



# HALL FARM

GOADBY MARWOOD  
LEICESTERSHIRE LE14 4LN

Comprehensive professional advice for all land and property matters  
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 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers





# HALL FARM

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A rare and unique opportunity to purchase a ring-fenced farm in rural Leicestershire, set in approximately 131 acres (53 hectares) of pasture and woodland with lake. The farm comprises of a 2 bedroom period farmhouse with established garden, substantial range of traditional and modern farm buildings, traditional stables, American stable barn and manège.

**For Sale as a whole**

**Price on Application**

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## Location and Situation

Hall Farm is located just outside the village of Goadby Marwood, in one of the most attractive and beautiful parts of Leicestershire. The farm is situated 5 miles from Melton Mowbray, 10 miles from Grantham, 15 miles from Nottingham, 20 miles from Stamford and 100 miles from London (distances are approximate). Approximately 65 minutes by rail from Grantham to London Kings Cross.

## The Farmland

The land extends to approximately 130.84 acres (52.95 hectares) in total. This comprises about 99.75 acres (40.37 hectares) of pasture land, 24.85 acres (10.06 hectares) of woodland, 0.79 acres (0.32 hectares) of arable land and 5.48 acres (2.22 hectares) of water.

The soil is predominately classified as Grade 2 by DEFRA and is of the Banbury Series made up of freely draining slightly acid but base-rich soils suitable for spring and autumn sown crops and grassland.

Many of the pasture fields are fenced with either post and rail or stockproof fencing.

## Viewings

Strictly by confirmed appointment with the vendor's agent, Shouler & Son of Melton Mowbray. To arrange a viewing please telephone Tim Harris on 01664 786386.

## Method of Sale

The freehold property is offered for sale by private treaty with vacant possession on completion.

The property is currently subject to a Farm Business Tenancy, which is due to terminate on the 30th August 2023. It is anticipated that the vendor and tenant will enter into a Deed of Surrender prior to this date, but not before the 31st May 2023.

## Services

The farmhouse has a private drainage system, mains electricity, mains water and oil fired central heating, whilst the American barn has a private drainage system, mains electricity, mains water and oil fired heating. All other outbuildings have mains electricity and mains water is connected to both the traditional stables and agricultural building numbered 6 on the plan included in these particulars on page 6. Most of the pasture fields also have mains water.

## Wayleaves, Easements and Rights of Way

The property is sold subject to a right of way for the vendor at all times (on foot or with horses only) over and along the track shown by a dashed orange line on the plan included in these particulars on page 10.

The property is also sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## Basic Payment

The land is registered for the Basic Payment Scheme, however entitlements to the Basic Payment are not included in the sale.

## Environmental Schemes

The land has not been entered into any environmental land management schemes.

## Designations

The land is in a Nitrate Vulnerable Zone (NVZ)

Field Numbers SK7626 7896 and SK7626 8287 (shown on page 10) form part of Blesswell Grange, a Scheduled Monument. Further details can be found both on the Historic England website (List Entry Number 1008815) or by contacting Historic England at their Midlands Regional Office in Birmingham (Telephone Number 01216 256888). Potential purchasers are recommended to contact Historic England to confirm that their proposed use will be permitted.

## Restrictive Covenants

The property is sold subject to two restrictive covenants; firstly, that it may only be used as a single hereditament and secondly that any purchaser will not build or plant anything other than arable crops or grass in the land shaded red on the plan included in these particulars on page 10.

## Sporting, Timber and Mineral Rights

All sporting and timber rights are included in the freehold sale, in so far as they are owned. Mineral rights are not included

## Local Authority

Leicestershire County Council (County council) [www.leicestershire.gov.uk](http://www.leicestershire.gov.uk)  
Melton Borough Council (District council) [www.melton.gov.uk](http://www.melton.gov.uk)

## VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

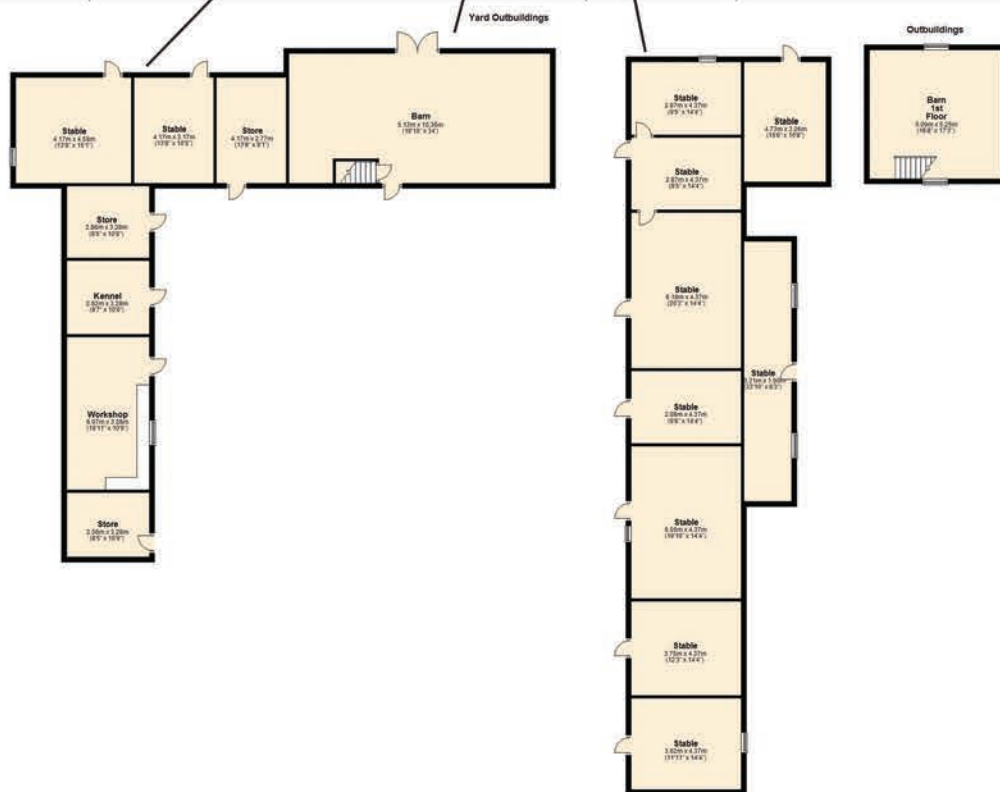
## Health and Safety

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around farm buildings and machinery.

## Solicitors

Ashton Bond Gigg, Pearl Assurance House, Friar Lane, Nottingham NG1 6BX





## The Farm Buildings

- 1 Hall Farmhouse - see floorplan and description on page 8.
- 2 A series of traditional red brick outbuildings and stables with pantile roof – see adjacent floorplan.
- 3 A traditional ironstone barn with pantile roof – see adjacent floorplan.
- 4 A series of traditional red brick stables and outbuildings with pantile roof – see adjacent floorplan.
- 5 An American stable barn, approximately 90ft x 35ft, with stabling for 11 horses plus separate foaling pen, washing box and tackroom with sink toilet and boiler. Steel frame, concrete floor, with corrugated fibre cement roof sheets and roof lights on timber purlins. Concrete block walling to front, sides and rear, clad in Yorkshire boarding. The front and rear have vehicular access by way of sliding double doors.
- 6 A 3 bay open fronted timber pole barn, approximately 60ft x 55ft, with box profile roof sheeting and roof lights, sitting on timber purlins. Concrete block walling to sides and rear, clad in box profile sheeting.
- 7 A 4 bay steel portal agricultural building, approximately 60ft x 45ft, with corrugated fibre cement roof sheets sitting on timber purlins, which benefit from steel cross bracing. Both gable ends and rear side have 2m high concrete wall panels with corrugated steel cladding to eaves.
- 8 A two bay open fronted brick building with rear door and box profile roof sheeting is situated on the northern boundary of Field Number SK7626 9156 (shown on page 10).



# Hall Farmhouse

An ironstone farmhouse with pantile roof, approximately 117 sq. metres (1,260 sq. feet), with established garden to front and side.

