meticulously designed and constructed to the highest standard. The layout of the accommodation is both spacious and thoughtfully done to facilitate comfortable family living.

**Accommodation:**

The accommodation can be summarised as follows:

**Ground Floor:****Hallway:**

23ft 11" (max) x 12ft 11" (max).

**Lounge:**

23ft 10" x 15ft 8" with feature brick fireplace

**Sitting Room:**

18ft x 7ft 8" with feature brick fireplace

**Kitchen/Diner:**

23ft 11" x 14ft 10" with double patio doors leading to outside.

**Pantry:**

4ft 10" x 3ft

**Cupboard/ Downstairs W.C:**

3ft 10" x 3ft 9"

**Utility Room:**

7ft 7" x 5ft 2"

**Office:**

9ft 1" x 8ft 5"

**Wet Room:**

7ft 9" x 4ft 6"

**First Floor:****Landing to:****Bedroom One:**

14ft 10" x 11ft 7"

**Bedroom Two:**

15ft 8" x 15ft 6"

- Dressing Room - 8ft 4" x 7ft 8"

- Ensuite - 7ft 8" x 6ft 7"

**Bedroom Three:**

18ft 1" x 13ft 2"

- Dressing Room - 8ft 8" x 3ft 7"

- Ensuite - 8ft 8" x 3ft 7"

**Bedroom Four:**

14ft 16" x 14ft 10"

**Family Bathroom:**

9ft 3" x 7ft

**Farm Buildings:**

A range of three modern portal framed livestock buildings comprising of:

**Building One:**

120ft x 60ft – 6 bay livestock building with majority concrete flooring

**Building Two:**

100ft x 30ft – 5 bay portal framed building with concrete floor and part concrete panelling to sides.

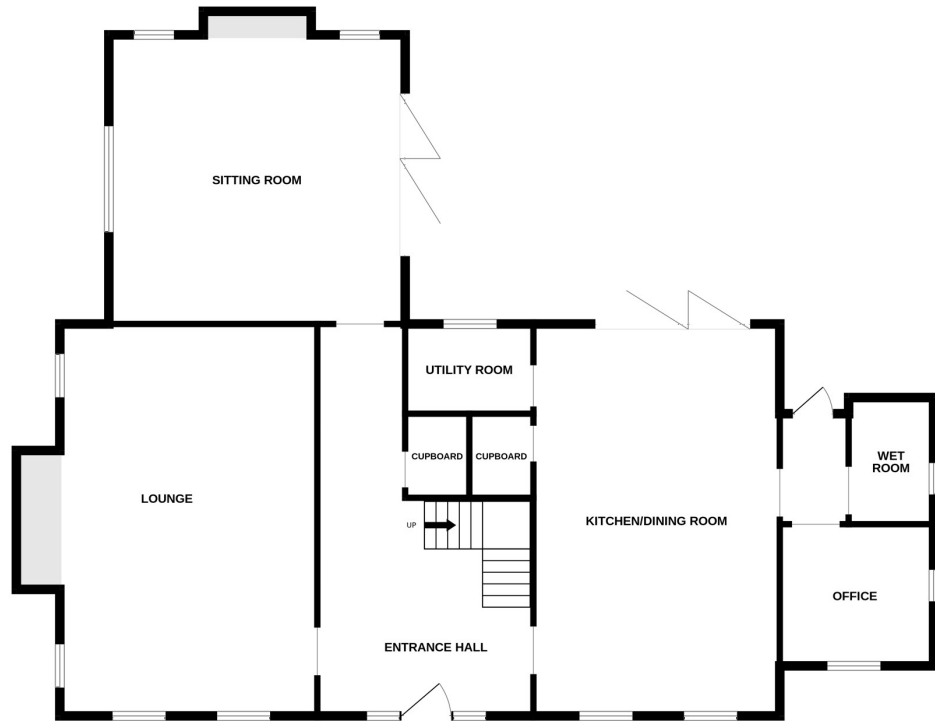
**Building Three:**

120ft x 30ft – 9 bay portal framed building with part concrete panelling to sides.





GROUND FLOOR  
1604 sq.ft. (149.0 sq.m.) approx.



1ST FLOOR  
1407 sq.ft. (130.7 sq.m.) approx.



TOTAL FLOOR AREA : 3011 sq.ft. (279.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Remarks and Stipulations:****Tenure and Possession:**

The property is being sold freehold with possession being given upon completion of purchase.

**Method of Sale:**

The property is being offered for sale by private treaty.

**Services:**

Mains water and electricity are connected to the property and drainage is believed to be via a private system.

**Town and Country Planning :**

1.) Hobney's Farmhouse was granted planning approval by North-West Leicestershire District Council on 29th January 2016 Application Reference, 15/00501/OUT – "Erection of agricultural workers dwelling, garage, cattle shed and yard, covered storage and barn and formation of new vehicular access".

Please note condition 3 – The occupation of the dwelling hereby permitted shall be limited to a person solely mainly working or last working in the locality in agriculture or forestry or a widow or widower of such person and to any resident dependants.

2.) Planning permission was granted on 19th January 2021 for "The erection of a butcher's shop and associated parking" by North-West Leicestershire District Council, Application Reference 20/01798/FUL.

**Authorities:**

Local - North West Leicestershire District Council - **01530 454545**

County Council - Leicestershire County Council - **01162 323232**

**Disputes:**

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedules, Plans or Interpretation of any of them, the matter shall be referred to an Arbitrator to be appointed by the Vendors' Agent. The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendors' Agent will be responsible for defining boundaries or the ownership thereof.

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

The property is sold with the benefit of all wayleaves, easements and rights of way, whether mentioned or not.

**Fixtures and Fittings:**

All items in the written text of these particulars are included in the sale. All other items are expressly excluded regardless of the inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale is in satisfactory order.

**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.

**Further enquiries and viewings:**

For further information and an appointment to view, please contact Richard Newey on 0116 2814931.

**Offers invited in the region of:****£650,000**

Sale Particulars dated July 2023

Photos dated July 2023



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**IMPORTANT NOTICES:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Brown & Co in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Brown & Co nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.



Brown & Co,  
5 Geoff Monk Way,  
Birstall, Leicester, LE4 3BU  
Tel: 01162 894719  
www.brown-co.com