

KEYTHORPE LAKES FARM AND KEYTHORPE HALL FARM

HALLATON ROAD, TUGBY, LEICESTER, LE7 9WB





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Tugby 1.5 miles | Uppingham 5 miles | Market Harborough 12 miles (London St Pancras in approximately 55 minutes) | Leicester 13 miles
(All distances are approximate)

ALMOST 900 ACRES OF PRODUCTIVE FARMLAND IN AN AREA OF THE COUNTRY
WHERE PARCELS OF THIS SCALE RARELY COME TO THE MARKET.

A highly regarded organic dairy farming enterprise centred around two principal farm holdings, featuring two farmhouses, two cottages, a visitor centre, extensive dairy and agricultural infrastructure, equestrian facilities, productive pastureland and woodland extending to approximately 878 acres.

LOT 1 - KEYTHORPE LAKES FARM

Accommodation: Four-bedroom farmhouse | Three-bedroom cottage | Visitor and conference centre with kitchen and ancillary accommodation

Farm Buildings: Modern 24:48 milking parlour | Dairy unit capable of housing up to 350 cows | Extensive cattle housing | 18,000-litre bulk tank with 6,000-litre overflow tank | Slurry lagoon | Circular slurry tank | Slurry pit | Silage clamps with capacity for approximately 3,600 tonnes | General agricultural buildings

Land: Productive pastureland | Concrete sleeper walkways serving paddock grazing system | Woodland | Approximately 654.14 acres

LOT 2 - KEYTHORPE HALL FARM

Accommodation: Three-bedroom farmhouse | Four-bedroom cottage

Farm Buildings: Modern grain store with drying facilities | Cattle housing | Traditional farm buildings | 13 stables | Manège | General-purpose storage buildings and sheds

Land: Productive pastureland | Woodland | Approximately 224.19 acres

In all about 878 acres | For sale as a whole or in individual lots



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Keythorpe Lakes Farm and Keythorpe Hall Farm occupy an attractive rural setting in the rolling Leicestershire countryside, close to the well-regarded village of Tugby and within easy reach of the market town of Uppingham. The surrounding landscape is characterised by gently undulating pastureland, mature hedgerows, pockets of woodland and productive farmland, providing an attractive and diverse agricultural environment. The extensive landholding supports a rich variety of wildlife and offers excellent opportunities for walking, riding and enjoying the surrounding countryside.

The farms lie within a popular rural area of east Leicestershire, renowned for its strong agricultural heritage and attractive villages. Nearby Tugby provides a cafe and public house, while a broader range of everyday amenities can be found in Uppingham, Market Harborough and Leicester. Uppingham is particularly well known for its independent shops, restaurants and cafés, whilst Leicester offers an extensive range of retail, leisure and cultural facilities.

THE FARMS

The Property comprises two commercial organic farms and has been farmed to a very high standard for over 35 years, since 2004 by a farm partnership. In 2015 the farm partners won Farm Partnership of the Year Award at the British Farming Awards.. The origins of the dairy herd are even older to the Lyons Hall Herd established by the Dixon Smith Family at Lyons Hall in Essex. It became the highest-yielding herd in the UK, producing 12,000 litres at a cell count of 93, winning the coveted NMR RABDF Gold Cup award twice.

The area is exceptionally well served by schooling, with a number of highly regarded state and independent schools nearby. Notable schools include Uppingham School, Oakham School, Leicester Grammar School and Ratcliffe College, together with a selection of well-regarded preparatory schools and local primary schools.

Despite its peaceful rural setting, the farms benefit from excellent connectivity. Market Harborough provides regular mainline rail services to London St Pancras in approximately 55 minutes, while Leicester, Oakham and Peterborough also offer convenient rail connections. The A47 provides direct access to Leicester and the wider Midlands road network, connecting with the A1, M1 and M69, whilst East Midlands Airport offers a comprehensive range of domestic and international destinations.

