



POPLARS FARM

Sutton Lane, Dadlington, Nuneaton, Warwickshire, CV13 6JA

FOR SALE BY PRIVATE TREATY

BROWN & CO



OVERVIEW

Poplars Farm is nestled in a private position in open countryside approximately one mile north of the west Leicestershire village of Dadlington. Poplars Farm offers an exceptional opportunity for prospective purchasers to acquire an immaculate 78-acre property which benefits from two dwellings, together with an extensive range of multi-purpose agricultural buildings. Poplars Farm is a distinguished property, which provides high grade agricultural functionality while also being a premier choice for a professional or lifestyle purchasers.

The farm has been farmed to a high standard by the Vendors with the buildings suited for the management of the family Suckler Cow Herd. The farm also has amenity value with extensive frontage to the Ashby-de-la-Zouch canal and also to the River Tweed.

LOCATION

Poplars Farm is located between the sought after village of Dadlington and Sutton Cheney and is ideally located for access to the motorway network with the M69, M1 and M42 all within close proximity.

Local amenities can be found in nearby Hinckley and Nuneaton with a larger range of amenities being found in nearby Leicester, Coventry and Birmingham.

Dadlington is located in the heart of the historic Battle of Bosworth area with the famous battlefield site being nearby. Market Bosworth is a traditional market town with a wealth of amenities such as restaurants and boutique style shops.

The local area is also well served with reputable private schools such as The Dixie Grammar School in Market Bosworth and Twycross House School in Twycross.

DIRECTIONS

From Dadlington, take the Sutton Lane towards Sutton Cheney. After crossing the canal bridge the entrance to Poplars Farm is located on the right-hand side.

Poplars Farm is approached from the Sutton Lane, Dadlington via a farm drive which crosses over the Ashby-de-la-Zouch canal and leads to the main farmstead with the land surrounding the farmstead.

RESIDENCE

The main residence is Poplars farmhouse which features a blend of historic charm and modern amenities. It is a spacious residence with five bedrooms, a modern kitchen, dining room and a comfortable living area, which are all finished to an excellent standard.



ACCOMMODATION

The accommodation of the farmhouse can be summarised as follows:

POPLARS FARMHOUSE

Ground Floor:

Utility Room: 2.90m x 2.74m with Cloakroom and separate W.C. off.

Kitchen: 5.06m x 4.80m with fitted floor and wall units. Beamed alcove with electric Aga and Rangemaster cooker.

Hallway: With cupboard off.

Lounge: 5.36m(max) x 4.56m with multi-fuel heater, with tiled hearth and marble mantle. Bay window to the front.

Hallway: With mosaic tiled floor and door to front of farmhouse. Door to Cellar.

Sitting Room: 4.56m x 4.44m with feature brick fireplace and tiled hearth.

Dining Room: 4.26m x 3.30m with decorative fireplace.

Shower Room: 2.87m x 1.88m with low flush W.C., pedestal wash basin and shower cubicle.

Cloak Room: 2.85 m x 2.00m with tiled floor.

Pantry: 2.75m x 2.38m with tiled floor.

First Floor:

Split level landing with access to the following:

Bedroom One: 4.68m x 4.45m

Bedroom Two: 4.69m x 4.42m

Bedroom Three: 4.25m x 3.36m

Bedroom Four: 4.20m x 4.18m

Bedroom Five: 5.05m x 4.84m

Family Bathroom: 3.19m x 2.42m with suite comprising of panelled bath, low-flush W.C., and pedestal wash basin and airing cupboard.

