



West End Farm, Welford,
Northamptonshire, NN6 6HJ

HOWKINS &
HARRISON

West End Farm, 5 West End, Welford, Northamptonshire, NN6 6HJ

A detached 5-bedroom farmhouse, outbuildings and paddock, a block of pasture land and a block of arable and pasture land with a barn with potential for conversion (subject to planning).

In all approximately 124.99 acres (50.58 ha)

For sale as a whole or in 3 Lots as follows:

Lot 1 (edged in red) – Farmhouse, outbuildings and 2.3 acres of paddock land and gardens.

Lot 2 (edged in blue) – 35.11 acres of pastureland

Lot 3 (edged in green) – 87.39 acres of pasture and arable land and barn with potential for development.

Situation

West End Farm is situated on the south west of Welford, a village on the Leicestershire and Northamptonshire borders. The outlying 87.39 acre block of land is located approximately 1 mile (by road) to the west and lies on the southern side of South Kilworth Road.

Welford is situated approximately 8 miles south west of Market Harborough, 13 miles east of Rugby and 14 miles north west of Northampton, which each provide rail links to London and Birmingham.

Positioned 1.5 miles north of Junction 1 of the A14, the village benefits from excellent transport links to the M1 and M6.

The property is shown on the location plan.

Distances

- Market Harborough – 8 miles
- Rugby – 13 miles
- Northampton – 14 miles
- London – 90 miles





Description

West End Farm comprises a 5-bedroom detached period farmhouse, with a range of outbuildings and approximately 123.30 acres of productive agricultural land. The farm is conveniently positioned on the edge of the village with far reaching views across the countryside beyond.

The farm is being offered for sale as a whole or in up to 3 lots.

Sheet no.	Parcel no.	Description	Acres	Hectares
		House and Garden	1.03	0.42
		Yard and Buildings	0.19	0.08
SP6380	6412	Pasture	1.27	0.51
		Lot 1 Total	2.49	1.01
SP6379	5397	Pasture	18.92	7.65
SP6379	4774	Pasture	16.19	6.55
		Lot 2 Total	35.11	14.21
SP6279	5196	Pasture	6.28	2.54
SP6297	4176	Pasture	42.63	17.25
SP6279	2390	Pasture	11.30	4.57
SP6280	1332	Arable	13.79	5.58
SP6280	4512	Arable	12.92	5.23
SP6279	3888	Track, building and hardstanding	0.47	0.19
		Lot 3 Total	87.39	35.36
		Total	124.99	50.58

Lot 1 (edged red)

Farmhouse

The Farmhouse is a period detached property constructed of redbrick, under a pitched timber framed slate roof. The original part of the property was constructed in 1848, with more recent extensions having been added to the western and northern elevations. Adjoining the northern elevation of the property is a garage of red-brick under corrugated-sheet roof construction. The internal accommodation extends to approximately 2,134 sq.ft (GIA) in all, across two floors.

A paved patio area wraps around the rear of the property (west-facing) from which extends a spacious lawned garden, presented over two levels with planted borders, summerhouse and second patio seating area

The garden continues down the slope to a second part extending to 0.86 acres in all, containing a vegetable patch, orchard, and greenhouse. A ground-mounted PV solar array is also situated along the northern boundary, which feeds the house and provides an average income of £500 per annum in electricity based on the existing tariff.

The accommodation is shown on the floorplan and comprises:

Ground Floor

Entrance Porch

Kitchen (with electric aga + walk-in larder)

Utility room + WC (with shower)

Steps leading up to:

Sitting room 1 (with log burner)

Sitting room 2 (with log burner)

Dining room (open fireplace)

Stairs leading to first floor landing

First Floor

Bedroom 1 with en-suite (+ walk-in wardrobe)

Bedroom 2 with en-suite

Bedroom 3

Bedroom 4

Family Bathroom

Steps down from the landing to:

Study/Bedroom 5

Outbuildings

The outbuildings extend to approximately 3,263 sq.ft in total, being mainly of timber frame under corrugated tin roof construction, and are situated in a U-shape around a central concrete yard and back on to the garden to the west. Whilst in need of modernisation, they provide for some alternative use potential subject to obtaining the necessary planning consents.



