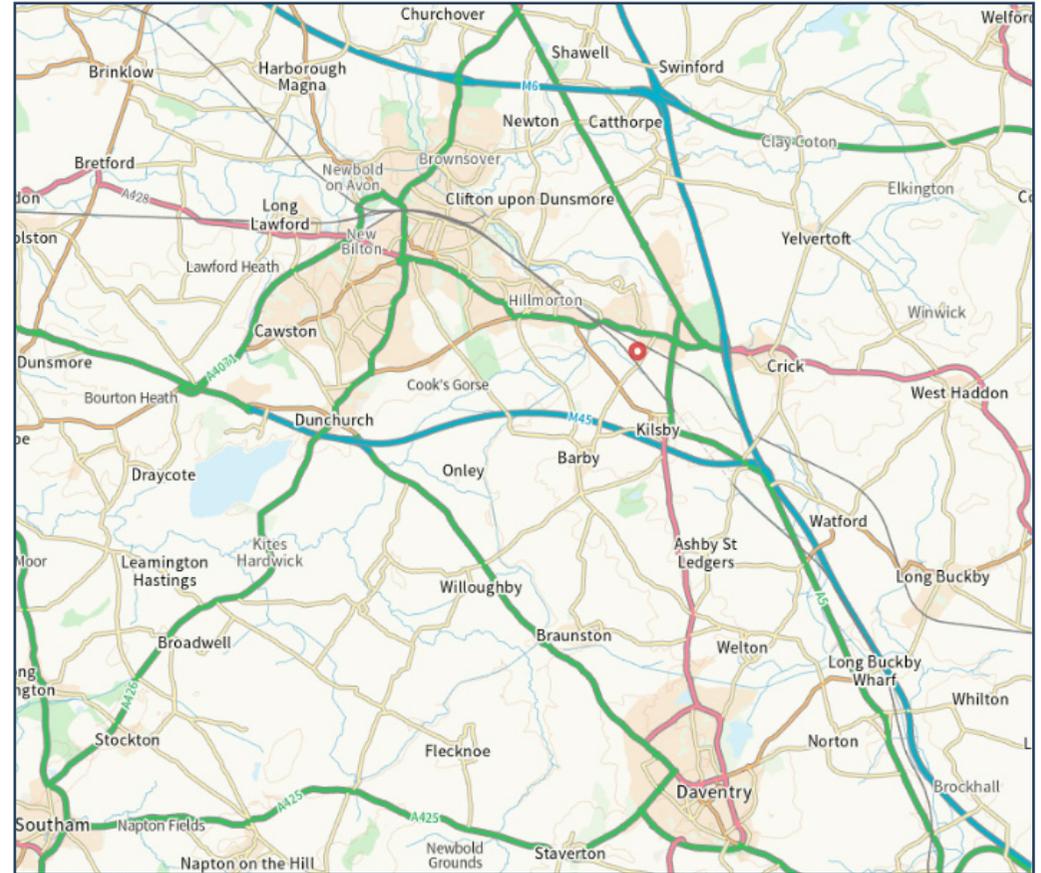
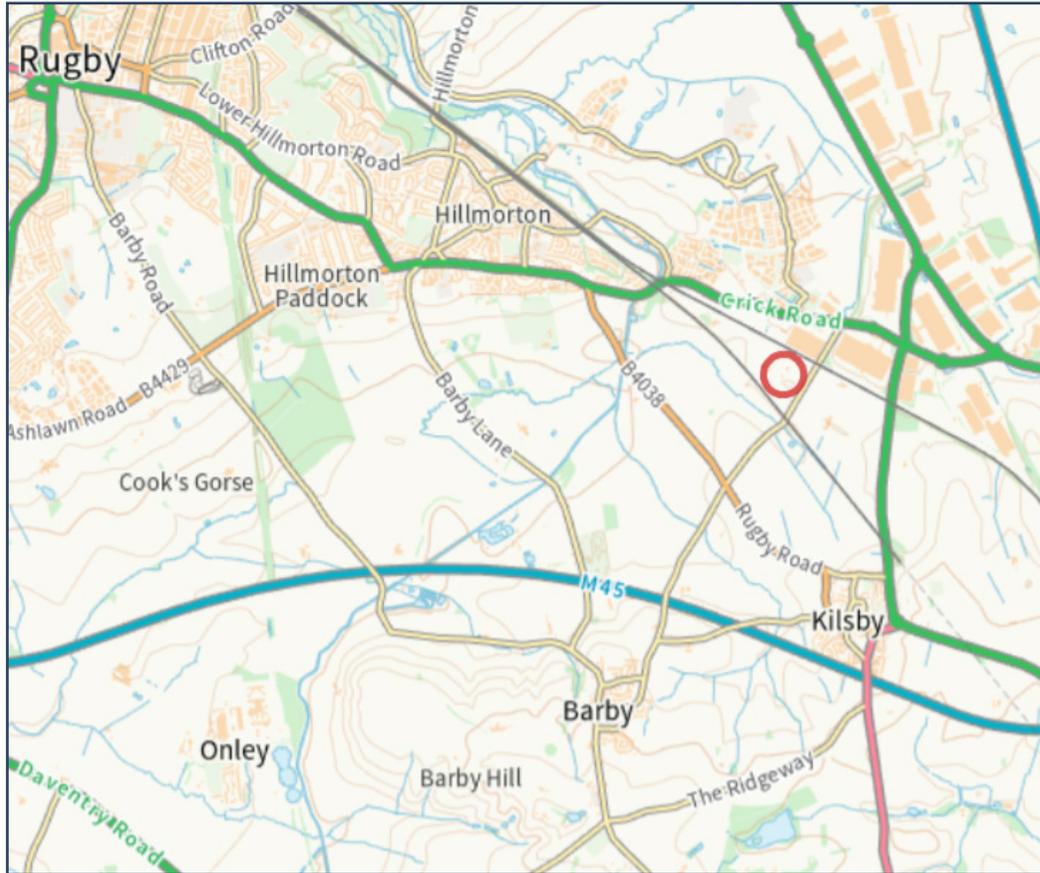




