WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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

FOR SALE - Offers In Excess of £1,200,000

Ullesthorpe Road, Ashby Parva

- 70.9 ACRES OF ARABLE LAND
- RANGE OF FARM BUILDINGS WITH REDEVELOPMENT POTENTIAL
- AS A WHOLE OR IN 3 LOTS

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Introduction:
An exciting opportunity to purchase 70.69 acres of arable land, either side of Ullesthorpe Road near Ashby Parva with a traditional brick-built barn and yard area, and on the opposite side of the road, a range of more modern portal framed buildings suitable for redevelopment, subject to planning, as a whole or in three Lots.

Location:
The three Lots of the land are situated approximately 1km southwest of the picturesque village of Ashby Parva, which is within Harborough District of Leicestershire. Ashby Parva is approximately 4km northwest of Lutterworth town, which is conveniently located adjoining junction 20 of the M1 motorway.

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

Contacts:
Trevor Wells - trevor@wellsmcfarlane.co.uk
07730 659885
Tom Knowles - tom@wellsmcfarlane.co.uk
07376 952165

LOT 1

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A block of arable land as edged purple and extending to 21.83 acres (8.83 hectares) or thereabouts including the range of farm buildings and yard. The land is classified as Grade 3A being seasonally wet, slightly acid but base rich loamy clayey soil. Vehicular access is off Ashby Lane and Ullesthorpe Road. There are two electricity pole lines crossing the land. The land is generally flat and is bordered by mature hedgerows to all sides.

The Buildings:
Within Lot 1, and with access off Ullesthorpe Road via a double gate is a range of three farm buildings comprising:

Livestock Building - 20ft x 75ft (approximately)
Five bay steel portal framed building with concrete floor, concrete block walls to approximately 6ft on three sides, part corrugated tin cladding with two open entrances, corrugated asbestos sheet roof with ridge vents. This building features a dividing 4ft concrete block partition wall, and the remnants of a drying tunnel on the rear elevation.

Grain and Produce Store - 60ft x 30ft (approximately)
Four bay steel portal framed open fronted building with concrete floor, concrete block walls to approximately 6ft on three sides, corrugated asbestos cladding and roof, with over hanging canopy on the front elevation. This building features a dividing 4ft concrete block partition wall.

Produce Store - 60ft x 21ft (approximately)
Four bay dutch barn, with earth floor, open on all sides, and corrugated asbestos roof. Adjoining the dutch barn is a steel portal framed lean to measuring approximately 60ft x 18ft with earth floor, open on all sides, with corrugated asbestos roof.

LOT 2

A block of arable land as edged red comprised of two field enclosures extending to 18.66 acres (7.55 hectares) or thereabouts and including a former farmyard and traditional brick-built barn. The land is also classified as Grade 3A, being seasonally wet, slightly acid but base rich loamy clayey soil. Vehicular access is off Ullesthorpe Road adjacent to the brick barn and former farmyard, and also at the gateway near to the boundary with Lot 3. The land is flat and bordered by mature hedgerows and trees.

The Building:
Within Lot 2, with access off Ullesthorpe Road is a traditional brick barn as detailed below:

Brick Barn - 32ft x 13ft (approximately)
Two storey brick built barn set in a former farmyard. The building has a box profile tin roof and an approximate eaves height of 13ft. Internally there is a brick partition wall to approximately 4ft. The building also features a brick built lean to against the rear elevation

There was historically a mains electricity connection from the pole in the field adjoining the barn.

LOT 3

A single field of arable land, as edged blue, and extending to 30.20 acres (12.22 hectares) or thereabouts with road frontage to Ashby Lane and Ullesthorpe Road. The land is classified as Grade 3A, being seasonally wet, slightly acid, but base rich loamy clayey soil. Vehicular access is via a field gate from Ullesthorpe Road. There are two electricity pole lines crossing the Land. There is an additional access point from Ashby Lane, towards Ullesthorpe village.

