



# Bulldyke Farm, Hallaton, Leicestershire, LE16 8UH

FOR SALE AS A WHOLE BY PRIVATE TREATY

Ring fenced equipped grass farm in the Welland Valley - In all about **90.50 ACRES** (36.62 HECTARES)

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— EST. 1881 —





# BULLDYKE FARM

HALLATON • LEICESTERSHIRE • LE16 8UH

In all about **90.50 ACRES** (36.62 HECTARES)

**FOR SALE AS A WHOLE BY PRIVATE TREATY**

- Five Bedroom Three Storey Farmhouse
- Range of Modern Farm Buildings
- Approximately 85.16 acres of Permanent Pasture
- Approximately 2.89 acres of Woodland with a 0.33 acre Pond
- Potential for Alternative Uses, Subject to Planning
- All within a Ring Fence
- Close proximity to Market Harborough and Uppingham

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Bletsoes, Oakleigh House, High Street, Thrapston, Northamptonshire, NN14 4JJ





### Situation

Buldyke Farm adjoins the sought-after village of Hallaton, Leicestershire, which sits within the Welland Valley. The Property benefits from good road links and is approximately 3 miles from the A47, which leads to the A1 (Peterborough) and M1 (J21), and approximately 7 miles from the A6, resulting in good road connections north, east, south and west. Market Harborough train station, situated approximately 7 miles away, offers direct trains to London St Pancras International in under 1 hour, and Leicester train station, situated approximately 16 miles away, offers direct trains to Birmingham New Street in under 50 minutes.

Buldyke Farm enjoys a peaceful rural location, whilst being less than 6 miles from the market town of Uppingham, 7 miles from the market town of Market Harborough, and 12 miles from Oakham, meaning there is a broad range of services including shopping facilities, supermarkets, public houses, medical, professional and leisure facilities. Hallaton benefits from a variety of local amenities including two public houses, a tearoom, St. Michael and All Angels Church and a recreation ground with a children's play area, tennis courts, cricket pitch and goal posts for rugby and football. The area enjoys excellent schooling, with Primary education available in

Hallaton and Secondary education available in Market Harborough, Kibworth Harcourt and Uppingham. Private education is also available at highly respected schools including Uppingham School (6 miles), Oakham School (12 miles), Oundle School (21 miles) and Stamford School (21 miles). There are a number of recreation facilities in easy reach of Buldyke Farm with Rockingham Castle, Rutland Water, Eye Brook Reservoir, and Burghley House located close by.