West End, Welford, Northampton, NN6

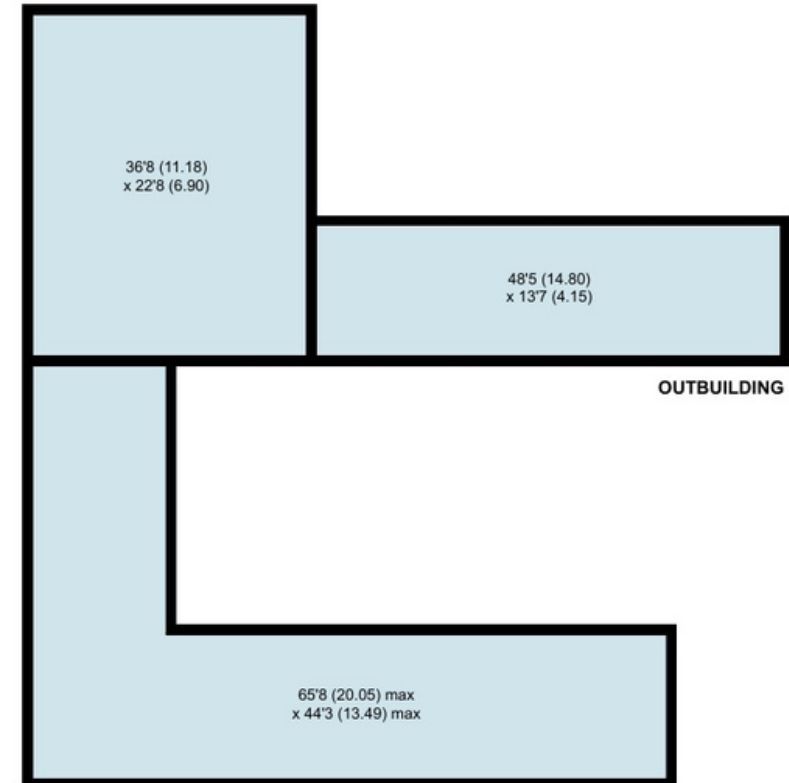
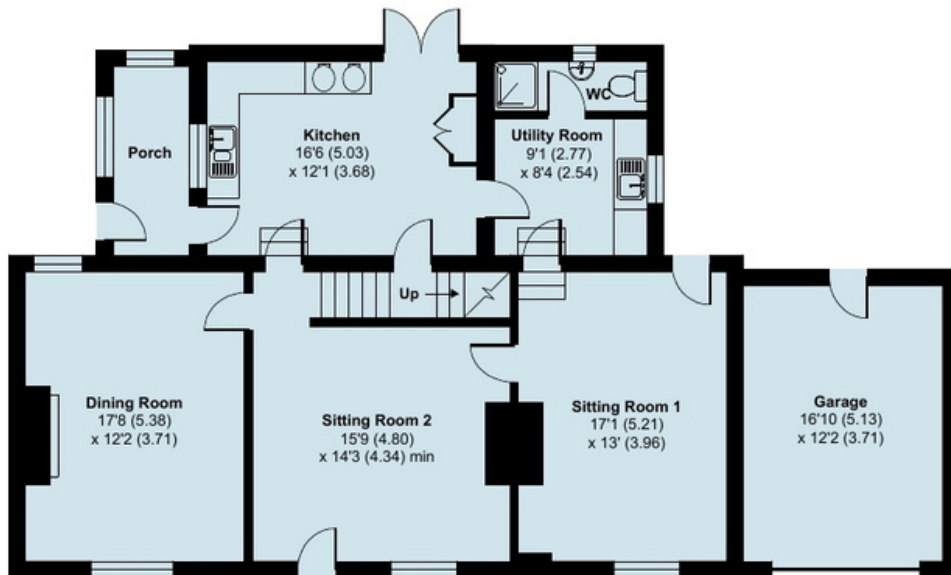
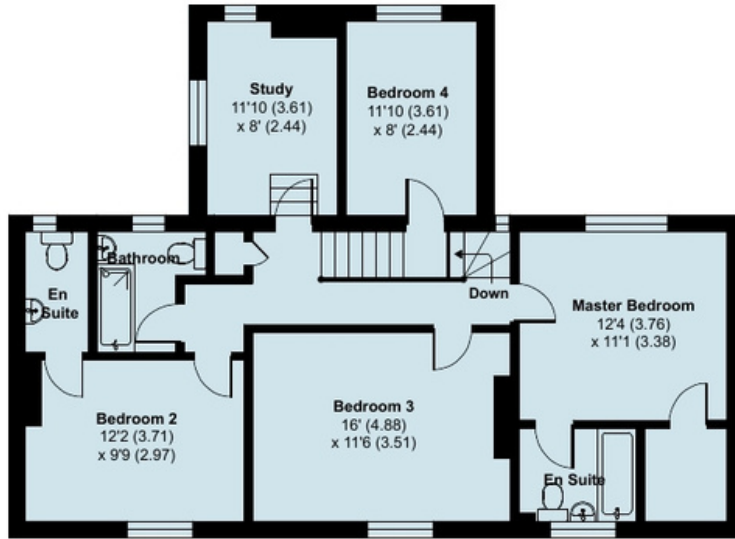
Approximate Area = 2134 sq ft / 198.2 sq m

