



# FIELDS FARM

NEWBOLD ROAD | BARLESTONE | LEICESTERSHIRE | CV13 0DT



*Fields Farm is an attractive mixed farm with a detached 4 bedroomed bungalow, along with associated arable and pastureland within a ring fence located off Newbold Road, Barlestone, Leicestershire.*

Fields Farm is a ring-fenced residential property and arable farm with an extensive range of livestock and general-purpose buildings. The farm stead is an isolated position of a farm with access of the Newbold Road, Barlestone. The farm extends to approximately 119 acres and is shown on the accompanying plan edged red.



**Locality:**

Fields Farm is located off the Newbold Road on the fringe of the West Leicestershire village of Barlestone. Leicester and is located about 12 miles to the east with local amenities being located nearby in the towns of Hinckley & Coalville.

**What3Words:** schematic.selects.sundical (entrance to farm drive)

**The Bungalow:**

The bungalow is a detached residence of brick & tiled roof construction. It is understood that the residence is subject to an agricultural occupancy residency. The accommodation can be summarized as follows:

**Entrance Porch leading to Kitchen/Dining Room****Kitchen:**

5.30m x 3.87m- with fitted floor & wood windows. Range Master cooker with a 5-ring hob. (Dual fuelled gas and electric). Integral fitted to a fridge/freezer. Double sink with mixed tap and drainer. Tiled splash back and plumbing for washing machine. Terrazzo style tiled floor & L.P.G Boiler. Door leading to inner hall.

**Inner Hall:**

with doors leading to the accommodation.

**Shower room:**

2.33m x 2.06m (including airing cupboard) with vanity unit & corner shower unit and airing cupboard with fitted walls.

**W/C:**

with low flush w/c & part tiled walls.

**Lounge:**

6.20m x 4.20m with feature fireplace and heating.

**Bedroom One:**

3.49m x 3.32m with fitted bedroom furniture

**Bedroom Two/Sitting room:**

3.64m x 3.62m

**Bedroom Three:**

4.10m x 2.56m

**Bedroom Four/Office:**

2.73m x 3.02m

**Outside:**

Attached to the porch is a garage. There are well maintained and established gardens to three sides of the bungalow.

**Farm Buildings:**

See attached plan and schedule below:

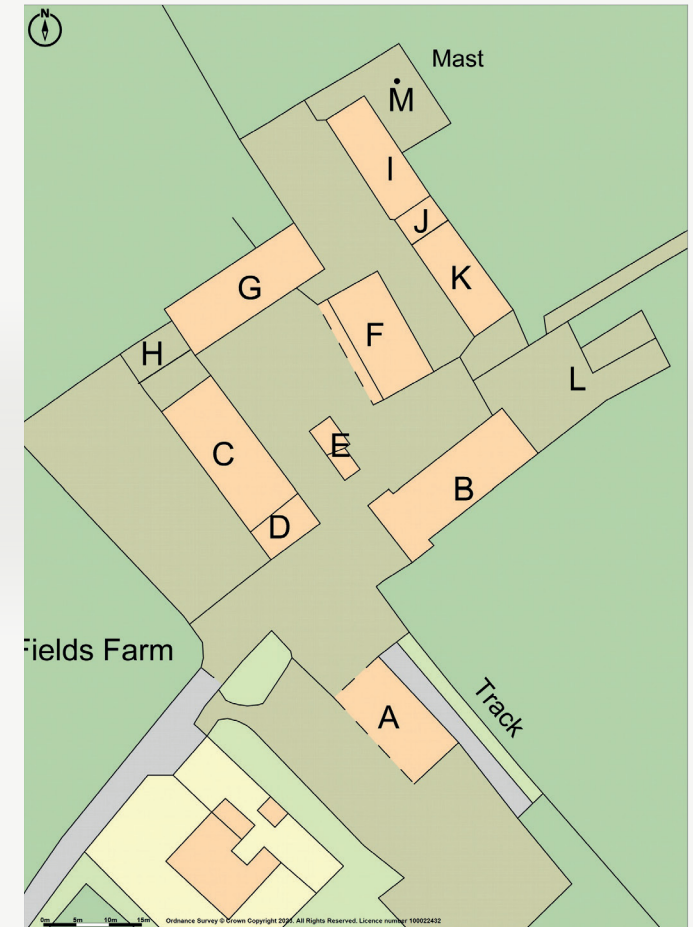
Building	Description
A	3 Bay portal framed fodder store-Approx 60ft x 30ft.
B	Cow shed of brick construction with sheeted roof with internal concrete stalls and two internal stores.
C	5 Bay portal framed cattle yard with part concrete block and sheeted sides and sheeted roofs- Approx 75ft x 30ft.
D	Lean to above.
E	Traditional brick and tiled storage building.
F	4 Bay portal framed livestock building 60ft x 30ft.
G	5 Bay general purpose building with part concrete block and sheeted sides - Approx 75ft x 30ft.
H	3 Loose boxes attached to the above.
I	4 Bay portal framed livestock building 60ft x 23ft.
J	2 Bay portal framed fodder store 30ft x 23ft.
K	3 Bay portal framed livestock building 45ft x 23ft.
L	Concrete Apron/Cattle handling area.
M	Telecommunications Mast.