Together, Keythorpe Lakes Farm and Keythorpe Hall Farm comprise a substantial and highly regarded organic dairy enterprise extending to approximately 878 acres. The farms are predominantly laid to productive pasture, complemented by areas of woodland and well-managed grazing land, creating an attractive and sustainable farming operation. The combination of residential accommodation, modern dairy infrastructure, livestock facilities, grain storage, equestrian amenities and extensive landholdings presents a rare opportunity to acquire a fully equipped commercial farming business in the heart of rural Leicestershire.



LOT 1 - KEYTHORPE LAKES FARM

Keythorpe Lakes Farm forms the principal operational centre of the wider farming enterprise and is a highly productive dairy unit equipped to support a substantial commercial herd. The farmstead comprises a four-bedroom farmhouse and a three-bedroom cottage; both residential properties have an Agricultural Occupancy Condition. In addition, there is a visitor and conference centre incorporating meeting facilities, a kitchen and ancillary accommodation, offering potential to support a range of business and diversification activities.

The farm benefits from an extensive range of modern agricultural buildings arranged around a well-configured yard. At its heart is a modern 24:48 milking parlour, installed in 2010, together with cattle housing capable of accommodating up to 350 dairy cows. Supporting infrastructure includes an 18,000-litre bulk tank with a 6,000-litre overflow tank, substantial slurry storage facilities comprising a lined lagoon, circular tank and slurry pit, and silage clamps with capacity for approximately 3,600 tonnes.

The surrounding land has been carefully managed to support an efficient grazing system, with excellent access from the farmyard to adjoining pasture. Concrete sleeper walkways provide connectivity across the grazing platform, enabling effective paddock grazing for much of the year and contributing to the success of the dairy operation.

In all approximately 654.14 acres.



Visitor Centre



Keythorpe Lakes Farmhouse



Keythorpe Lakes Cottage

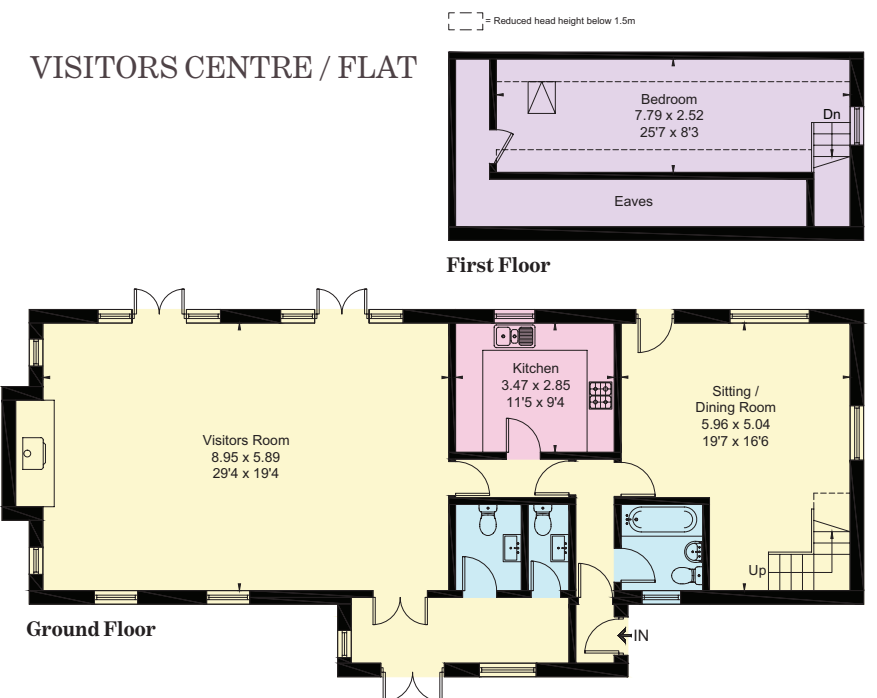


KEYTHORPE LAKES FARMHOUSE



Approximate Gross Internal Area
Keythorpe Lakes Farmhouse - 204.9 sq m / 2205 sq ft (Excluding Shed / Open Space)
Visitors Centre / Flat - 148.4 sq m / 1597 sq ft (Including Eaves)
Keythorpe Lakes Cottage - 132.4 sq m / 1425 sq ft
For identification only. Not to scale.