### General

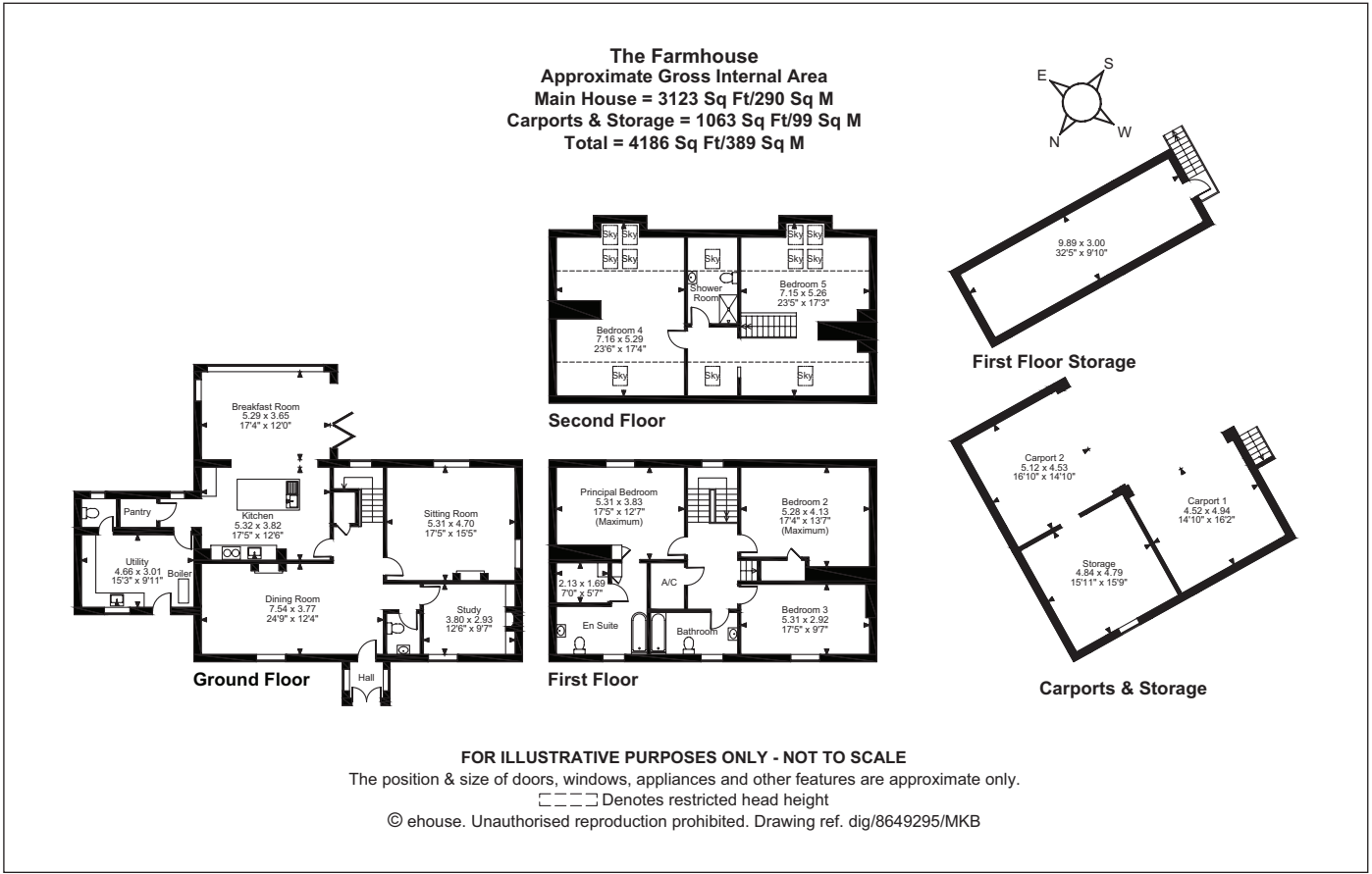
Buldyke Farm, Hallaton presents a rare opportunity to purchase a ring fenced equipped grass farm in the Welland Valley, which extends to approximately 90.50 acres (36.62 hectares) in total.

The Property includes a good-sized five bedroom farmhouse with unfettered views across rolling countryside, together with a range of modern portal framed buildings extending to approximately 13,945 ft² (1,295 m²), 85.16 acres (34.46 hectares) of permanent pasture, 2.89 acres (1.17 hectares) of woodland, together with 2.45 acres (0.99 hectares) of yards, tracks, gardens and pond, all within a ring fence.

Buldyke Farm is primarily accessed via a gated entrance from the Medbourne Road, which connects the villages of Hallaton and Medbourne. There are a number of secondary accesses to the property via field entrances, either from the Medbourne Road or the Horninghold Road.

### The Farmhouse

The Farmhouse is set back from the Medbourne Road and situated to the north of the farmstead with the southern aspect benefiting from unfettered views across much of the farm and wider countryside. The Property is a three storey detached brick-built farmhouse with a tiled roof. The Property was constructed in 1999/2000 with accommodation arranged over two storeys; standalone garaging was added later; the loft space was converted in around 2022/2023 to provide additional living accommodation and a third storey; and a breakfast room was added in 2023/2024. The Farmhouse enjoys well apportioned accommodation of 3,123 ft² (290 m²) arranged over three floors and enjoys ample gardens, complete with fruit trees. The







### Farm Buildings

The buildings at Buldyke Farm incorporate a range of modern steel portal frame buildings, erected in the 1990s, and sit away from the farmhouse. The buildings are accessed from the Medbourne Road and the access is shared with the farmhouse. The buildings sit within approximately 1.18 acres (0.48 hectares) and extend to approximately 13,945 ft<sup>2</sup> (1,295 m<sup>2</sup>). The buildings comprise the following:

**Building 1 (3,211ft<sup>2</sup>)** - Four bay general purpose steel portal frame building with concrete floor, under corrugated sheet roofing with part block and part Yorkshire boarding to three elevations. One of the three bays contains three good quality loose boxes.

