



Hissar House Farm, Leicester Road, Barwell, LE9 8BB

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Property Description

An exceptionally rare opportunity to acquire a traditional late Georgian Farm House and significant range of outbuildings all set in approximately 9.43 acres of pastureland and in need of full modernisation and improvement.

- **Requiring complete refurbishment and modernisation**
- **Patureland extending to approximatley 9.43 acres**
- **Large range of outbuildings**
- **Excellently located**

Guide Price:
£895,000





DESCRIPTION

An exceptionally rare opportunity to acquire a traditional late Georgian Farm house and significant range of outbuildings all set in approximately 9.43 acres of pastureland and in need of full modernisation and improvement.

Hissar House Farm enjoys a private yet strategic location and offers purchasers significant potential for renovation and development of the property to create a truly wonderful family home. A significant range of outbuildings offers opportunity for development / conversion subject to the granting of necessary planning consents.

LOCATION

Hissar House Farm is excellently located between the settlements of Barwell and Hinckley in south west Leicestershire. Both settlements have a large range of public services including primary and secondary education and a good range of supermarkets, along with exceptional public transport connections with nearby access to the M69 and A5 along with rail connections at Hinckley (London 1.5hrs).

What 3 Words: //library.ruin.sunblock

ACCOMODATION

FARM HOUSE

Front reception / family room, living room, inner hallway with access to cellar, dining room, kitchen, downstairs W/C and rear hallway. Stairs giving access to the first floor accommodation including 4 bedrooms, 3 double, large family bathroom and separate W/C and shower room. A further bedroom / games room is accessed via an external staircase from the rear of the property. In total the accommodation extends to approximatley 2565 Sq Ft.



OUTSIDE

Hissar House Farm is approached via a private driveway directly from Leicester Road which leads to a large driveway / yard area suitable for numerous vehicles. A significant range of outbuildings including a range of 6 stables, various timber / brick workshops / store rooms and a large traditional Dutch barn with additional lean-to structures on either side. The land extends to approximately 9.43 acres of mainly level pastureland and is split into 3 separate enclosures surrounded by a variety of mature hedgerows and trees.

METHOD OF SALE

Hissar House Farm is initially offered for sale via private treaty. The vendor reserves the right to conclude the sale by additional means if deemed necessary.

TENURE

The property is held freehold with vacant possession available upon completion.

LOCAL AUTHORITY

Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

SERVICES

The property is connected to mains water, electricity and drainage. Heating is provided by an oil fired boiler.

VIEWINGS

Strictly by appointment with the selling agents on specific viewing days.

DEVELOPMENT UPLIFT CLAUSE

A development uplift clause of 20% for a 20 year period will apply to the land and outbuildings and relates to any increase in value arising from the grant of planning permission for additional dwellings (excluding agricultural and equestrian use) and is payable to the vendor.

EPC

F - 27





COUNCIL TAX

The property has been deleted from the council tax banding. Before the deletion, the property was Band G.

RIGHTS OF WAY / EASEMENTS / WAYLEAVES

The land is crossed by footpath V22 which runs across the southern boundary.

ACCESS

The property is accessed directly off Leicester Road via a private driveway.

LAND REGISTRY

The property is registered with the Land Registry. Title Number: LT120322

SPORTING / TIMBER / MINERAL RIGHTS

Where owned, the sporting, timber and mineral rights are included within the sale.

RATES AND OUTGOINGS

The property is sold subject to any other rates and outgoings which the purchaser will be liable for.

ENVIRONMENTAL SCHEMES

The surrounding land is not subject to any current environmental schemes.

PLAN

The plan and red lines have been provided for identification purposes only.

FURTHER INFORMATION

For further information and to arrange a viewing, please contact:

Edward Higgins BSc (Hons) MRICS

Andrew Granger & Company, 44-46 Forest Road, Loughborough, LE11 3NP

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Email: edward.higgins@sheldonbosleyknight.co.uk



Floorplan

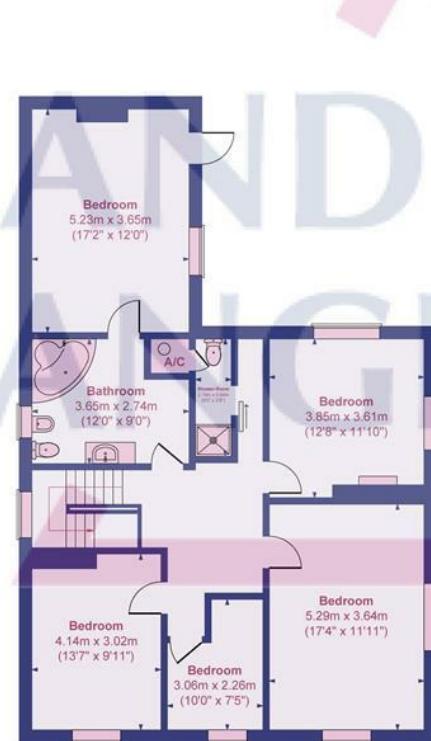
Approximate Gross Internal Area
238.3 sq. m. (2565 sq. ft.)
Stables 80.3 sq. m. (864 sq. ft.)
Total 318.6 sq. m. (3429 sq. ft.)



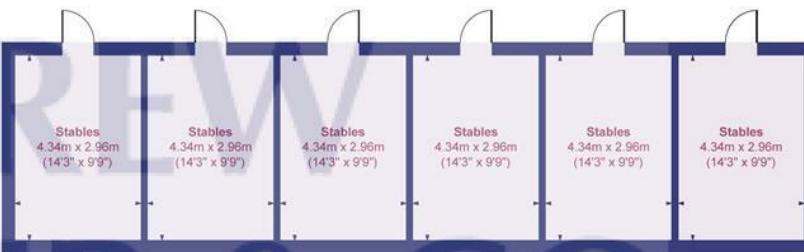
Cellar
Floor area 18.0 sq.m. (194 sq.ft.) approx



Ground Floor
Floor area 116.4 sq.m. (1253 sq.ft.) approx



First Floor
Floor area 103.9 sq.m. (1118 sq.ft.) approx



Stables
Floor area 80.3 sq.m. (864 sq.ft.) approx



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call our Loughborough Rural office on 01509 243720**

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Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.