



Elms Farm, 70 Main Street, Higham on the Hill,
Leicestershire. CV13 6AJ

HOWKINS &
HARRISON

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70 Main Street,
Higham on the Hill,
Leicestershire, CV13 6AJ

Elms Farm provides the opportunity to purchase a quality equestrian property with a farmhouse, stabling, barns (one of which has planning to convert to a two bedroom house) and extensive equestrian facilities set in 11.13 acres

Features

- A quality equestrian property
- Farmhouse and planning permission for further dwelling
- Set within 11.13 acres of land
- Extensive equestrian facilities
- Excellent access to road network and rail
- Quality local schooling
- Delightful village location



Location

The subject property is located in the pretty village of Higham on the Hill, on the edge of rural Leicestershire.

Within the village there is Primary schooling. More comprehensive amenities can be found in Atherstone, approx 5 miles, Nuneaton, approx 1.5 miles and Hinckley, approx 3 miles.

Travel Distances

Nuneaton Train Station: 2.6 miles

Hinckley: 3 miles

Coventry: 11.4 miles

Birmingham International Airport: 23 miles

Birmingham: 26 miles

East Midlands Airport: 28 miles

Schools

The Dixie Grammar Junior School: 6.5 miles

The Dixie Grammar School: 6.8 miles

Twycross House School: 8.4 miles



Description

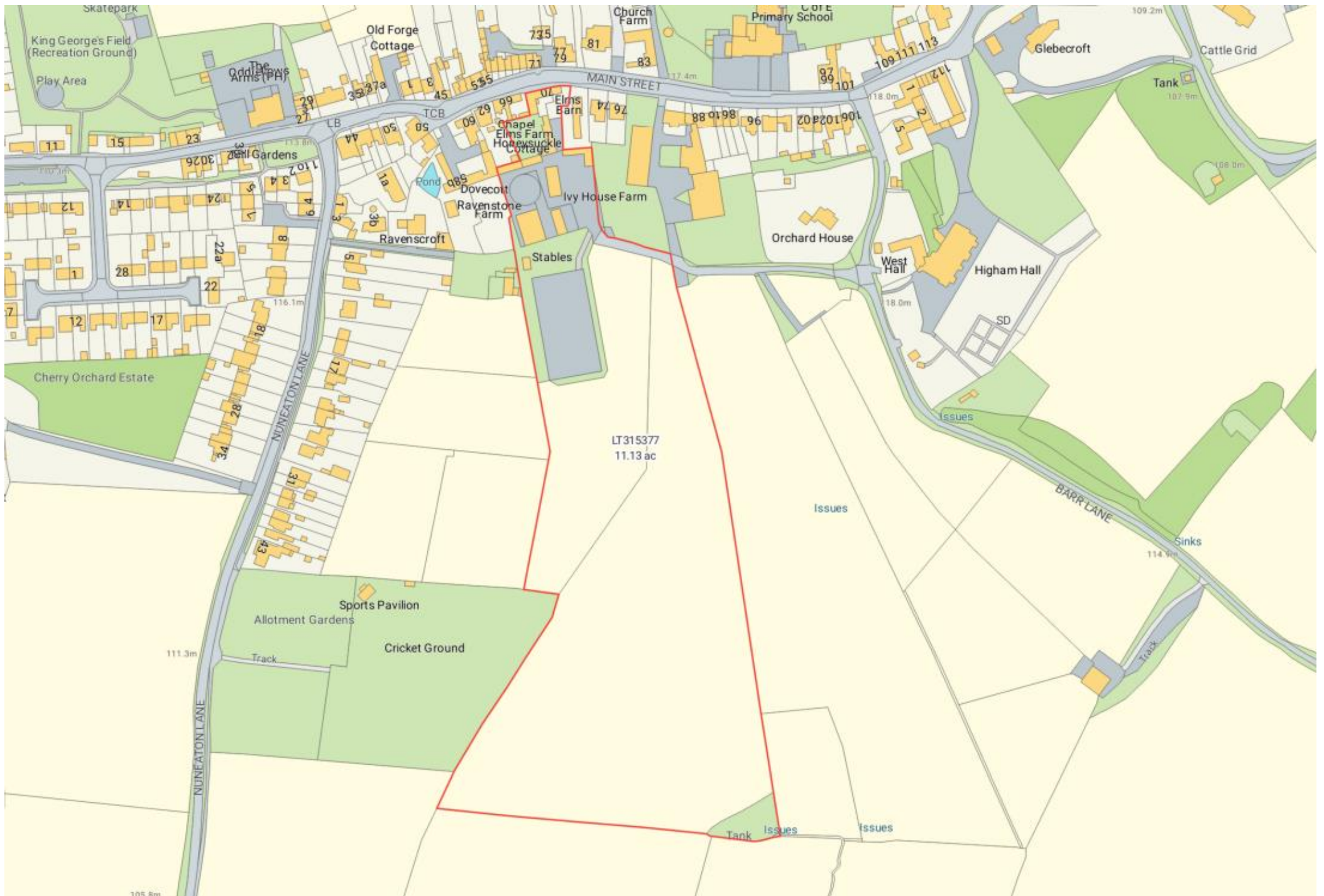
Elms Farm is a quality equestrian property, comprising a Grade II listed five bedroomed farmhouse and substantial equestrian facilities set in 11.13 acres.

The farmhouse has accommodation over two floors and includes utility room, downstairs cloakroom, kitchen with aga, sitting room, dining room, lounge, family bathroom and 5 bedrooms to the first floor.