To the rear of the Newbold Road is a range of traditional buildings which may have the potential for alternative uses, subject to the appropriate planning consents. These can be summarised as follows:

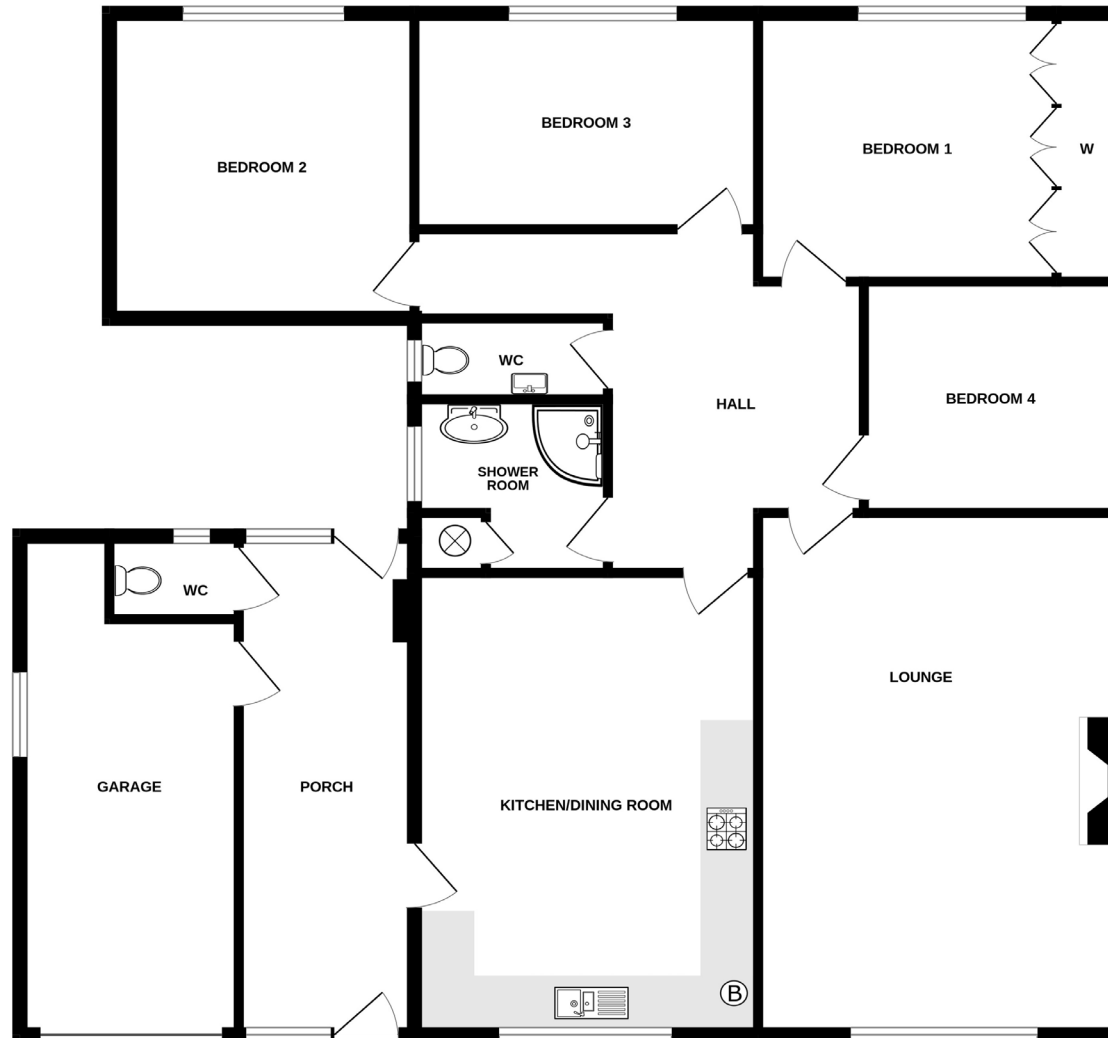
- Three loose boxes of traditional brick construction with a sheeted roof with attached
- A three Bay Dutch Barn with lean-to, with attached pole barn building with lean-to.