Garage = 204 sq ft / 18.9 sq m

Outbuilding = 3263 sq ft / 303.1 sq m

Total = 5601 sq ft / 520.3sq m

For identification only - Not to scale





Land

A 1.27 acre paddock lies to the south west and can be accessed from the bottom of the garden. The land would be suited to agricultural or equestrian use and is enclosed by hedge and fence boundaries.

If Lot 1 is sold separately to Lot 2, the purchaser of Lot 1 will be responsible for erecting a stock proof fence along the boundary line between points A & B (shown on the enclosed plan) and connecting their own water supply from the house.

Lot 2: (edged blue)

Lot 2 extends to 35.11 acres of pastureland with frontage and access off South Kilworth Road. The block comprises 2 field parcels with mature tree and hedgerow boundaries and stock netting fencing. Whilst relatively level in the main, the land does slope steeply down towards the brook that runs along the eastern boundary. The land is classified as Grade 3 and the soil described as a slowly permeable, slightly acid but base-rich loam and clay soil.

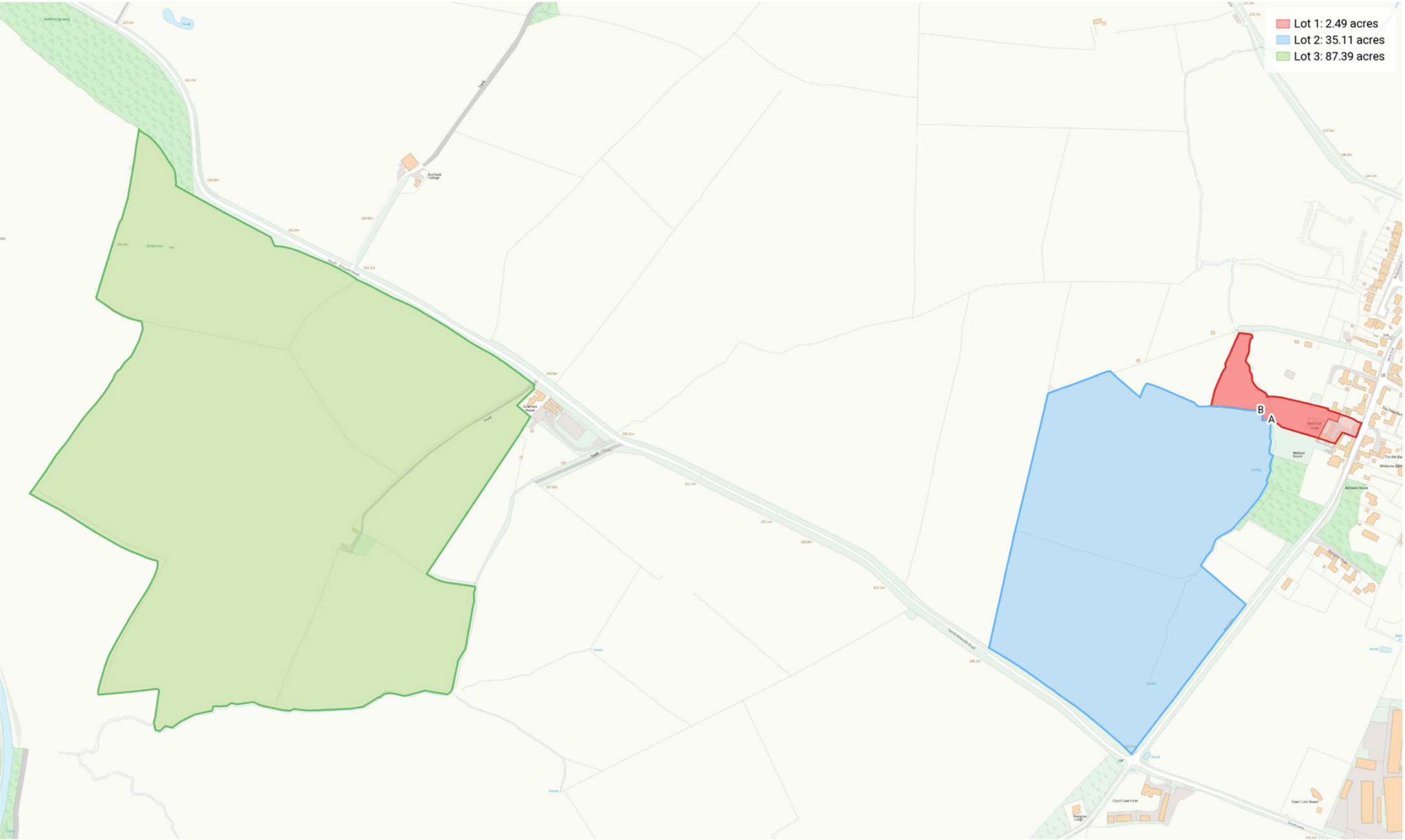
The land would be suited to agricultural or equestrian use.