## The property briefly comprises:-

**Entrance Hall** with door and window to courtyard, internal window to rear and timber ceiling beams, leading to:

**Utility Room** with stone floor, base units, work surfaces, sink, wc, radiator and window to courtyard. Separate Boiler Room to front.

**Dining Kitchen** with part brick, part stone floor, base units, work surfaces, sink, timber ceiling beams, skylights and window to courtyard.

**Boot Room** with brick floor, timber ceiling beams, radiator and door leading into the garden.

**Sitting Room** with brick floor, brick fireplace and wood burning stove, radiator, timber ceiling beams, door into understairs storage and windows to front.

**Living Room** with brick floor, brick fireplace and wood burning stove, radiator, timber ceiling beams and windows to front.

**Front Entrance Porch** with door to front leading to First Floor Stairway.

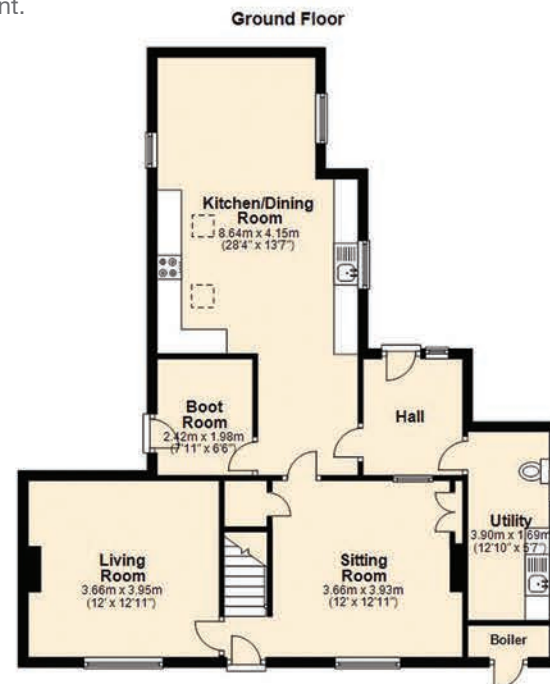
**First Floor Landing** leading to:

**Bedroom 1** with radiator and window to front.

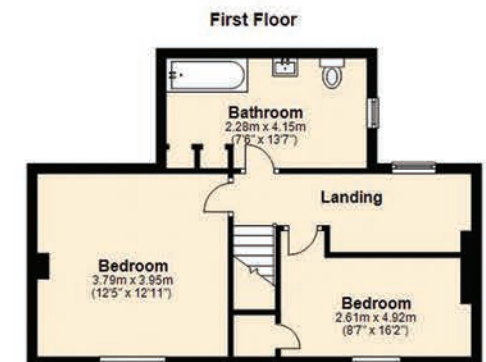
**Bedroom 2** with radiator and window to front.

