



School Farm

Main Street, Orton-on-the-Hill, Leicestershire, CV9 3NN

BROWN & CO

School Farm, Main Street, Orton-on-the-Hill, Leicestershire, CV9 3NN

A delightful small holding located on the edge of the sought after West Leicestershire village of Orton on the Hill

Main dwelling with attached garage

Grounds to the front side and rear of the property

Five bay steel framed agricultural building

FOR SALE BY PRIVATE TREATY

Available as a whole



DESCRIPTION

School Farm is a delightful small holding located on the edge of the sought after West Leicestershire village of Orton on the Hill. School Farm comprises the main dwelling with attached garage and grounds to the front side and rear of the property. The property also benefits from a five bay steel framed agricultural building.

LOCATION

Orton on the Hill is a charming village on the Leicestershire/ Warwickshire border. The village is surrounded by open countryside, while benefitting from excellent road links to Birmingham, Derby, Nottingham and Leicester. Orton on the Hill also benefits from the Unicorn public house. The nearby towns of Atherstone and Tamworth provide a full range of essential amenities, and the local area also benefits from a range of excellent school options, with Twycross House School, Repton prep school and Dixie Grammar school in Market Bosworth.

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ACCOMMODATION

The accommodation can be summarised as follows:

Ground Floor

Entrance Hall leading to:

Lounge: 7.66m x 4.55m with feature brick fireplace

Dining Room: 4.24m x 4.24m

Kitchen: 3.65m x 3.07m with fitted floor and wall units

Utility Room: 5.83m x 3.00m

Washroom: 2.34m x 1.70m

First Floor

Landing with loft access

Bedroom One: - 4.02m x 3.62m

Bedroom Two: - 4.64m x 3.57m with fitted wardrobe

Bedroom Three: - 4.25m x 3.25m with fitted wardrobe

Family Bathroom: - 3.47m x 2.52m with panelled bath, vanity unit and shower cubicle

W.C:

OUTSIDE

At the front of the property is a lawned area and herbaceous borders with a drive leading to an attached Garage. The garden to the rear of the property is predominantly lawned and extends around the property.

Farm Buildings

There is a five bay steel framed agricultural building and a small range of traditional brick and tiled buildings

The Land

The land at School Farm comprises a small orchard adjoining the homestead and adjoining the orchard are two fields which are at present in an arable rotation.

GENERAL REMARKS & STIPULATIONS

Tenure & Possession:

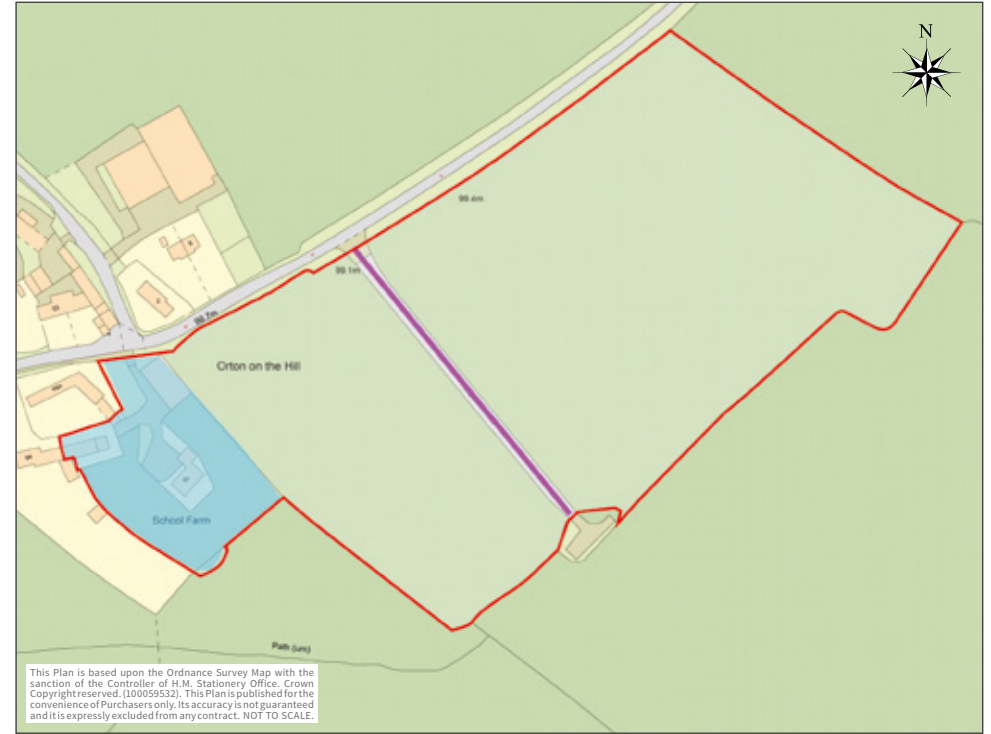
The property is being sold freehold.

