



## Redmile, Nottingham

Shellfield Farm, Barkestone Lane, NG13 0GR

Farmhouse, Farmbuildings and Land - in all  
about 3 Acres

Guide Price  
**£750,000**

# FOR SALE BY PRIVATE TREATY

Tel: 01664 560181

[www.shoulers.co.uk](http://www.shoulers.co.uk)

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

# GENERAL INFORMATION

**LOCATION:** The property is situated between the villages of Barkestone and Redmile in the Vale of Belvoir. There are good transport links a few miles away - the A52 and the A46.

## **DESCRIPTION:**

**Shellfield Farmhouse** - A four bedroom three bathroom house built in 2019/2020 of brick under a tile roof to a high standard incorporating renewable energy technology and eco-friendly aspects giving a high EPC rating. It offers spacious accommodation over two floors totalling about 179m<sup>2</sup> (1926 sq ft).

It enjoys far reaching views across the Vale of Belvoir, with Belvoir castle dominating the view to the south.

**Shellfield Farmbuildings/Solar PV** - A range of buildings originally built as two free range egg laying units, with the third being the packing shed. They are now utilised for pig "B&B" providing 4000 pig spaces. The two larger buildings total about 21,6000 sq ft plus the former packing shed - 1800 sq ft. There is an automated feeding system from a total of six bins holding about 80 tonnes, mains water and power from a 20 kilowatt solar PV array on the roof.

The solar energy is used mostly by the buildings and house, a sale contract for surplus energy to the grid is in progress.

**TENURE:** Vacant possession will be provided on completion subject to any agreements regarding any arrangements regarding the farm buildings used to house pigs currently.

**ACCESS:** Vehicular access is directly off the public highway.

**RIGHTS OF WAY:** None.

**SERVICES:** Mains water, electricity (single and 3 phase), private drainage system, ground source heat pump, solar PV.

**EASEMENTS, COVENANTS & WAYLEAVES:** We are not aware of any easements, covenants, or wayleaves, (other than overhead electricity cables on wooden poles) and the land is sold subject to any that may exist.

**SPORTING, TIMBER & MINERAL RIGHTS:** All mineral, timber and sporting rights are believed to belong and if so, are included in the sale.

**OVERAGE & COVENANTS:** There are currently no known restrictive covenants, and none are to be imposed by the vendors.

**VIEWING:** Strictly by prior appointment with the selling agents.

**PLANS:** The plans are Crown Copyright and for identification purposes only.

**VAT:** VAT is not payable on the purchase price.

**TITLE NUMBER:** LT490409

**EPC RATING:** B

**SPECIAL CONDITION OF SALE:**

### **Agricultural Occupancy Restriction**

The house is subject to a restriction on the occupier type as detailed in the planning consent conditions and is reproduced below.

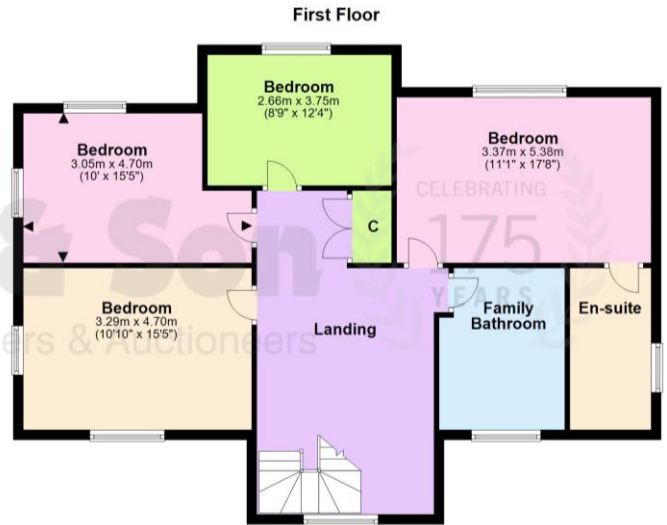
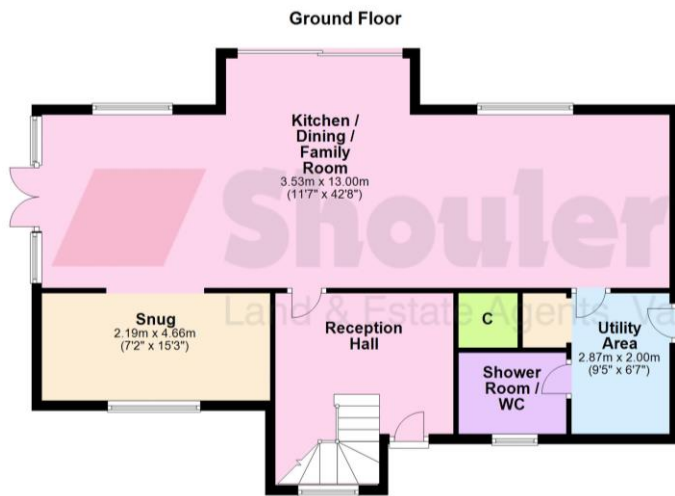
"The occupation of the dwelling shall be limited to the person with day to day responsibility for the management of the agricultural use (and his/her dependants or the widow/widower of such a person) and shall not be sold, leased or disposed of separately".

**ADDITIONAL LAND/FARM CREATION:** Up to 30 acres of adjoining farmland (currently sown with a grass ley) is available as a whole or part. This land is being marketed by Shouler & Son for a connected vendor. The availability of both at the same time gives a rare opportunity to buy a small residential farm in the Vale of Belvoir with diversification potential.





# GENERAL INFORMATION



## SITE PLAN



## LOCATION PLAN



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

[www.shoulers.co.uk](http://www.shoulers.co.uk)

Email: [h.baines@shoulers.co.uk](mailto:h.baines@shoulers.co.uk) Direct Line 01664 502953  
[o.arnold@shoulers.co.uk](mailto:o.arnold@shoulers.co.uk) Direct Line 01664 786386

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