**Building 2 (2,654 ft<sup>2</sup>)** - Four bay general purpose steel portal frame building with compacted stone floor, under corrugated sheet roofing with Yorkshire boarding to top half of two elevations.

**Building 3 (3,689 ft<sup>2</sup>)** - Clearspan steel portal frame building with concrete floor, under corrugated sheet roofing. Enclosed on three sides with a combination of tin and Yorkshire boarding above, or blocks with Yorkshire boarding above.

**Building 4 (4,390 ft<sup>2</sup>)** - Clearspan steel portal frame with hardcore floor, under corrugated sheet roofing with concrete walling to approximately 2m with Yorkshire boarding above to all elevations and large sliding doors to the front elevation.

The buildings may be suitable for conversion to non-agricultural uses, such as residential, leisure or commercial, subject to the necessary consents being obtained.

### The Land

The Land lies in a ring fence and adjoins the farmhouse and buildings. The northern boundary of the land adjoins the Horninghold Road, and part of the western boundary adjoins the Medbourne Road. As well as primary access

via the farmyard, there are multiple other access points, either via the Horninghold Road or from the Medbourne Road. The permanent pasture extends to 85.16 acres and is divided into good sized field parcels, with two smaller paddocks adjoining the farmhouse. The majority of the permanent pasture is either ridge and furrow or undulating, which has been grazed by sheep and cattle. We understand that the majority of the fields benefit from water either via mains fed drinking troughs or natural sources.

In addition, there is approximately 2.89 acres (1.17 hectares) of woodland, together with 2.45 acres (0.99 hectares) of yards, tracks, gardens and pond, all within a ring fence.

The Land is classified as Grade 3, according to the Land Classification Maps of England and Wales. The soil is identified as being a combination of the Oxpasture, Fladbury 1 and Denchworth Association according to the Soil Survey of England and Wales, all of which contain clay. The Medbourne Brook and two of its tributaries run through the property.







### General Information

#### Method of Sale

The Property is offered for sale by Private Treaty as a Whole.

#### Tenure and Possession

The Property is offered for sale freehold with the benefit of vacant possession upon completion.

#### Services

The Farmhouse is connected to mains water and electricity, and benefits from oil fired central heating. The farmhouse is connected to private drainage, which was installed when the farmhouse was built in approximately 1999/2000. Some of the farm buildings are serviced by water and electricity.

#### Easements, Wayleaves, Covenants and Rights of Way

The Property is sold subject to and with the benefit of all existing wayleaves, covenants, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

The Property is crossed by a public footpath, which runs in an east to west direction. Further information is available from the Seller's Agent.

#### Sporting, Timber, and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, insofar as they are owned.

#### Energy Performance Certificate

Energy Rating: Farmhouse:- Current – D; Potential - C

#### Outgoings

Council Tax upon the farmhouse for the year 2025/26 - Council Tax Band E - £2,862.13 per annum.

#### Development Overage

The Sellers will retain an Overage in respect of the farm buildings for 30-years from completion of the sale for 30% of an uplift in value for any non-agricultural, non-horticultural or non-equestrian development or change of use.

#### Local Authority

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire. LE16 7AG.



#### VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Buyer(s) in addition to the purchase price.

#### Additional Land

A further 6.61 acres (2.67 hectares) of permanent pasture located to the south of property at the Blaston crossroads may be available to purchase by separate negotiation. Further details are available from the Seller's Agent.

#### Plans, Areas and Schedules

Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved (100022432 and 100033416). All plans are not to scale.

#### Viewings

All viewings are strictly by appointment only through the Seller's Agent, Henry H. Bletsoe & Son LLP.

Navigation: LE16 8UH (nearest postcode)

what3words: ///readings.modern.forget

#### Fixtures and Fittings

All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to purchase by separate negotiation.

#### Information Pack

An Information Pack containing further details is available from the Seller's Agent.

#### Health and Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, particularly around farm buildings, machinery and livestock. It is asked that you observe any specific signage around the farmyard.

