



Glebe Farm, Sheepy Lane, Orton-on-the-Hill, CV9 3NJ



Part of
**SHELDON
BOSLEY
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LAND AND
PROPERTY
PROFESSIONALS

Property Description

***OFFERS TO BE RECEIVED BY 5PM
ON FRIDAY 16TH AUGUST 2024***

A rare opportunity to purchase approximately 135 Acres (54.63 ha) of productive Grade 3 Arable land with a range of agricultural farm buildings benefiting from prior approval consent for part demolition and conversion into two dwellings.

Available as a whole or in 2 lots.

The proposed barn conversion scheme provides well proportioned accommodation with expansive views across open countryside. Interested parties may wish to investigate the possibility of designing and building a more substantial executive style detached home subject to obtaining the necessary consents.

**Offers Over
£1,700,000**





LOCATION

Glebe Farm is located to the east of Orton-on-the-Hill, a sought after rural village located on the Leicestershire / Warwickshire border. Orton-on-the-Hill has a limited range of facilities but does have the benefit of a public house and a church. The nearby village of Sheepy Magna has the benefit of a small primary school. A more comprehensive range of public facilities are located at the town of Atherstone, 7 miles to the south.

Glebe Farm is ideally situated with close road network access to the M42, A5 and M69. Tamworth train station is located 9 miles to the west.

What 3 Words Location: ///breezy.saturate.mopped

METHOD OF SALE

Glebe Farm is initially being offered for sale by Private Treaty. The vendor reserves the right to conclude the sale by an alternative method if required.

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LOTTING

Glebe Farm is available as a whole or in two lots.

Lot 1: 121.93 Acres (49.34 ha) of arable land and farm buildings (red line) - Offers Over £1,550,000

Lot 2: 13.36 Acres (5.4 ha) of arable land (blue line) - Offers over £150,000

TENURE

The land is held freehold and is currently occupied under a Farm Business Tenancy which expires on 28th September 2024. Vacant possession will be available after this date.

LOCAL AUTHORITY

Hinkley and Bosworth Borough Council
Hinkley Hub,
Rugby Road,
Hinkley,
LE10 0FR

SERVICES

The farm buildings benefits from a mains electricity connection, of which has not been tested prior to sale. The agents are not aware of any further utility connections. It is understood that a mains water connection is located nearby.

VIEWINGS

Strictly by appointment only.

DEVELOPMENT UPLIFT CLAUSE

A development uplift clause of 50% for a 50 year period will apply to both lot 1 & 2 and relates to any increase in value arising from the grant of planning permission (excluding agricultural and equestrian use) for more than the exiting two units permitted on the site.





RIGHTS OF WAY / EASEMENTS / WAYLEAVES

Glebe Farm is sold subject to and with the benefit of all existing rights of way, easements and wayleaves whether mentioned within these particulars or not. A right of way exists for two separate residential dwellings located off the access track.

ACCESS

Glebe Farm is accessed directly from Sheepy Lane. The access track provides vehicular access for two neighbouring properties located adjacent to the farm buildings and is subject to shared maintenance responsibilities.

PLANNING INFORMATION

Prior Approval was granted by Hinkley and Bosworth Borough Council on 21st June 2022 for the Change of use of Agricultural Buildings to 2no. dwelling houses with associated amenity space. Reference Number: 22/00403/P3CQ.

Proposed Layout:

Dwelling A - Three Bedrooms - 147m²

Dwelling B - Four Bedrooms - 307m²

VAT

In the event that any part of the holding is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

SPORTING, TIMBER AND MINERAL RIGHTS

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

PLAN

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

COVENANTS

The sale will be subject to a range of covenants which are listed in the Information Pack, available upon request from the selling agents.

RATES AND OUTGOINGS

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

INFORMATION PACK

An Information Pack containing additional information relating to the sale is available from the selling agents upon request.

FURTHER INFORMATION

If you require any further information, please contact:

Edward Higgins BSc (Hons) MRICS

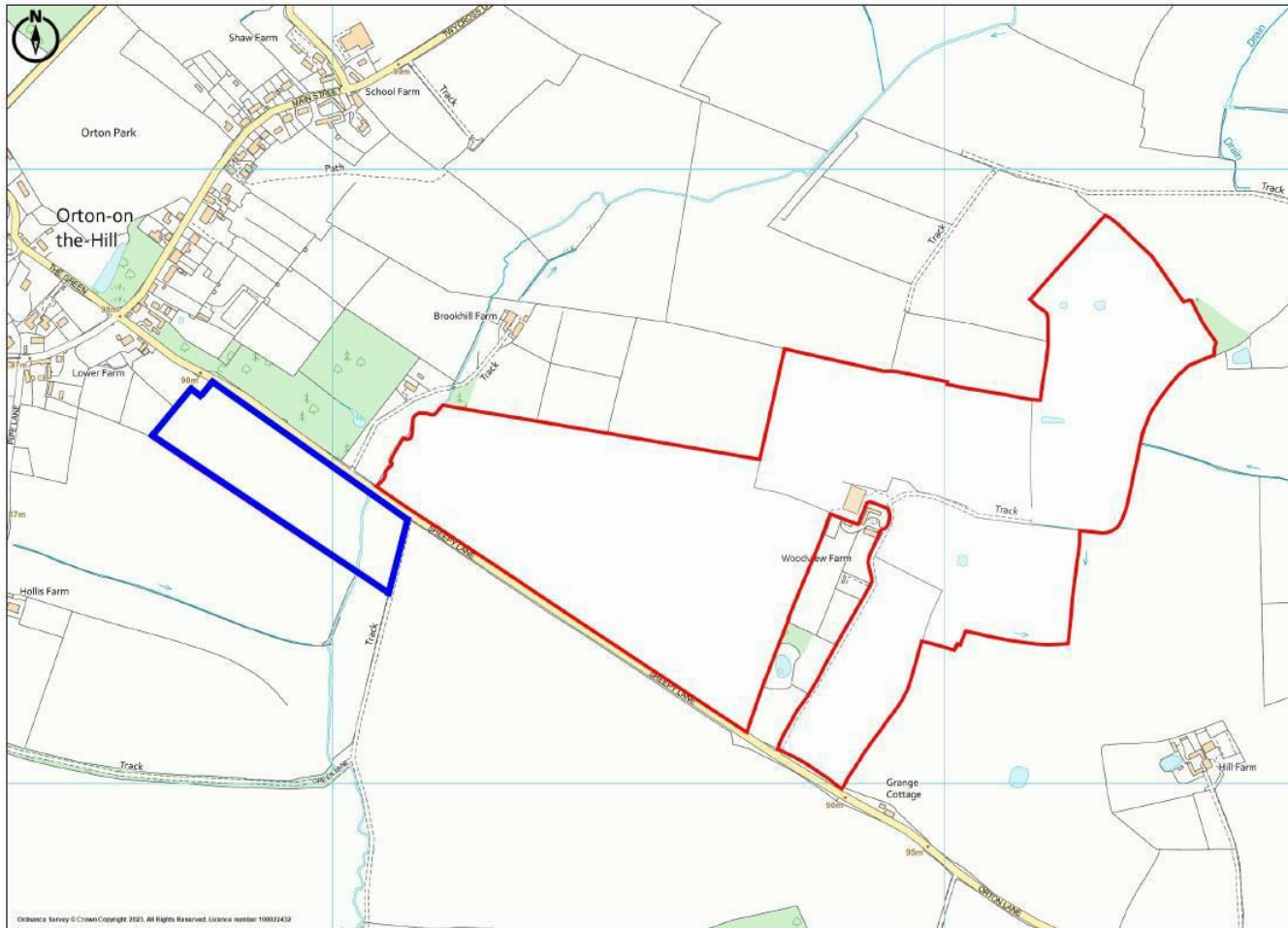
Andrew Granger & Company, 44-46 Forest Road, Loughborough, LE11 3NP

Tel: 01509 243720

Email: edward.higgins@sheldonbosleyknight.co.uk



Plan

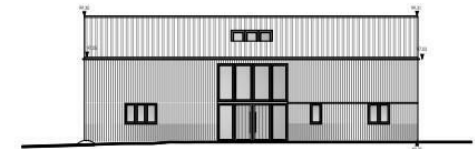


Promap
LANDMARK INFORMATION

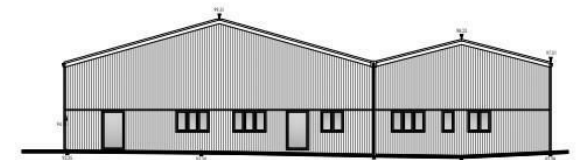
Ordnance Survey © Crown Copyright 2023. All Rights Reserved.
Licence number 100023432
Plotted Scale - 1:10000. Paper Size - A4



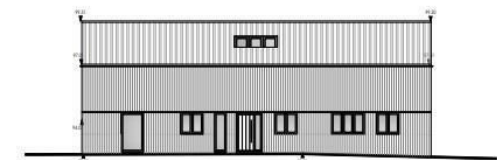
Elevation 1 1:100



Elevation 2 1:100



Elevation 3 1:100



Elevation 4 1:100

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.



For further information and to arrange a viewing, please contact our Loughborough Rural office on 01509 243720

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