The equestrian facilities include brick stables, timber stables, barn with covered horse walker and further stabling, Dutch barn with stables below, 30m x 60m manège with sand and rubber surface and flood lights, lunge pen and pasture land.

A barn has the benefit of planning permission for conversion to a two bedroom self-contained residence.

Elms Farm is well located for equestrian competition venues, with Newbold Verdon Equestrian Centre and Pickering Grange within easy reach.



Planning Permission

A barn has the benefit from the following planning permissions - 22/00201/FUL. Conversion of stable building to a two bedroom self-contained residential dwelling with associated parking. Dated 23rd September 2022.

Further information can be found on the Hinckley and Bosworth Council planning portal or from the agents.

Access

The property is accessed directly off Main Street. There is also a secondary access from Barr Lane over a right of way. This access leads directly to the equestrian facilities.

Overage Clause

All non-residential elements of the property will be sold subject to an overage clause reserving 30% of any uplift attributed to a planning permission or change of use for a period of 30 years. For the avoidance of doubt agricultural and equestrian planning permissions or change of use would not trigger the overage.





General Information

Tenure

The property is owned freehold.

Possession

The farmhouse is currently tenanted – vacant possession will be available on completion.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

Elms Farm - Mains water, mains electricity, mains gas and mains sewerage.

Purchasers are to make their own enquiries into the connectivity of these services.

Energy Ratings

The Farmhouse at Elms Farm has the benefit of an EPC-rating D (expiry 12 June 2028)

Photographs

Please note the photographs of Elms Farmhouse were taken in 2022



Wayleaves, Easements & Rights of Way

The property is crossed by two public footpaths.

The property is sold subject to and with the benefit of any other wayleaves, easements, and rights of way that may exist at the time of sale, whether disclosed or not.

Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01827-718021 Option 1.

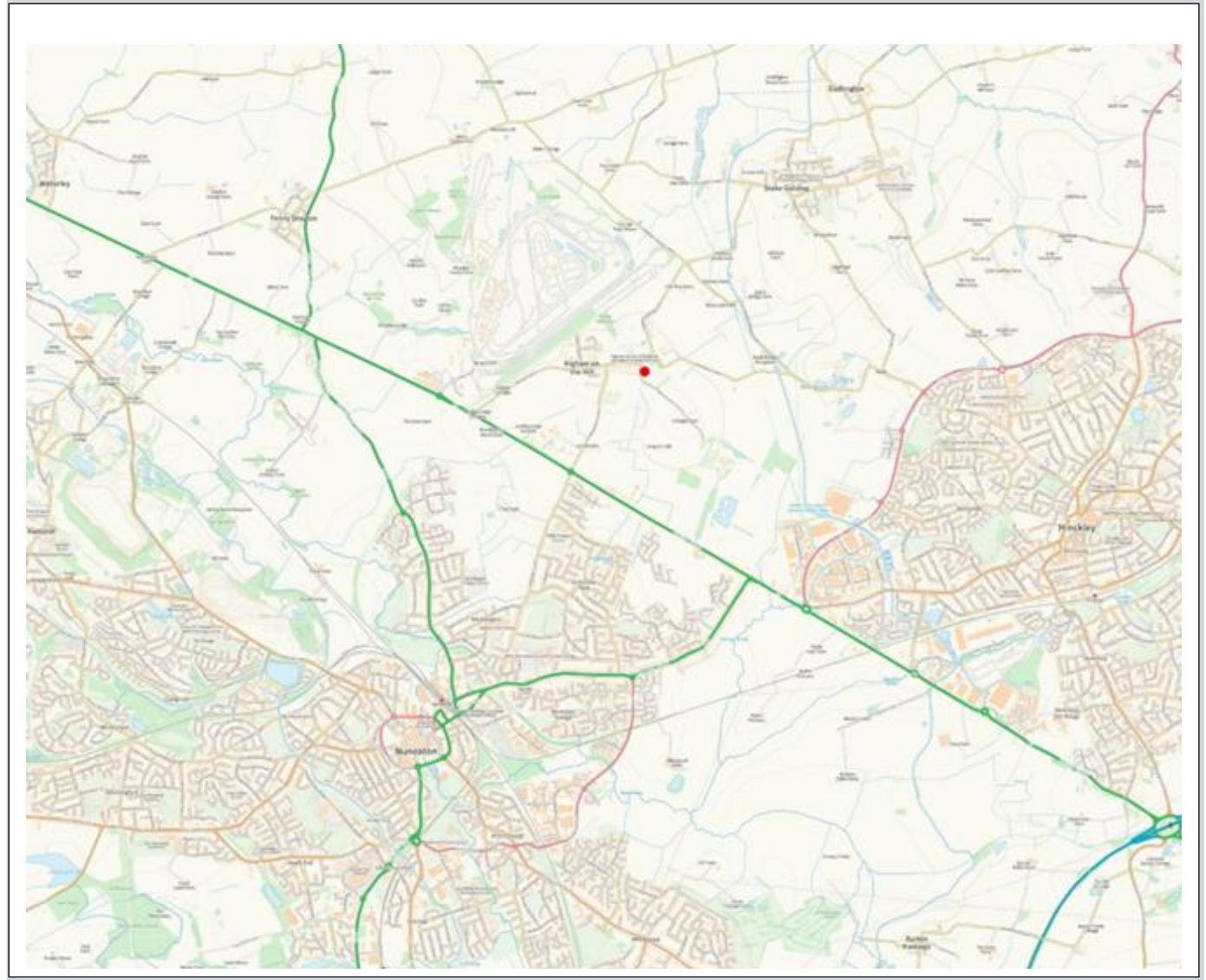
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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