



TROUT PONDS FARM

TWYXCROSS ROAD | SHEEPY MAGNA | ATHERSTONE | LEICESTERSHIRE | CV9 3RT



Trout Ponds Farm is a delightful mixed use small holding located in west Leicestershire, which comprises of a three-bedroom house.

At the present Trout Pond Farm has a wealth of diversified uses, with an equestrian use, fishing ponds, arable land, and woodland.

The property comprises of a range of modern and traditional farm buildings. The buildings are currently being used as an equestrian livery with 15 stables.

The property extends to approximately 72.97 acres (29.53 hectares). There is a mixture of woodland, arable land, pastureland, and fishing ponds.

Location:

Trout Ponds Farm is located to the west of the village of Sheepy Magna, which is approximately 2 miles North of the market town of Atherstone and the A5 highway.

The village of Sheepy Magna has a number of local amenities such as a public house, primary school and Italian restaurant.

What3Words:

cornering.extremes.kicks



Trout Pond Farmhouse:

It is understood that Trout Ponds Farmhouse was built in 1964 and is subject to an agricultural occupancy restriction.

Trout Pond Farmhouse is detached and of brick construction, the accommodation can be summarised as follows:

Front door leading to Hallway:

Hallway: - with door to kitchen/diner and staircase to first floor

Kitchen/Diner:

22ft (max) x 11ft 10" (max) – with fitted floor and wall units, with stainless steel sink and single drainer. Plumbing for washing machine, door to understairs cupboard. Doors to Lounge and Conservatory.

Lounge:

13 ft. 9" x 12 ft. 1"

Conservatory:

18 ft. x 13 ft. 2" with W.C off. Plumbing for washing machine and door to outside.

Washroom:

With W.C and wash basin and terrazzo flooring.

First Floor:

Landing: - with storage cupboard off and doors leading to Bedrooms and Family Bathroom.

Bedroom One:

12 ft.8" x 12ft with fitted Bedroom furniture.

Bedroom Two:

12 ft. x 7 ft. 11".

Bedroom Three:

13 ft. 2" x 7 ft. 7".

Family Bathroom:

With a panelled bath, pedestal wash basin and W.C.



	Description
A	Three-bay pole barn.
B	Pole barn, part brick construction with an additional lean-to.
C	Pole Barn, used to store farm equipment.
D	Machinery store, which benefits from two roller shutter doors.
E	“Crendon” style concrete framed building, with part breeze block walls with metal sheeting cladding above with eight internal equestrian stables.
F	“Crendon” style concrete framed building with an additional lean-to. Metal sheet cladding with breeze block walls in part at the rear-end. Comprises of a fodder store and seven internal equestrian stables located within the lean-to.

Farm Buildings:

The property comprises a range of traditional and modern farm buildings.

The Land:

The land is classified as Grade 3 on the MAFF produced land classification plans.

At present the cropping can be summarized as being approximately 37 acres of pasture/arable land, 29 acres of woodland and approximately 1 acre of open water.

The woodland was planted under a Farm Woodland Premium Scheme Case 7360 – Agreement 13FWP000849 and Case 7152- Agreement 13FWP000555 and Case 20302- Trout Pond III.

The purchaser of the property will required to abide with the remaining conditions of these agreements.

