



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



FOR SALE

£2,500,000 Guide price

COLD FARM, GILMORTON ROAD
LUTTERWORTH | LE17 4LD

- 80.7 ACRES
- DETACHED FOUR BEDROOM FARMHOUSE
- STRATEGIC DEVELOPMENT POTENTIAL

LOCATION

Cold Farm is located just three miles from the market town of Lutterworth which offers a range of amenities including supermarkets, public houses, garages, day care nurseries, primary and secondary schools, and a weekly open air market. Access to Cold Farm is taken via a private drive off the Gilmorton Road. The property benefits from excellent transport links with access to major roads including the M1, M6, M69, and A5 nearby.

DESCRIPTION

An exciting opportunity to purchase an 80.7 acre mixed arable and livestock farm within a single block with a four bedroom farmhouse, barn with planning consent, and a range of farm buildings. The Farmhouse at Cold Farm is a well-proportioned traditional farmhouse requiring complete renovation. The land is classified as Grade 3 under the Natural England Agricultural Land Classification with slightly acid but base-rich loamy and clayey soils.

ACCOMMODATION

The farmhouse is painted brick under slate roof and benefits from mains water and mains electric connections and septic tank. Ground Floor: Coal Store, W/C x2, Shower Room, Former scullery, Kitchen, Lounge, Billiard room, Cloak room with w/c
First Floor: 4x double bedrooms, Family bathroom.

The Barn Conversion is a traditional brick barn situated in the centre of the yard at Cold Farm has the benefit of planning consent for extension and conversion to a four bedroom dwellinghouse with the following accommodation:
Ground Floor: Kitchen Diner, Sitting Room, Office, Pantry and Boot Room.
First Floor: 4 x Double Bedrooms, Family Bathroom and Store.

External: Range of adjoining outbuildings, including workshop, boiler shed, and stores.

The land at Cold Farm extends to approximately 77.78 acres comprising a mixture of arable and grassland in 7 conveniently sized enclosures.

TERMS

Overage: The Vendors reserve the right to 35% of the uplift in value of the land if planning permission is granted for any use, other than agricultural or equestrian within a period of 40 years.

VAT

The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

USE

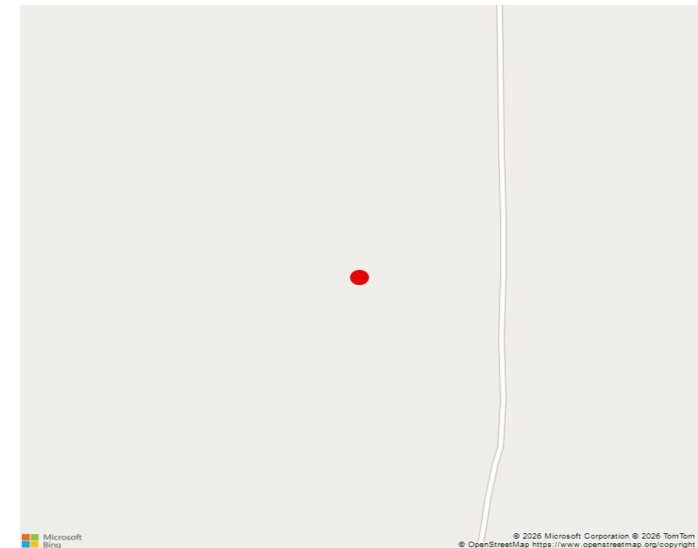
By appointment only with the selling agent.

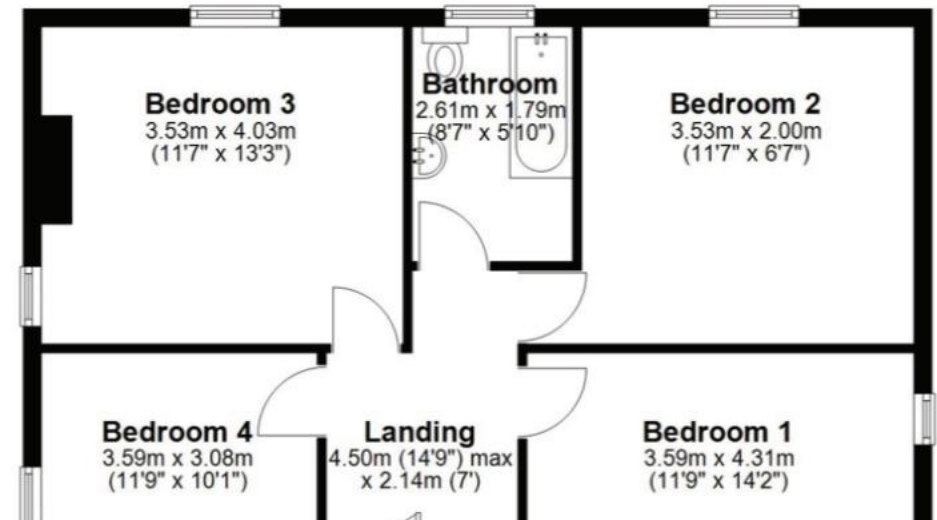
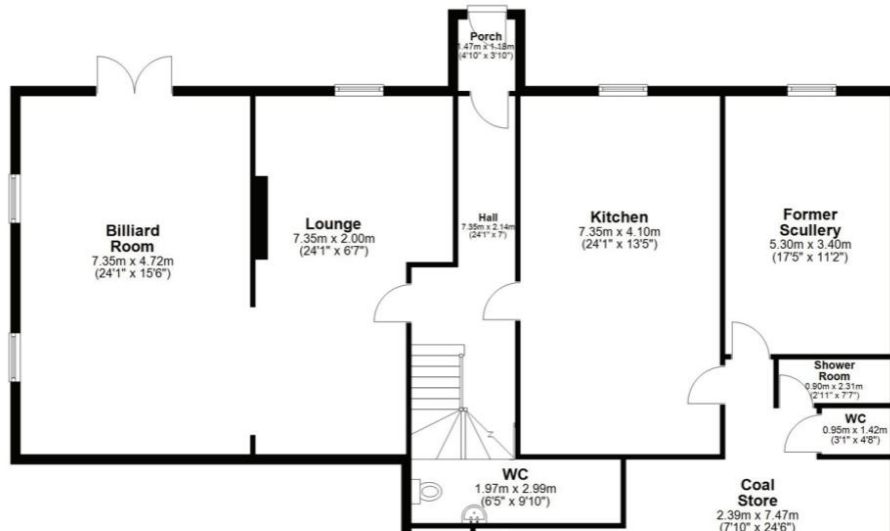
LEGAL COSTS

Each Party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026