VISITORS CENTRE / FLAT



KEYTHORPE LAKES COTTAGE



LOT 2 - KEYTHORPE HALL FARM

Operated in conjunction with Keythorpe Lakes Farm, Keythorpe Hall Farm provides an important complementary holding and further strengthens the overall farming enterprise. The property comprises a three-bedroom farmhouse and a four-bedroom cottage; both residential properties have an Agricultural Occupancy Condition. There is a substantial range of agricultural buildings supporting both livestock and arable operations.

The farmyard includes a modern grain store with drying facilities, cattle housing, traditional farm buildings and a variety of ancillary storage structures. In addition, there are 13 stables and a manège, currently utilised for DIY livery, providing an attractive equestrian element with scope for continued use or further diversification.

The land adjoins the farm buildings and offers excellent access for livestock management and grazing. Together with Keythorpe Lakes Farm, the holding forms part of a well-established organic farming business, benefiting from an efficient layout and a comprehensive range of agricultural infrastructure.

In all approximately 224.19 acres.



Keythorpe Hall Farmhouse

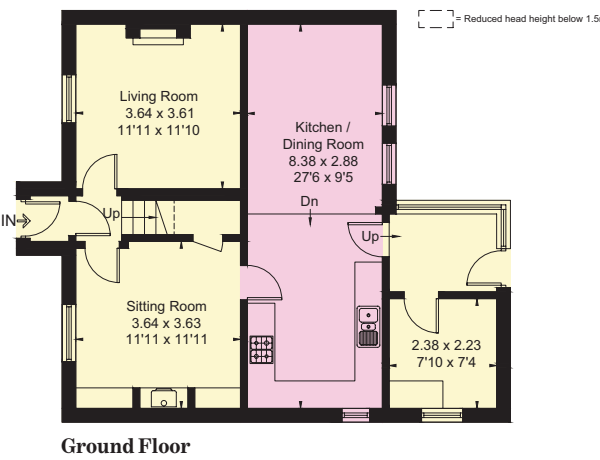


Keythorpe Hall Cottage





KEYTHORPE HALL FARMHOUSE



Approximate Gross Internal Area
Keythorpe Hall Farmhouse - 124.3 sq m / 1338 sq ft
Keythorpe Hall Cottage - 133.7 sq m / 1439 sq ft
For identification only. Not to scale.

KEYTHORPE HALL COTTAGE



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as individual lots, or as a whole, with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are two public rights of way across the property.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale. The sporting rights over Issett's Lodge (24.94 acres) are also owned and included in the freehold sale. The rights are shown shaded on the boundary plan overleaf.

SERVICES

- Keythorpe Lakes Farmhouse:** Mains water and electricity, oil central heating and private drainage.
- Keythorpe Lakes Farm Cottage:** Mains water and electricity, oil central heating and private drainage.
- Keythorpe Hall Farmhouse:** Mains water and electricity, oil central heating and private drainage.
- Keythorpe Hall Farm Cottage:** Mains water and electricity, oil central heating and private drainage.

Visitor Centre: Mains water and electricity, oil central heating and private drainage.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

CONSERVATION

The estate has diverse landscapes with rolling countryside interspersed with mixed mature woodland. There are a series of lakes, ponds and stream that run through the core of the estate which further attracts an abundance of wildlife. The diversity makes it a wonderful opportunity for continued agricultural, conservation or environmental enhancement.

SHOOTING

There has also been an enjoyable and challenging pheasant and partridge shoot run across the farm for many years.

PLANS, AREAS AND SCHEDULES

There is an ideal mix of land uses across the two lots which are roughly broken down as follows:

- Lot 1:** Arable 241 acres, Pasture 303 acres and Woodland 91 acres.
- Lot2:** Arable 85 acres, Pasture 85 acres and Woodland 48 acres.