#### Measurements and Other Information

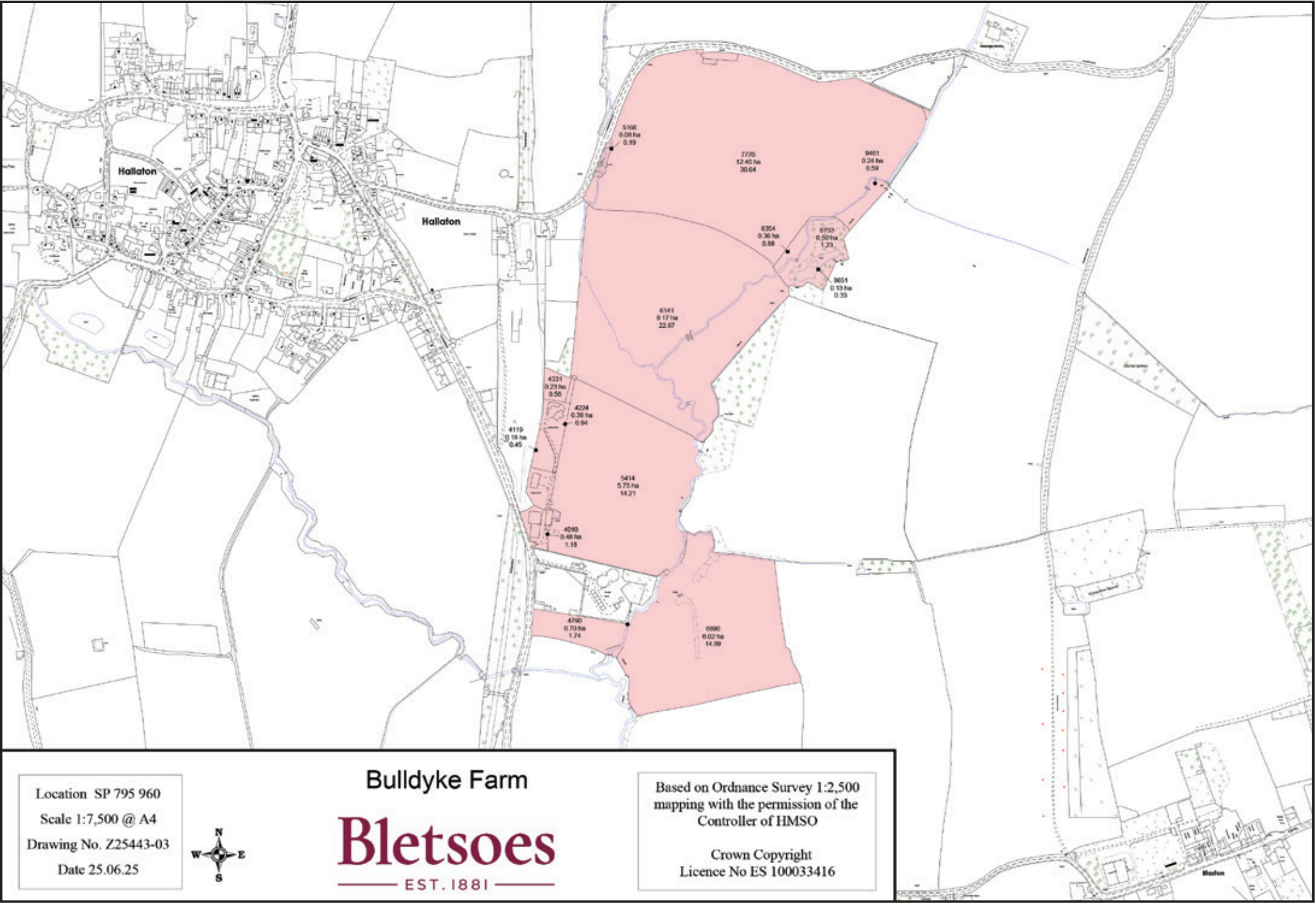
These particulars have been prepared in good faith and are believed to be correct. The plans and areas have been prepared from Ordnance Survey data and are believed to be correct. However, both are published for identification purposes only and prospective Buyers should satisfy themselves as to their accuracy.





**Important Notice** - The Agents for themselves and for the Sellers or Lessors of this property whose agent they are, give notice that: (i) All statements contained in these particulars as to the property are made without responsibility on the part of the agents or the Sellers for any error, mis-statement or omission whatsoever. (ii) None of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) Any intending Buyer must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) The Sellers do not make or give, and neither the Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**Finally** - The property being open to inspection (by appointment only), Buyers shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the Sellers and the Buyers upon any point not involving a question of law, arising out of these particulars, stipulations or plans, as to interpretation 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 costs of such reference shall be borne. Particulars prepared and photographs taken: Spring 2025.