**SMALL HOLDING FOR SALE  
CLOVERLEA, NORTOFT LANE  
KILSBY, NORTHAMPTONSHIRE, CV23 8YF**

# LOCATION MAPS



## SMALL HOLDING FOR SALE

### CLOVERLEA, NORTOFT LANE, KILSBY, NORTHAMPTONSHIRE, CV23 8YF EXTENDING TO APPROXIMATELY 9.34 HECTARES (23.07 ACRES).



- Approximately 9.02 hectares (22.27 acres) of Grade 3 pastureland
- The land is located off Nortoft Lane, to the north of the village of Kilsby, Northamptonshire
- Four-bedroom bungalow (circa 184m<sup>2</sup>) with double garage, three workshops and large garden
- Shared access driveway
- Several steel portal-framed agricultural storage buildings
- Train station approximately 5 miles north-west of the site, providing transportation links to Coventry, Birmingham and London
- Excellent road links with the A5, M1 and M6 all within close proximity to the property
- Local primary school approximately 1 mile south of the site in the village of Kilsby or secondary school located approximately two miles north of the site at Houlton

OFFERED AS A WHOLE BY PRIVATE TREATY

VIEWINGS STRICTLY BY PRIOR APPOINTMENT ONLY WITH THE  
VENDOR'S AGENT

VENDORS' AGENT



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C/O Matt Hawkins  
205 Watling Street West  
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Northamptonshire  
NN12 6BX

## THE PROPERTY

Cloverlea, Nortoft Lane presents an exceptional opportunity to acquire a beautifully presented and deceptively spacious four-bedroom bungalow, set within generous grounds and complemented by two conservatories. Whilst the bungalow would benefit from a degree of modernisation, it offers purchasers an excellent opportunity to update and personalise the accommodation to their own specification.

Extending to approximately 9.02 hectares (22.27 acres), the pastureland has predominantly been used for livestock grazing and is in good heart. The property is well enclosed with stock proof fencing, varying in condition and benefits from mains water. The holding is further enhanced by a range of useful outbuildings, including a double garage, three workshops and three steel portal-framed agricultural buildings, utilised for storage purposes.