Lot 3 (edged green)

The largest block of land lies to the south of the South Kilworth road and was known as 'The Hill'. It is a separate block of ring fenced land extending to 87.39 acres in all comprising 2 parcels of arable land (26.71 acres) with road frontage onto South Kilworth Road and 3 parcels of sloping pastureland (60.21 acres) with mains water and stock fencing.

Situated within the block of pasture land is a brick-built barn with a ground floor area extending to about 516 sq ft, with access via an existing hardcore track off South Kilworth Road. Whilst in disrepair at present, the agents believe there is potential for alternative use and conversion of the barn subject to obtaining the necessary planning consents.

The land would be suited to agricultural or equestrian use and is classified as Grade 3 and the soil described as a slowly permeable, slightly acid but base-rich loam and clay soil.



Tenure & Possession

The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion.

The grassland in Lots 1, 2 & 3 is subject to Grazing Licences until 31st October 2025.

Rural Land Register and SFI

The land is registered with the Rural Land Register and the fields will be transferred to the purchaser upon completion.

The land is currently subject to an SFI agreement for management of hedgerows and grassland options. If the rules of the scheme allow, this agreement will be transferred to the new owner(s) upon completion.

Overage Clause

The farmhouse, outbuildings and the barn within Lot 3 are excluded from the overage clause. An overage clause will be included within the sale contract, reserving 30% of any increase in value due to any non-agricultural or non-equestrian development in relation to the land that takes place within a period of 30 years from the date of the sale, triggered upon implementation of planning, sale or long lease.

Fixtures and Fittings

Only those items specifically mentioned in these sale particulars are included within the sale. The other items are specifically excluded.

Method of Sale and Lotting

The property is offered for sale by private treaty and any interested parties should submit their offer to the agent's Rugby office.

The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice.

EPC

The property has a rating of D 55 with the potential of C 76.



Services

The farmhouse benefits from UPVC windows, mains water, electricity, and drainage supply. The electricity supply to the property is supplemented by a feed from the ground-mounted solar PV array situated at the bottom of the garden.

The land in Lot 2 is fed by a spring, although we believe that mains water is available nearby.

Lot 3 benefits from mains water to two troughs and an existing electricity connection to the barn, albeit this is currently switched off.

Purchasers should make their own enquiries as to the availability and adequacy of the services to the Property.

Plan, Area & Description

The property is sold as Title Number NN352074

Please note the field numbers quoted may not match the RPA field numbers.

The plan are for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

Sporting, Timber and Mineral Rights

All rights are believed to be held with the freehold owner and will be included within the sale of the land.

Easements, Wayleaves and Rights of Way

An overhead electricity line crosses Lot 2 and the two arable fields in Lot 3. It is assumed that the property benefits from all necessary rights of way, easements and wayleaves for services and access.

Council Tax

West End Farm is in Council Tax Band 'E' for which the charge for 2025/26 is £2,895.91 and payable to West Northamptonshire Council.