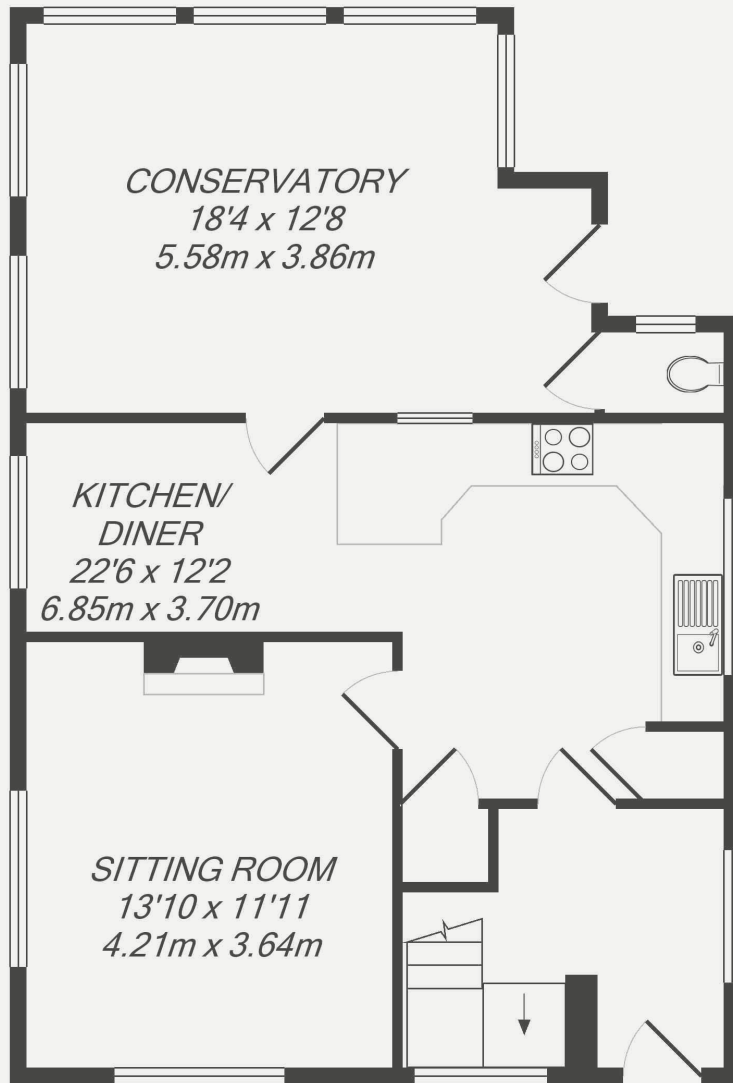
Taxation on Woodland:

Under the present tax legislation, it is understood that after two years of ownership woodland that is commercially managed would qualify for 100% relief for Inheritance Tax. It is also understood that timber sales are free from both income and capital gains tax and it may be possible to roll over capital gains tax into a percentage of the purchase price which is attributable to the land value.

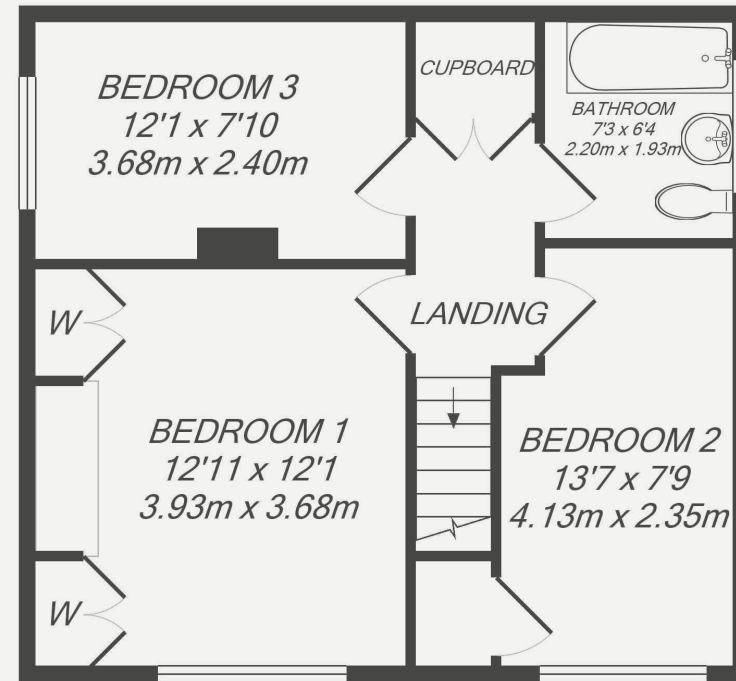
Potential purchasers must take their own advice from their own accountants, financial advisors or similar to confirm the above.







GROUND FLOOR
 APPROX. FLOOR
 AREA 693 SQ.FT.
 (64.3 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 464 SQ.FT.
 (43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.4 SQ.M.)
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Remarks and Stipulations:**Tenure and Possession:**

The property is being sold freehold will be given upon completion.