The bungalow itself offers well-proportioned and versatile accommodation throughout. A spacious kitchen is complemented by separate dining and living areas, the latter featuring an impressive wood-burning stove. Sliding doors for the lounge provide access to a substantial conservatory, creating additional living space, enjoying views over the garden.

The property further comprises four bedrooms, a family bathroom fitted with bath, shower, WC and wash basin, together with a separate WC. There is also access to a partially boarded loft space offering further potential subject to modernisation.

## LOCATION

The property is situated off Nortoft Lane, approximately 1 mile north of the village of Kilsby, Northamptonshire, which benefits from a range of amenities. The property is also approximately 5 miles south-east of the larger town of Rugby, which benefits from a range of larger amenities, such as supermarkets, a range of education facilities, including the prestigious Rugby School and access to wider transport links, such as the train station; meaning that the property is well-located for commuters.

## PROPERTY SCHEDULE

Field	Description:	Hectares:	Acres:
Field A	Permanent Pasture	1.62	4.01
Field B	Permanent Pasture	5.74	14.16
Field C	Permanent Pasture	1.66	4.10
	Property, outbuildings and access track	0.32	0.80
	TOTAL	9.34	23.07

# CLOVERLEA



The residential element of the property extends to approximately 184m<sup>2</sup> of well-proportioned accommodation. Beautifully presented throughout, the home also provides an excellent opportunity for purchasers to update or modernise to suit their individual tastes and requirements.

The property benefits from mains electricity, water, a private drainage system and LPG gas, which is provided by Calor Gas.

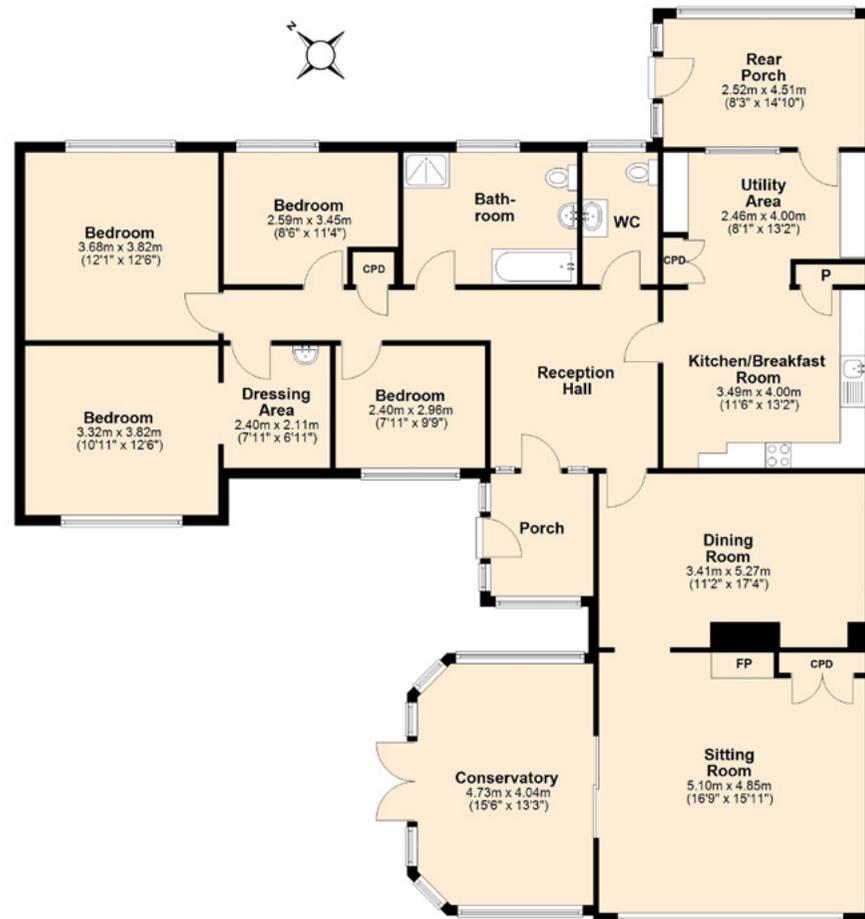
Set in a desirable semi-rural location and complemented by agricultural storage buildings, the property is particularly well suited to agricultural or equestrian lifestyles. Externally a wrap around garden offers an ideal space for outdoor seating and a vegetable patch, while a generous rear garden provides further scope for enjoyment.