The plans are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

COUNCIL TAX BANDS AND EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

Property	Council Tax Band	EPC Rating
Keythorpe Lakes Farmhouse	N/A	D
Keythorpe Lakes Farm Cottage	N/A	D
Keythorpe Hall Farmhouse	C	E
Keythorpe Hall Farm Cottage	C	D

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

LOCAL AUTHORITY

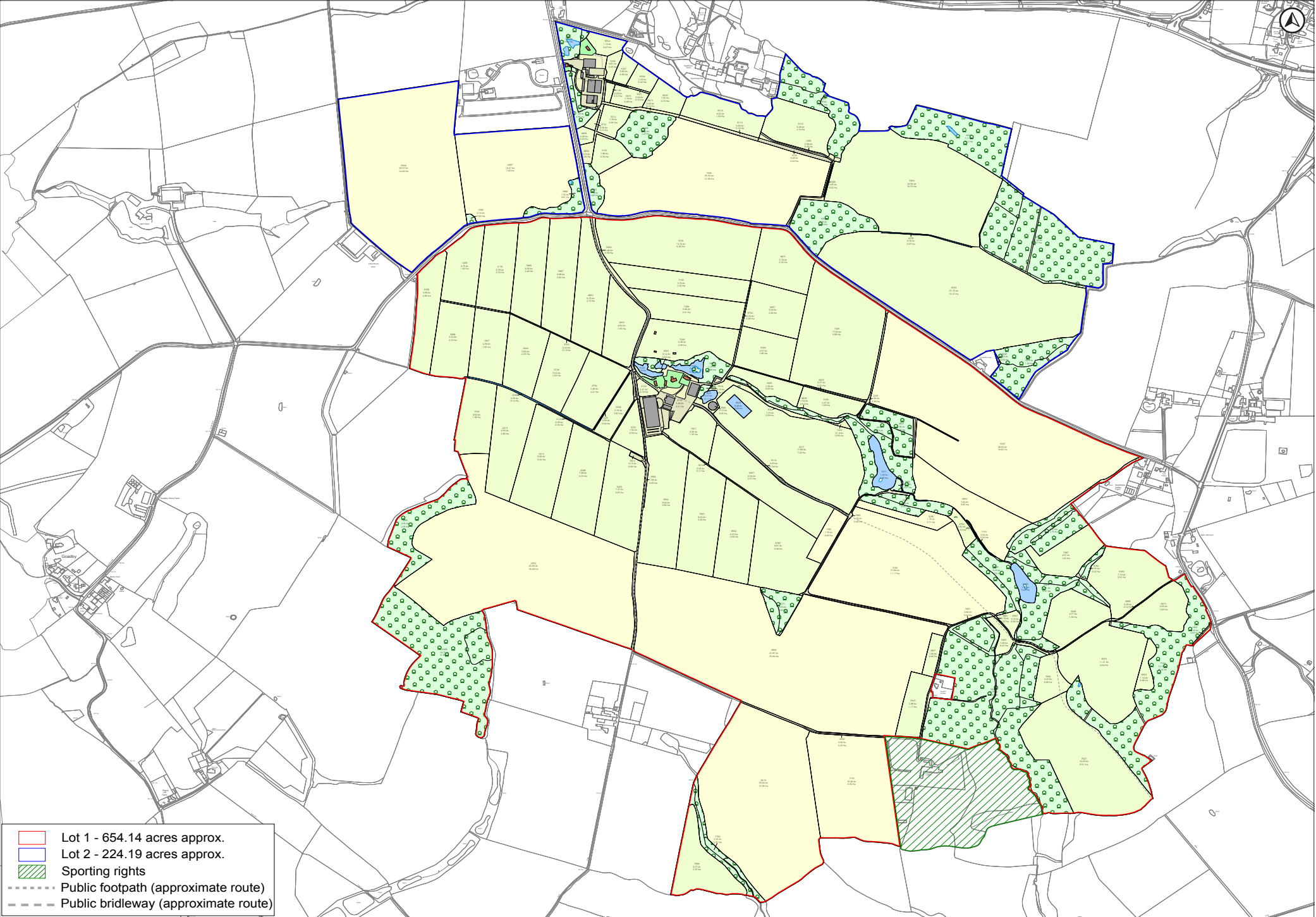
Harborough District Council

DIRECTIONS

Postcode: LE7 9WB
What3Words: ///reworked.kicked.ounce

VIEWINGS

All viewings are strictly by appointment with the Vendor's agent.



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