Second Floor:

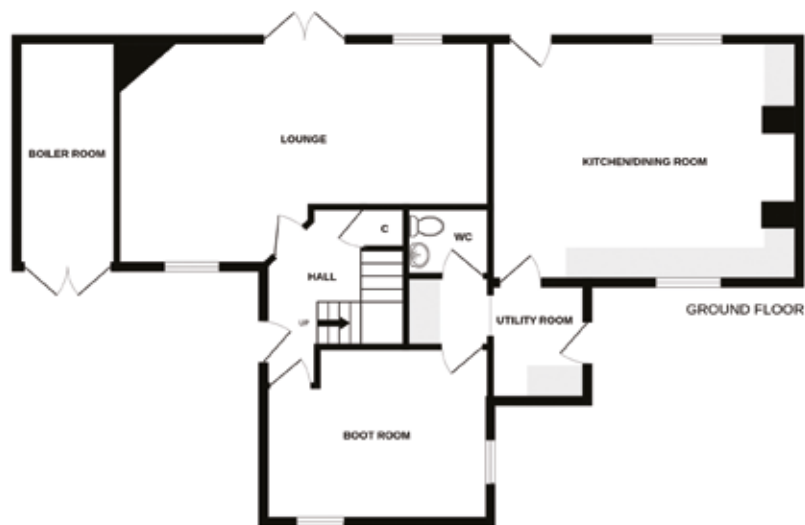
Two Attic Rooms:

Room One: 4.72m x 4.43m with restricted headroom.

Room Two: 5.84m x 4.72m with restricted headroom.



THE GRANARY



POPLARS FARMHOUSE



THE GRANARY

The Granary is attached to Poplars Farmhouse and was converted to a residence approximately 25 years ago.

The accommodation of The Granary can be described as follows:

Ground Floor:

Kitchen: 5.42m x 4.54m with fitted wall and floor units, oil fired Aga and Rangemaster cooker.

Utility Room: 1.80m x 1.70m

Lounge: 6.92m(max) x 4.21m

Downstairs W.C.

Boot Room: : 4.25m x 3.0m with free-standing shower

Hallway with staircase to First Floor:

First Floor:

Bedroom One: 4.35m x 3.29m

Bedroom Two: 4.31m x 4.20m

Bedroom Three: 3.00m x 2.62m

Family Bathroom: With suite comprising of panelled bath, shower cubicle, low-flush W.C., pedestal wash basin, heated towel rail and airing cupboard.

POPLARS FARM GROUNDS

Both residences are served with lawned areas and herbaceous borders.

THE LAND

The land has been excellently farmed by the Vendors on a pasture and arable rotation with the aim of the Vendors to be self-sufficient with fodder and bedding.

The field or the Soilscape Scheme is classified as Soilscape 18 'Slowly permeable, seasonally wet, slightly acid but base rich loamy and clayey soils. The land is classified as Grade 3 on the MAFF produced land classification plans.

NG No	Description	Area Ha	Area Acres
1171	Pasture/Drive	3.08	7.62
2376	Pasture	2.13	5.77
3289	Pasture	2.09	5.48
2158	Pasture/Woodland	1.49	3.67
4798	Pasture	4.09	10.10
2701	Woodland	0.36	0.89
5284	Arable/Pasture	4.06	10.03
3976	Pasture/Hardstanding	2.37	5.86
3353	Arable	3.46	8.55
5464	Arable	4.08	10.08
7481	Arable	3.29	8.43
-	Farmyard/Dwellings	1.10	2.72
TOTAL		31.60	78.90

FARM BUILDINGS (VERGED RED)

Building One: Former Grain Store with concrete floor and four internal grain bins and three phase electricity

Building Two: Double portal framed Fodder Store with 60 x 45ft span and 60ft x 30ft span.

Building Three: Workshop – 60ft x 30ft with concrete floor and roller shutter door and three phase electricity

Building Four: Former Dairy and Garage

Building Five: Brick and sheeted yard, used for cattle handling.

Building Six: 60ft x 45ft – Portal framed general purpose building.





Building Seven: 60ft x 30ft – Portal framed general purpose building.

Building Eight: 75ft x 45ft – Portal framed general purpose building.

Building Nine: 75ft x 40ft – Portal framed lean-to used for livestock.