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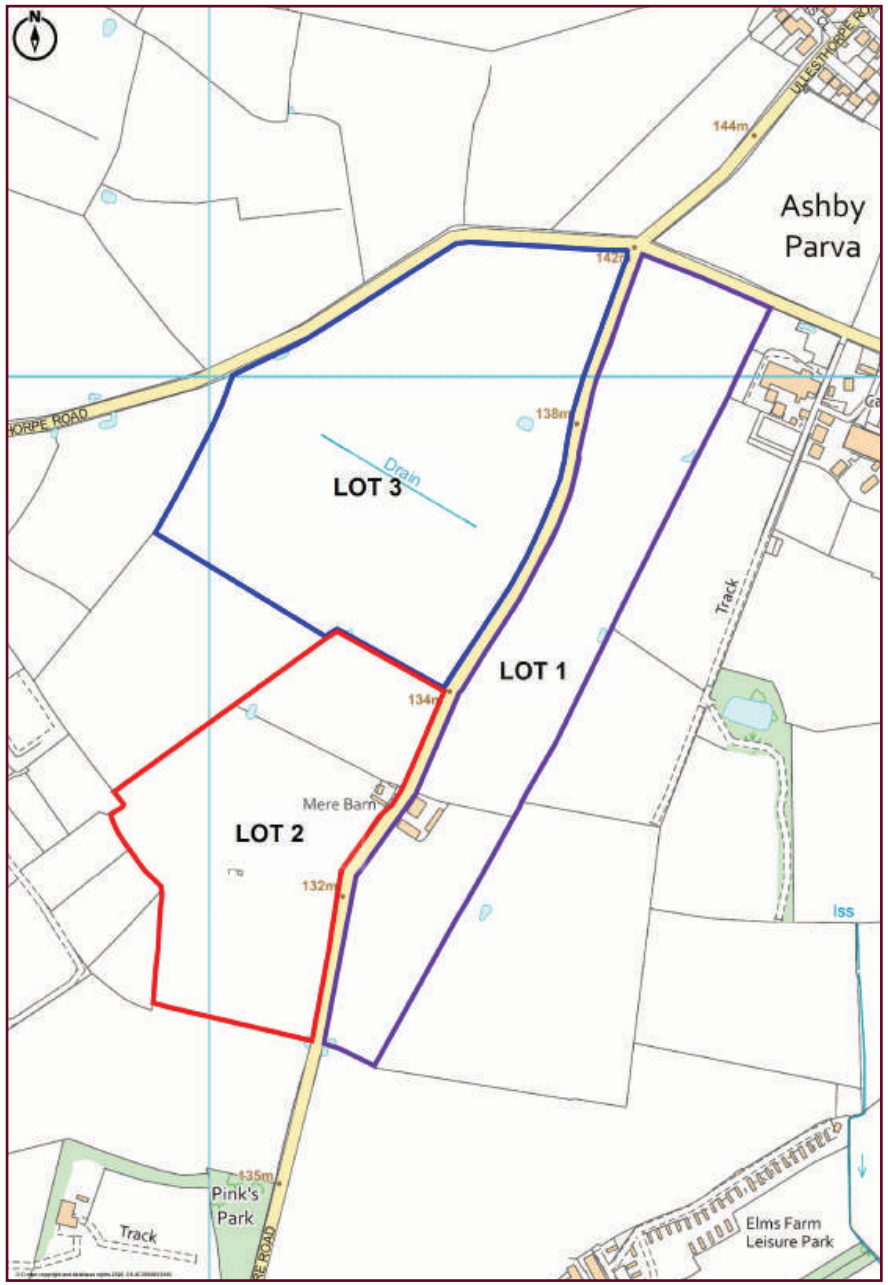
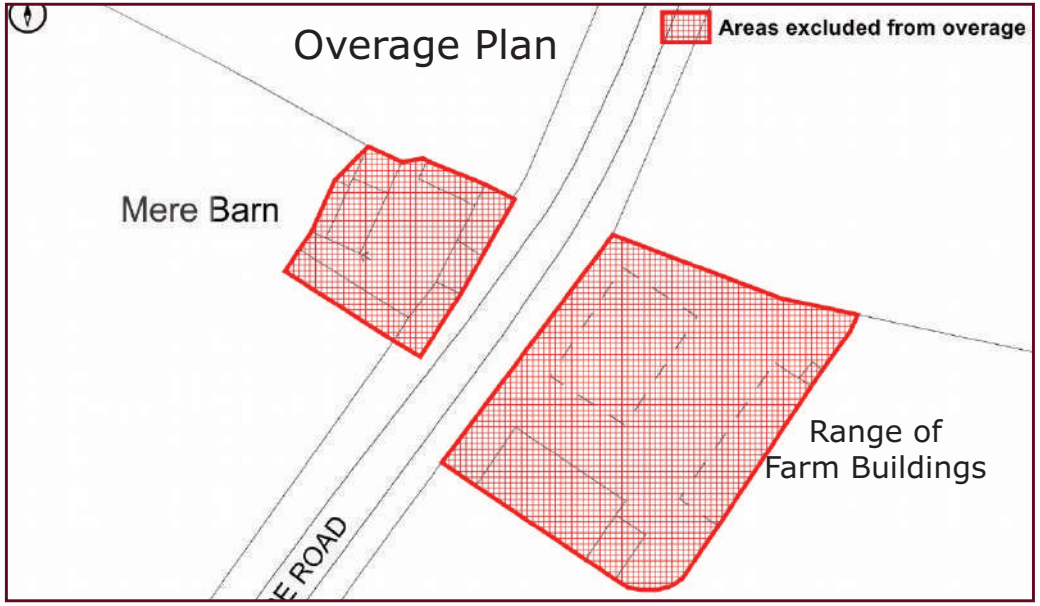


The Land and Buildings are available to purchase as a whole or in 3 Lots by Private Treaty, with the benefit of Vacant Possession as a whole with a Guide Price of **£1,200,000** and in Lots as follows:

Lot 1 - Guide Price **£430,000**
21.83 acres (8.83 hectares) and a range of farm buildings as edged in purple.

Lot 2 - Guide Price **£320,000**
18.66 acres (7.55 hectares) and a traditional brick barn and former farmyard as edged in red.

Lot 3 - Guide Price **£450,000**
30.20 acres (12.22 hectares) of bare arable land as edged in blue.



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Overage:
The Vendors reserve the right to 35% of the uplift in value on all the land except the areas cross hatched red on the overage plan shown in these particulars, if planning permission is granted for any use, other than for agricultural or equestrian uses within a period of 50 years. The redevelopment of the existing buildings and yard areas are therefore not subject to any overage.

Services:
Interested parties should satisfy themselves as to the availability and adequacy of any services.

Viewings:
By appointment only with the selling agent.

Tenure:
The Property is offered for sale Freehold with the benefit of Vacant Possession.

Method of Sale:
The Property is for sale by Private Treaty

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 to you 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 of a property and will need to be completed prior to an acceptance of an offer by the vendor.

Legal Costs:
Each party to bear their own legal costs.

SUBJECT TO CONTRACT Disclaimer:
Wells McFarlane Limited give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers have carried out inspections to satisfy themselves that the information in the particulars is correct.