**The Land:**

The land is contained within a ring fence and is predominantly down to pasture with a small amount of arable. The land is classified Grade 3 with the soil described as slowly permeable, slightly acidic, but with base rich loam and clay soil.



# GROUND FLOOR



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.  
Made with Metropix ©2023

**Remarks and Stipulations:****Tenure and Possession:**

The property will be sold freehold, and vacant possession being given upon completion with the exception of the area occupied by the area of the land occupied by the telecommunications mast.

**Telecommunications Mast:**

There is a telecommunication mast located adjoining the farmstead which is let out on an annual rent of £1,750 per annum to Ontower UK Ltd Server.

**Basic Payment Scheme:**

The vendor will retain the Basic Payment Scheme for the 2023 scheme year. An indemnity clause will be included within the sales contract which will indemnify the vendor of any breaches to cross compliance regulations between the date of completion and the end of the 2023 scheme year.

**Services:**

Mains water and electric are connected to the property and drainage is to a private system. Central heating to the bungalow is from an L.P.G Source. All purchasers must make their own enquires and satisfy themselves to the adequacy and location of any services which they may require for any future projects.

**Agricultural Occupancy:**

It is understood that the bungalow is subject to the Agricultural Occupancy Restriction. The occupation of the bungalow is limited to persons employed, previously employed or retired from agriculture.

**Plans & Particulars:**

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

**Arbitration:**

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

**Development Uplift Clause:**

A development uplift clause will be imposed, or the areas hatched orange. which will reserve the vendor 30% of any increase in value for any non-agricultural or equestrian change of use for a period of 30 years after completion. This clause would be implemented upon the implementation of any planning consent or the sale of the property to a third party with the benefit of any consents.

**EPC Rating:**

The Bungalow: EPC rating F

**Control Strip:**

The vendors will retain a control strip between the points A-B-C-D.

**Authorities:**

Local - Hinckley & Bosworth Borough Council  
County - Leicestershire County Council  
Electricity - Western Power

**Sporting Rights:**

These are believed to be included in the sale.

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

The property is crossed by a public footpath and a high voltage electricity cable. Otherwise, the property is sold with the benefit of all wayleaves, easements, and rights of way, whether mentioned or not.

**Fixtures & Fittings:**

Only those items which are specifically mentioned in the sale particulars are included with the sale,

**Lotting:**

Fields Farm is being offered as a whole however the vendors reserve the right to lot and subdivide the property as they deem necessary.

**Method of Sale:**

The property is offered for sale by Private Treaty.

