



Elm Farm, Ratcliffe Lane, Sheepy Magna,
Atherstone, Warwickshire, CV9 3QZ

HOWKINS &
HARRISON

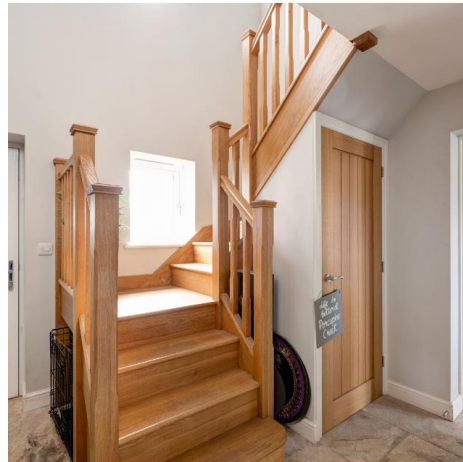
Elm Farm, Ratcliffe Lane, Sheepy Magna, Atherstone, CV9 3QZ

A valuable livestock and arable farm in a sought after and convenient location.

Comprising: principal dwelling with three bedrooms and three self contained flats, secondary dwelling, livestock buildings, brick and tile barn, cattery business, fishing lake, caravan site and planning permission for further buildings

In all about 227.92 acres (92.24 hectares) or thereabouts.

Available as a whole or in 4 lots.





Situation

Elm Farm is located to the south east of the village of Sheepy Magna in west Leicestershire, close to the Warwickshire border. Sheepy Magna is a thriving village with a public house, primary school and a wide range of village clubs and societies.

The market town of Atherstone is approximately 2 miles south west, with Market Bosworth approximately 6 miles north east of the property. Leicester is approximately 19 miles east and Birmingham approximately 22 miles south west. Access to the A5 is convenient, approximately 2.5 miles south, with junction 10 of the M42 approximately 5.5 miles to the west, allowing easy access to the motorway network. Rugby livestock market (at Stoneleigh) is about 28 miles and Melton Mowbray livestock market is about 33 miles.

Description

Lot 1

Comprising a two bedroom farmhouse (subject to agricultural occupancy condition), farm buildings, and 191.62 acres (77.54 hectares) of pasture and arable land, as described in more detail below.

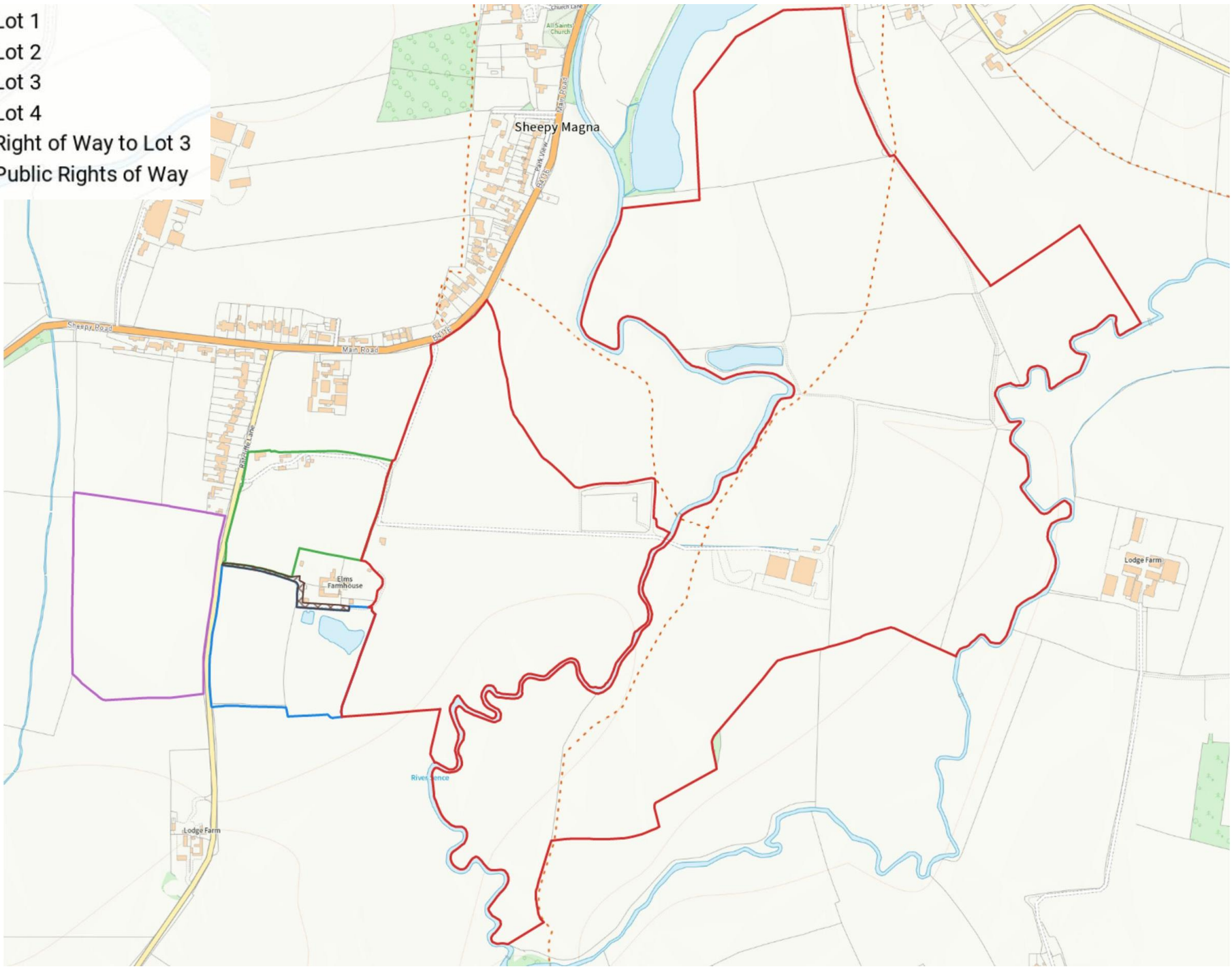
The house (known as Porcupine Creek) comprises a two bedroom family home built in 2017, which was designed with scope to easily extend on the first floor to create a further bedroom. It is built of red brick under pitched tile roof and is a two storey detached property which is finished to a high standard and comprises the following accommodation:

Ground floor:

- Entrance hall with oak staircase to first floor.
- Farm office/study
- Living room with patio doors to front and rear and log burner
- Kitchen/dining area with solid wood in-frame kitchen with granite work tops, oak topped kitchen island and a sand blasted marble floor
- Downstairs WC
- Boot room
- Utility room
- Rear Hallway with external door



- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Right of Way to Lot 3
- Public Rights of Way



First floor:

- Master bedroom with en suite bathroom and dressing room
- Second bedroom
- Family bathroom
- Airing cupboard and further storage cupboard

The house extends to approximately 1204 sq ft

Externally there is a large hard surfaced parking area and yard to the rear of the house and a large lawned and fenced garden to the front of the house with a patio area which benefits from unobstructed easterly views over the farm.

In the yard to the rear is a timber built shoot room and enclosed store, which has mains water and electricity connected.

The main farm buildings lie about 600m to the east of the house and comprise two similar buildings built in about 2001, as follows:

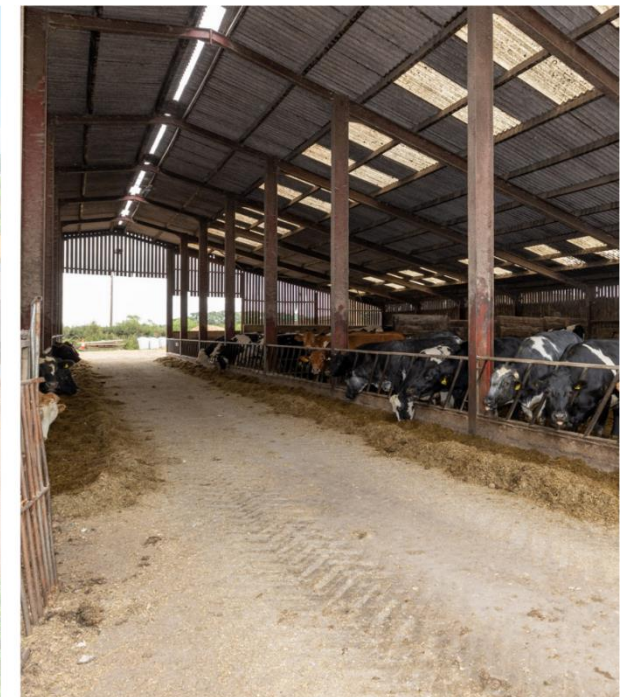
105' x 104' steel framed cattle shed with concrete block walls and Yorkshire boarding above, fibre cement roof, with central feed passage and loose cattle housing to each side.

90' x 31.5' steel framed lean-to cattle housing adjoining the above with part concrete floor

105' x 104' steel framed cattle shed with concrete block walls and Yorkshire boarding above, fibre cement roof, with central feed passage and loose cattle housing to each side together with a useful storage/mill and mix area with concrete floor

Traditional brick barn with a part tile and part corrugated sheet roof and potential for conversion.

The yard areas between and to the rear of the cattle buildings are concreted, with the rear yard areas comprising two silage clamps with an effluent pond to the rear of the yard.