Basic Payment Scheme:

The farm as been registered for the Basic Payment Scheme with approximately 15 hectares of land being eligible for payments under the present scheme.

The vendor will be making the 2023 claim and the purchaser will be required to indemnify the vendor of any breaches in the scheme rules after completion of the purchase to the end of the claim year.

Method of Sale:

The property is being offered for sale by private treaty.

Services:

Mains water and electric are connected to Trout Ponds Farm. Central heating is from a bottled gas source. The drainage is via a private system to the rear:

E.P.C.:

Current: 71 Potential: 110

Access:

Trout Ponds Farm is accessed via a right of way over Rodney Gardens highlighted blue on the accompanying plan, which then leads to a private drive leading to the farmstead.

Town and Country Planning:

It is understood that Trout Ponds Farmhouse is subject to an agricultural occupancy restriction. Planning consent was granted on the 13th September 2002 for 'the change of use of an agricultural building to livery stables with alterations' .Planning Ref 02 -00853/cou.

Development Uplift Clause:

A development uplift clause on the area hatched orange, shown on the accompanying plan, entitling the vendor and their successors to 30% of the increase in value as a result of any change of use for a period of 25 years. For the avoidance of doubt, any agricultural or equestrian change of use will not trigger this clause.

Authorities:

Local – Hinckley & Bosworth Borough Council **01455 238141**

County Council - Leicestershire County Council **0116 232 3232**

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 and Right of Way:

The property is accessed via a right of way across the Rodney Gardens Estate which is highlighted blue on the accompanying plan. Otherwise, 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 inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Plans and Particulars:

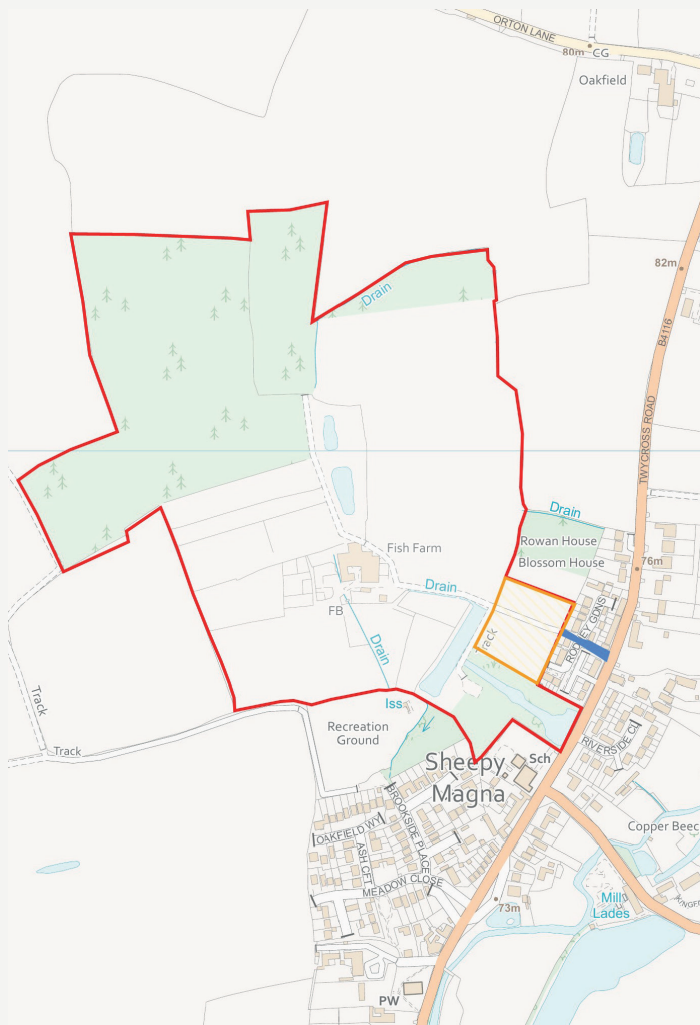
These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Further enquiries and viewings:

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

Photographs dated:**Particulars dated:****Guide Price:**

£1,500,000



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Copyright nichecom.co.uk 2020 | Produced for Brown&Co REF: 585073

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