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## Within Easy Reach



Uppingham: **6 miles**  
Market Harborough: **7 miles**  
Oakham: **12 miles**



Market Harborough to London: **1 hour**  
Leicester to Birmingham: **50 mins**



East Midlands: **35 miles**  
Luton: **66 miles**  
Birmingham: **49 miles**



Leicester: **14 miles**  
Huntingdon: **39 miles**



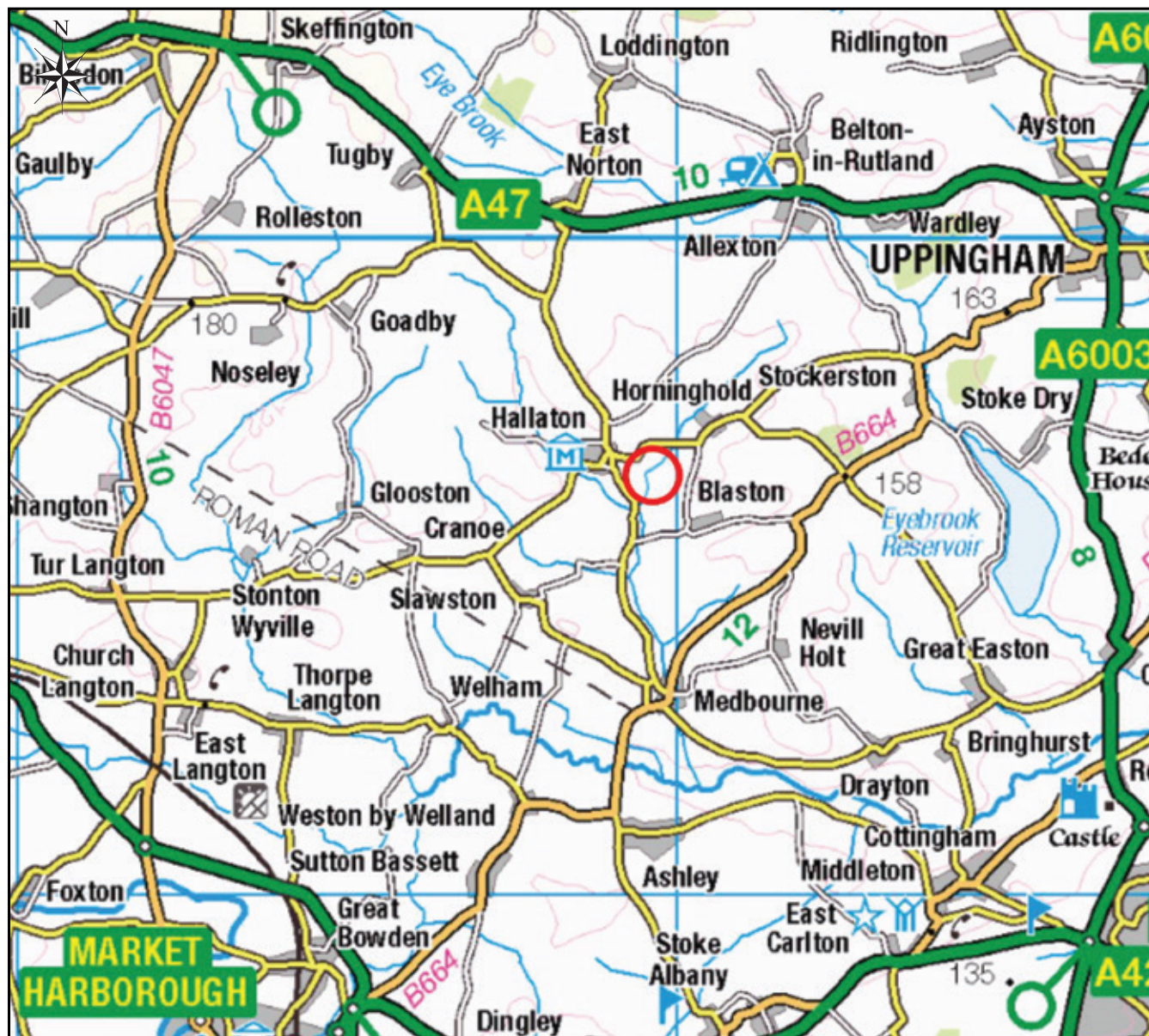
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