The land extends to 191.62 acres (77.54 hectares) of both pasture and arable land in 13 enclosures. The land is predominantly level, grade 3 and is of the Arrow and Whimple 3 soil types, being deep coarse loams and fine silts. The land is enclosed by a combination of both hedge and fence boundaries, with the River Sence and its tributary, the Tweed, forming the boundaries of some of the fields to the east and west. The farm has extensive frontage to these rivers, which are an attractive feature and offer wildlife enhancement opportunities.

Lot 1 is accessed via a driveway which runs from Main Road and there are a good series of tracks throughout the property which provide easy access to the various enclosures.

Lot 2

Lot 2 comprises Elmsdale House, which is a substantial three bedroom dwelling with three self-contained 1 bedroom flats, an established boarding cattery, planning permission for a new building and 9.36 acres (3.79 hectares) of land currently in arable production.

Elmsdale House is a two storey, three bedroom house which was originally a small cottage and was enlarged in the early 1980's. The main part of the house is about 1800 sqft. The internal accommodation comprises:

Ground floor:

- Porch
- Hallway
- Kitchen
- Utility room
- Downstairs WC
- 'Back' porch
- Farm office
- Sitting room 1
- Sitting room 2
- Dining room

First floor:

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family bathroom
- Storage cupboard



The house has been extended at various times over the last 20 years to provide three self contained flats, one on the ground floor and two on the first floor at each end of the house. One was originally for a dependent relative but all three have in recent years been let to either farmworkers or third parties on Assured Shorthold Tenancies. Subject to any necessary planning consents, they also offer scope for alternative income such as bed and breakfast accommodation or for incorporation into the main house.

Flat 1 (about 323 sq ft) - a first floor flat accessed via an external metal staircase. Comprising:

- Living room
- Small kitchen
- Bedroom with en suite bathroom

Flat 2 (about 475 sq ft) – a ground floor flat accessed via two external doors but with access also available through the main house. Comprising:

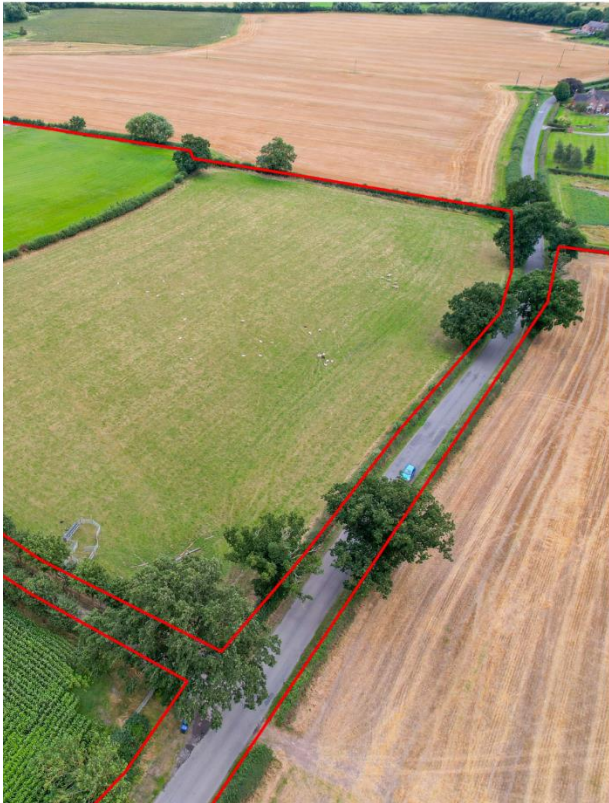
- Kitchen
- Living room
- Bedroom
- Bathroom

Flat 3 (about 500 sq ft) – a first floor flat accessed via the main house or via an external metal staircase. Comprising:

- Bedroom
- Bathroom
- Large open plan kitchen / living area

The house is approached from Ratcliffe Lane through a pair of substantial brick gate pillars with side wings, which have lighting and offer scope to easily fit an electric entrance gate. The drive splits, with the left hand leading to the house and the right hand to the buildings. To the front of the house is a block paved parking and turning area, and the right hand drive leads to a separate parking area for the cattery, and a track which gives easy access to the buildings for larger vehicles. There are lawned gardens to the front of the house, and a more enclosed garden to the side with several fruit trees and shrubs.





Included in the sale will be the existing purpose built timber cattery buildings with concrete floors which comprise three separate blocks of cat housing, each comprising caged runs with fully lined sleeping areas to the rear, covered personnel walkways and separation areas between cages. The cattery is currently licenced for 25 cats, but in total there is capacity for 38 animals, plus a separate isolation box nearby. All of the cattery buildings have a mains water and electricity supply and are centred around a concrete yard area.

Also included within Lot 2 is a substantial brick built kennel block with 10 internal kennels, each having raised sleeping areas and galvanised gates and fittings.

To the rear of the cattery are a number of temporary timber buildings used for poultry and waterfowl.