Local Authority

West Northamptonshire Council: Tel. 0300 1267 000
Western Power: Tel. 0800 6783 105
Anglian Water: Tel. 0345 7919 155

WhatThreeWords

Using the WhatThreeWords app:
Lot 1: ///iterative.strict.ticking
Lot 2: ///surpassed.torn.blessing
Lot 3: ///funny.opts.downhill

Viewing

Viewing is strictly by appointment through the agent's Rugby office 01788 564680 or email rugrural@howkinsandharrison.co.uk.

Please be aware that livestock graze the pasture land, therefore please keep gates closed and take appropriate biosecurity measures.

Vendors Solicitor

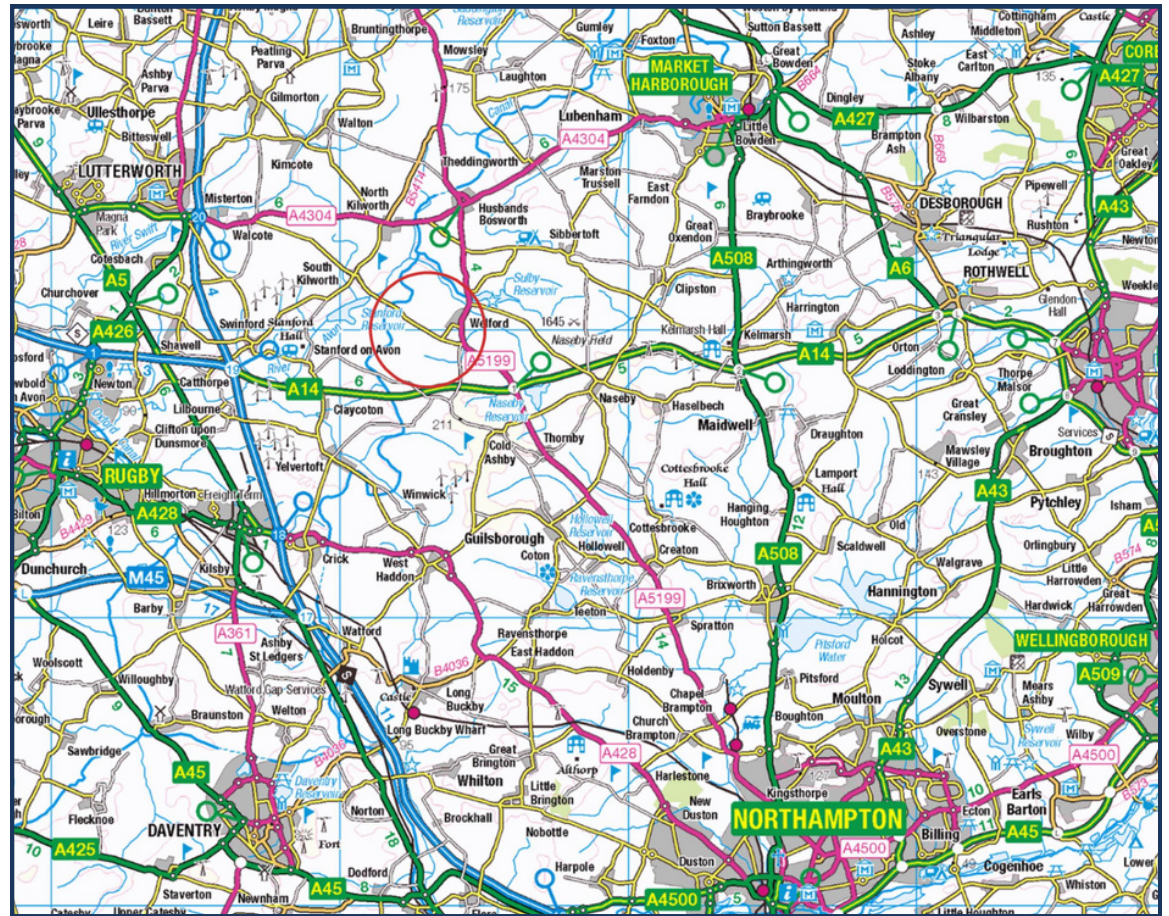
Kate Austin
Arnold Thomson Solicitors, 205 Watling Street West, Towcester, Northants, NN12 6BX
01327 350266 | kate.austin@arnoldthomson.com

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our Agricultural Mortgage Corporation, AMC agents (James Collier or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.

Anti Money Laundering Regulations

To enable us to comply with Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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