**Vendor's Solicitor:**

Mr Gavin Hammond - Thomas Flavell Solicitors - Market Bosworth

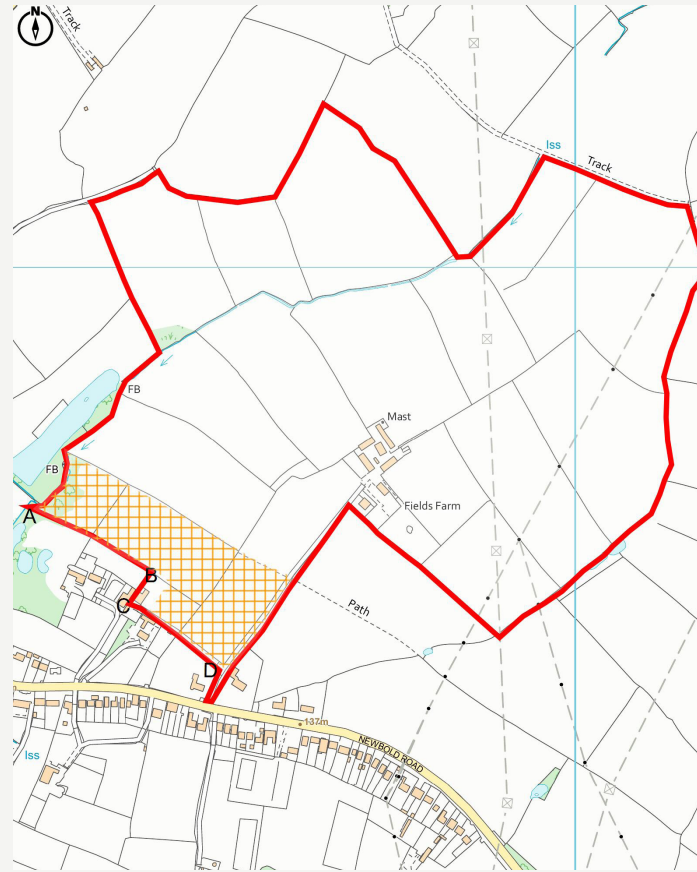
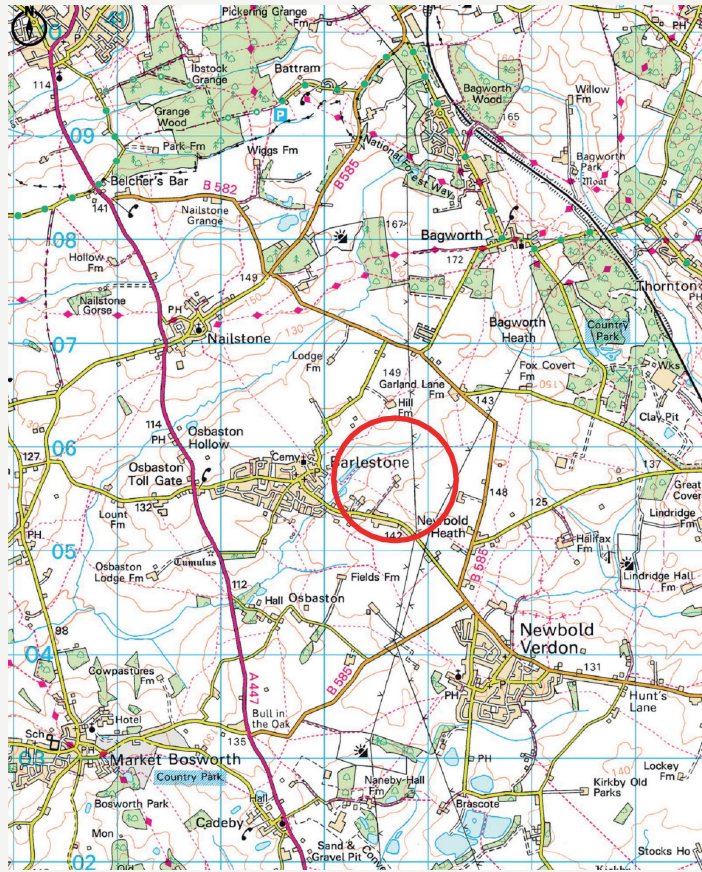
**Viewing and Enquires:**

Please contact Richard Newey at Brown & Co **01162 894 719**



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