The land extends to 9.36 acres (3.79 hectares) or thereabouts of flat and level land, currently in arable production but eminently suitable for conversion to grazing land. The lands sits to the south of the house and has frontage to Ratcliffe Lane.

Lot 3

Comprising 10.79 acres (4.37 hectares) of gently sloping pasture land split in to two enclosures. The easternmost field has an attractive fishing lake and is a registered caravan site with 5 pitches with electricity hook up points.

The land has frontage to Ratcliffe Lane and access is currently via a right of way shown brown on the plan.

Lot 4

This comprises a single enclosure of arable land with a gentle south westerly aspect, extending to 16.15 acres (6.54 hectares) or thereabouts. The land is enclosed by hedge and fence boundaries and there is a pond situated in the centre of the field. The field has long road frontage and access directly from Ratcliffe Lane. The land is Grade 3 and is of the Arrow soil type, which is described as a deep, coarse loam.

General information

Past Cropping

The cropping history of the land is available from the agents.

Energy Performance Certificates - TBC

Porcupine Creek

Elmsdale House TBC

Flat 1

Flat 2

Flat 3

Council Tax

Porcupine Creek is Council Tax band D and the annual charge for 2021/2022 is £1,911.65.

Elmsdale House is Council Tax band E and the annual charge for 2021/2022 is £2,336.46.

The 'Granny Annexe' at Elmsdale House (believed to be Flat 3) is in Council Tax band A with an annual charge for 2021/2022 is £1,274.43. The other two flats are not listed on the Council Tax records.

Local Authority and Planning

The planning authority is Hinckley and Bosworth Borough Council – <https://www.hinckley-bosworth.gov.uk/> or 01455 238141.

The dwelling on Lot 1 is subject to an agricultural occupancy condition limiting its occupation to people locally employed in agriculture or forestry.

We understand that planning permission was granted for a further livestock building on Lot 1, near to the existing buildings, in 2002, and that this planning permission has been implemented by the laying of a hardcore surface for the building.

Planning permission was also granted in 2009 for the construction of a 30' x 45' agricultural building near to the cattery buildings on Lot 2. This planning permission included alterations to a track and is believed to have been implemented although the building has not been constructed.

The caravan site is a club registered site and we understand is therefore exempt from the need for planning permission or a caravan site licence.





Basic Payment Scheme

The land is registered with the Rural Payments Agency for the Basic Payment Scheme (BPS). BPS Entitlements for each lot will be available by separate negotiation at market value.

The eligible area for each lot is as follows:

Lot 1 – 75.67 ha

Lot 3 – 2.50 ha

Lot 2 – 3.37 ha

Lot 4 – 6.47 ha

There will be an indemnity clause within the sale contract to protect the seller from any breaches of cross compliance between completion and 31st December 2021 (if before this date), and the seller will retain the 2021 payment.

Tenure

The property will be sold freehold. Vacant possession will be available on completion, with the exception of Flat 1, which is currently occupied on an AST which is due to expire on 9 January 2022.

Depending on when completion takes place, early entry may be possible. Alternatively, the incoming owner will pay for the growing crop in situ at the time of completion.

Services

Elmsdale House and the flats benefit from all mains services including electricity, water, mains gas and drainage. The cattery has mains water and electricity connected.

Porcupine Creek has mains water and electricity. Heating is via an air source heat pump and it has a private foul drainage system.

The farm buildings are connected to mains water and an electricity supply is believed to be available close by.

Rights of Way, Easements & Wayleaves

There are some public footpaths crossing Lot 1. These are shown by the orange hatched lines on the plan. There are also some electricity pylons crossing Lot 1. We are not aware of any other public or private rights of way that impact any of the property.

Sporting, timber & mineral rights

These are included in the sale insofar as they are owned by the Vendor.

Overage Clause

The land in Lot 2 and Lot 4 will be sold subject to an overage clause, entitling the vendor to 25% of any uplift in value for a period of 30 years from any development of the land, excluding development for non-commercial equestrian or agricultural use.

Lotting

The vendor reserves 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.

Method of Sale

The property is offered for sale by private treaty as a whole or in 4 lots, as set out in more detail above.

Fixtures & Fittings

Only those items specifically mentioned in these sales particulars are included within the sale. All other items are specifically excluded but there may be the possibility to purchase some by separate negotiation. The seller intends to hold a farm dispersal sale prior to completion which may include some of the fixtures and fittings not mentioned in these particulars.

Viewing

Strictly by appointment with the selling agent. Please contact the agent to arrange an appointment. Please be aware that there are cattle at the farm, so when viewing, interested parties will need to take appropriate bio-security measures and also be aware of the general hazards on a working farm.

Plan, Area & Description

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.



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.

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire. CV9 1AT

Telephone 01827 721380
Email athrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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