Building Ten: 90ft x 30ft – Portal framed livestock building with part concrete floor

Building Eleven: 75ft x 30ft – Portal framed livestock building with part earth and part concrete floor.

Building Twelve: 75ft x 35ft – Portal framed livestock building with earth floor.

Building Thirteen: Deep litter

Building Fourteen: Silage Clamp

Building Fifteen: 60ft x 60ft livestock and machinery building

Building Sixteen: 75ft x 45ft livestock building.

Building Seventeen: Sheep pens/cattle handling facilities and weigh bridge

GENERAL REMARKS & STIPULATIONS:

WHAT3WORDS

///poems.terribly.fewer

TENURE AND POSSESSION

The property is being sold freehold with vacant possession.

METHOD OF SALE

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

The Vendors reserve the right to conclude the sale by an alternative method at their discretion or to further lot the property if it is appropriate.

EPC RATING

Poplars Farmhouse: F

The Granary: G

SERVICES

Mains water and electricity are connected to the property. Drainage is to a private system. Heating to the farmhouse and Granary is from a bio-mass bale system.

Solar Panels: A 15 KW solar panel system is located on one of the buildings which supplies a considerable amount of the farm electricity needs.

SPORTING RIGHTS

It is understood that the Sporting Rights are in hand.

AUTHORITIES

Local Authority: Hinckley and Bosworth Borough Council

County: Leicestershire County Council

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 or 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.

WAYLEAVES, EASEMENTS & RIGHT OF WAY

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

FIXTURES & 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.