Additional outbuildings, including a double garage, three workshops and several garden sheds provide ample storage and practical workspaces.

## LAYOUT

Cloverlea comprises the following living accommodation:

- |              |                            |
|--------------|----------------------------|
| Kitchen      | Family Bathroom            |
| Utility      | Bedroom 1 – single bedroom |
| Dining Room  | Bedroom 2 – single bedroom |
| Living Room  | Bedroom 3 – double bedroom |
| Conservatory | Bedroom 4 – double bedroom |
| WC           |                            |

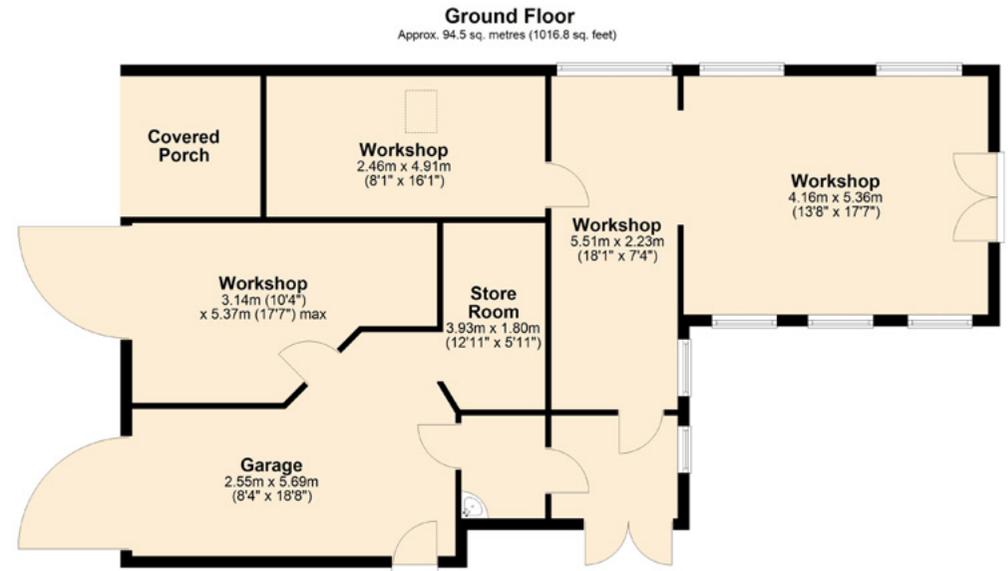


Total area: approx. 184.5 sq. metres (1985.7 sq. feet)

Cloverlea Nortoft Lane Kilsby RUGBY CV23 8YF	Energy rating <b>E</b>	Valid until:	17 March 2036
		Certificate number:	0320-2323-9620-2226-2015

**Property type** Detached bungalow

**Total floor area** 146 square metres



Total area: approx. 94.5 sq. metres (1016.8 sq. feet)

### FARM BUILDINGS

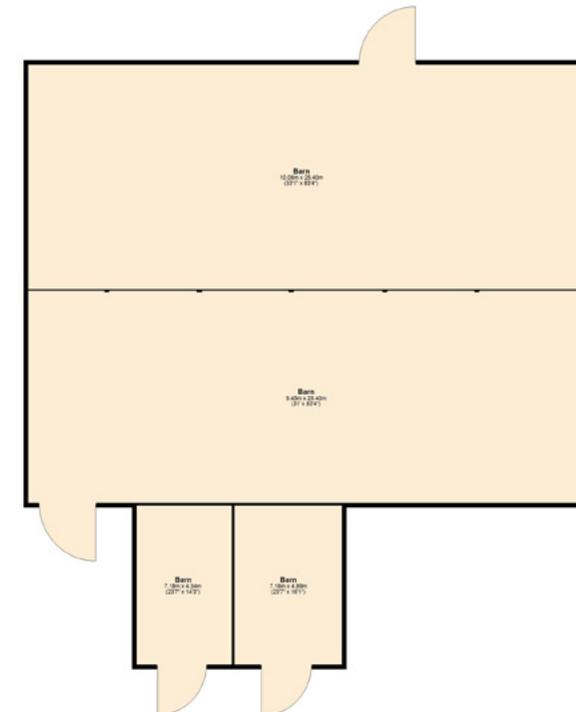
The farm buildings comprise two steel portal-framed Dutch barns together with a single lean-to storage building. Of particular note, the buildings feature traditional mud wall construction, which is relatively uncommon. They are currently utilised for fodder storage; however, purchasers should note that the structures are in poor condition and may require repair or replacement subject to the necessary consents.