Method of Sale

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

Services

Mains water electricity and drainage are understood to be connected to the property.



EPC

Current rating – D

Council Tax

Band E

Authorities

County – Leicestershire County Council
District – Hinckley & Bosworth Borough Council
Water – Severn Trent Water

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.

Wayleaves, Easements & Right of Way

There is a right of way across the property highlighted blue on the accompanying plan, otherwise the property is sold subject to and with all other wayleaves, easements or rights of way, whether mentioned or not.

Overage

The vendor will be imposing an overage provision on the area shaded blue on the accompanying plan for a 30% increase in value over a period of 30 years. For the avoidance of doubt, this will not be triggered by any agricultural or equestrian consent or any extensions to the existing dwelling.

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.

Holdover

The vendor wishes to retain holdover on the two enclosures of arable land until April 2026.

Money Laundering Regulations

Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with his 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 and Particulars

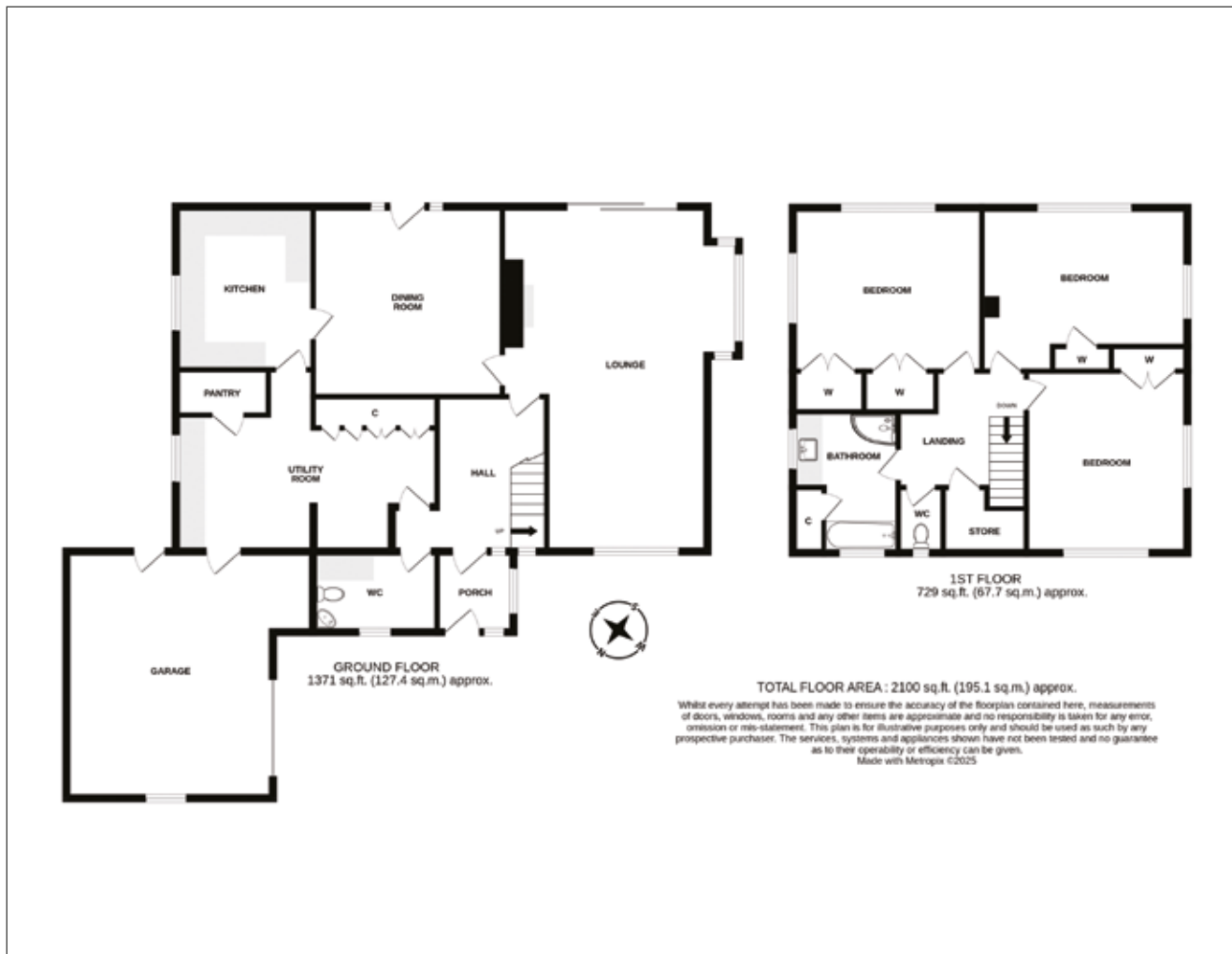
These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Further Enquiries & Viewings

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

Price Guide

£850,000



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: October 2025.

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