MONEY LAUNDERING REGULATIONS

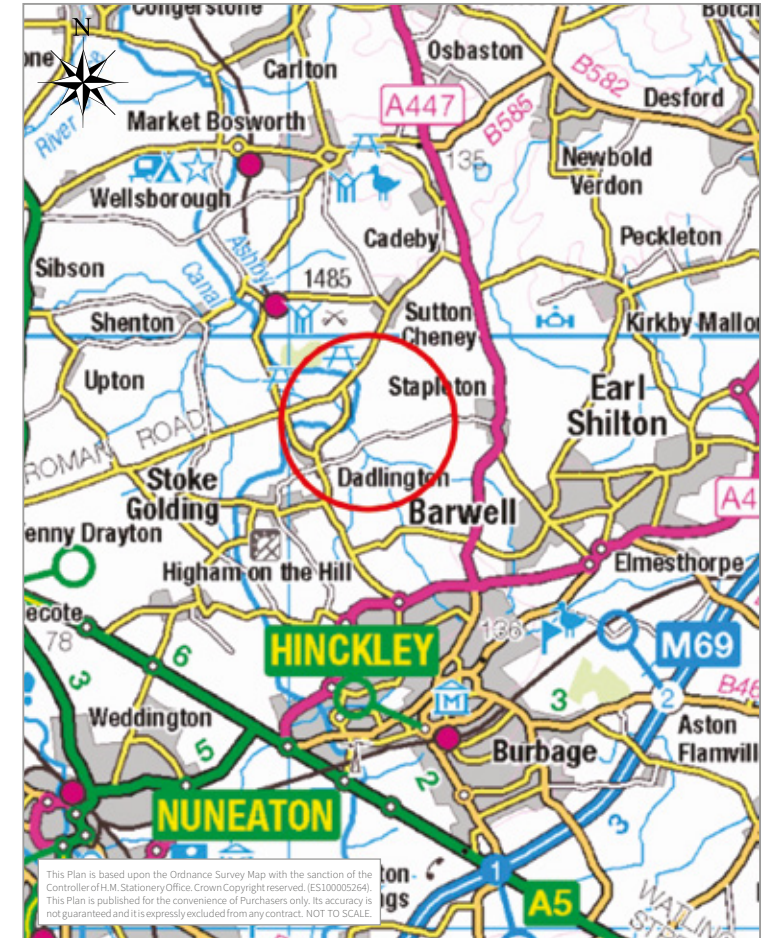
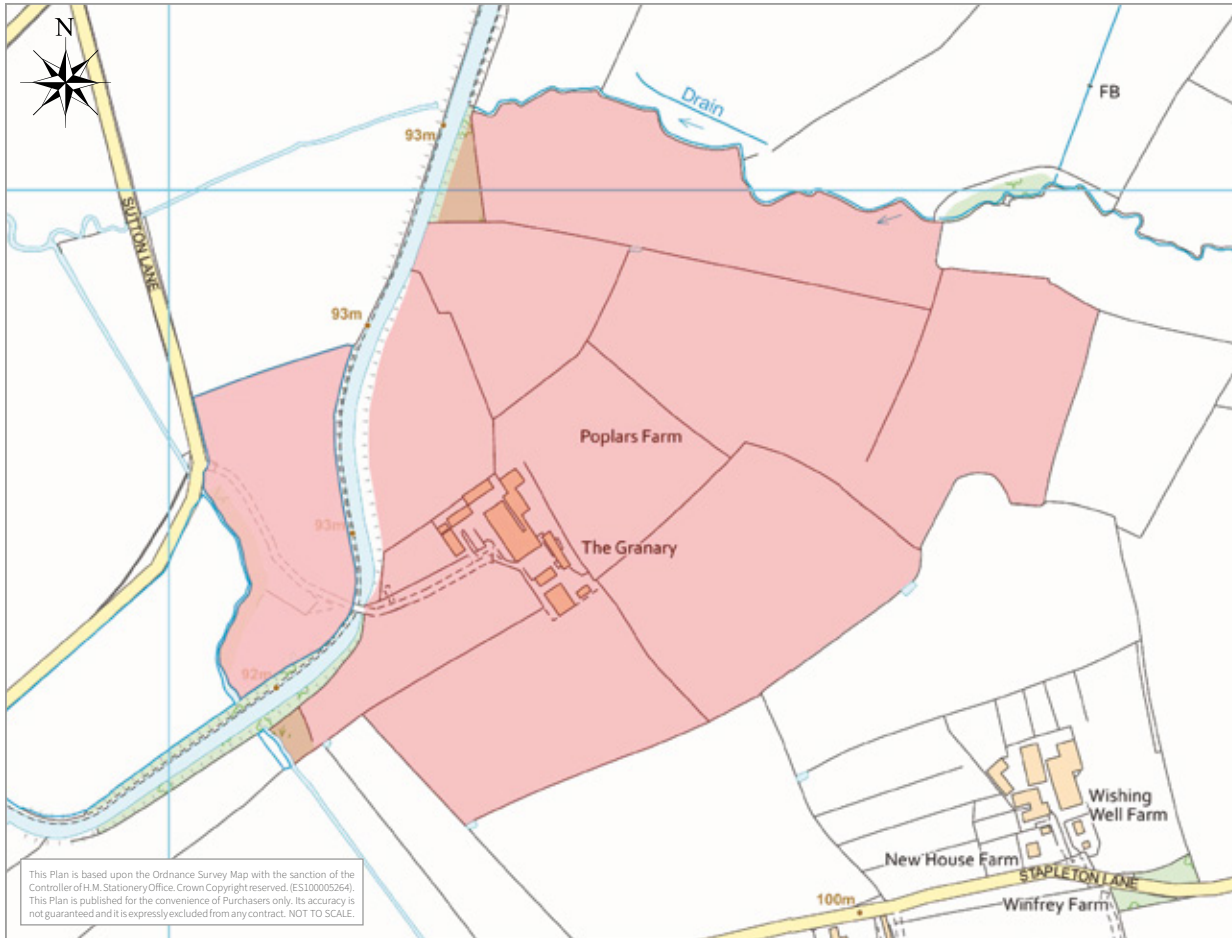
Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

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.

FURTHER ENQUIRIES & VIEWINGS

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



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