### LAND

Extending to approximately 9.02 hectares (22.27 acres), the Grade 3 permanent pasture is currently utilised for livestock grazing but would be equally well suited to equestrian use. The land is ring-fenced with stockproof fencing and is divided into three parcels.

Access is provided via a shared access track directly off Nortoft Lane. Water is supplied to the land through several existing troughs.

Purchasers should note that five telegraph poles with overhead lines are situated across parcels B and C.



## ADDITIONAL INFORMATION

### ACCESS

Access to the property is via a shared access track directly off Nortoft Lane. There is an upkeep and maintenance provision on the driveway, further information can be made available on request.

### TENURE AND OCCUPATION

The land is available to purchase freehold with vacant possession available upon completion.

### OVERAGE

The vendor reserves a right via an overage to retain 30% of any uplift in value received from any development (including solar) or mineral extraction for a period of 30 years from the point of sale. The overage will be triggered on either the implementation of the planning consent or the disposal of the property subject to the planning consent, it will not be triggered on any agricultural or equestrian development.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars. An existing right of way is in place regarding the shared access track. An existing wayleave is also in place regarding the telegraph poles and overhead wires.

### BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the vendor nor their Agent will be responsible for defining any other boundaries. .

### RURAL PAYMENTS AND COUNTRYSIDE STEWARDSHIP

No entitlements are offered with the sale of the property. There are no Countryside Stewardship Schemes or Sustainable Farming Incentive Schemes currently active on the holding.

### PLANNING

The planning constraints across the site have recently been regulated. The property is no longer subject to an agricultural occupancy condition as of 5th January 2026. The property has also successfully obtained a Certificate of Lawfulness for existing operational development consisting of construction of two conservatories, three workshops, a summerhouse and a dual pitched garage roof. In addition, a Change of Use is now in effect as of 23rd October 2025 regarding the agricultural land to the north of the house into residential garden land.

### SERVICES

The property is connected to mains electricity and mains water via a private supply, with drainage to an existing sewage treatment plant. It also benefits from a gas supply. With regard to the water supply, this is currently paid for by a neighbouring farmer, who recharges the vendor solely for the amount used at cost.

The Vendor currently has a contract in place with Calor Gas, under which a rental charge is payable quarterly. Further details are available upon request.

Prospective purchasers are advised to make their own enquiries and investigations regarding the services.

### FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other items are expressly excluded regardless of the inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale is in satisfactory order.

### METHOD OF SALE

The property is being sold as a whole by Private Treaty. Following the marketing of the property, the vendor reserves the right for an Informal Tender process. Parties who register their interest in the property will be notified of the Informal Tender process including bid submission deadlines.

### TIMBER, MINERAL AND SPORTING RIGHTS

In so far as they are available with the sale. Please note that the mineral rights are subject to the overage conditions, as mentioned above.

### COUNCIL TAX

Tax Band E.

### EPC

Energy Rating: E

### VAT

Please note that VAT will not be charged on the sale of the property.

### LOCAL AUTHORITY

West Northamptonshire Council,  
One Angel Square  
Angel Street  
Northampton  
NN1 1ED



The plan is not to scale and for identification purposes only

#### GENERAL INFORMATION

West Northamptonshire Council – 0300 126 7000

National Grid – 0800 096 3080

Severn Trent – 0345 750 0500

Calor Gas – 0800 626 626

#### VIEWING

Strictly by appointment only with the vendors Agent.

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In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

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Photographs taken February 2026.

Particulars prepared in March 2026.



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