**Bathroom** with heated towel rail, hand wash basin, wc, bath with shower over and window to courtyard.

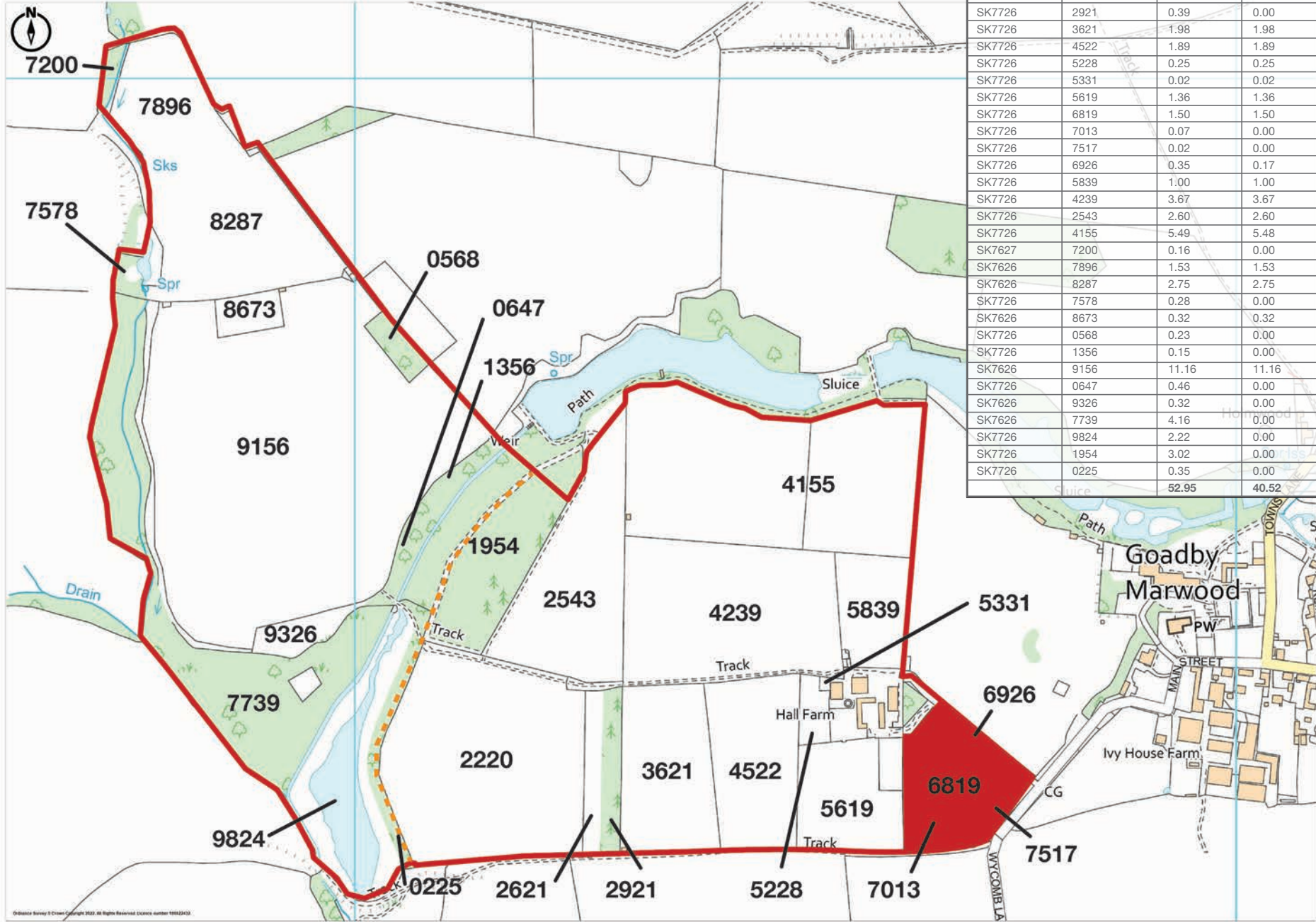
**Storage Room** with window to courtyard.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92   A    |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 37   F  |           |
| 1-20  | G             |         |           |







| OS Map sheet reference | National Grid Field Number | Total Area (Ha) | BPS Eligible Area (ha) | Land cover         |
|------------------------|----------------------------|-----------------|------------------------|--------------------|
| SK7726                 | 2220                       | 4.84            | 4.84                   | Pasture            |
| SK7726                 | 2621                       | 0.41            | 0.00                   | Woodland           |
| SK7726                 | 2921                       | 0.39            | 0.00                   | Woodland           |
| SK7726                 | 3621                       | 1.98            | 1.98                   | Pasture            |
| SK7726                 | 4522                       | 1.89            | 1.89                   | Pasture            |
| SK7726                 | 5228                       | 0.25            | 0.25                   | Pasture            |
| SK7726                 | 5331                       | 0.02            | 0.02                   | Pasture            |
| SK7726                 | 5619                       | 1.36            | 1.36                   | Pasture            |
| SK7726                 | 6819                       | 1.50            | 1.50                   | Pasture            |
| SK7726                 | 7013                       | 0.07            | 0.00                   | Woodland           |
| SK7726                 | 7517                       | 0.02            | 0.00                   | Woodland           |
| SK7726                 | 6926                       | 0.35            | 0.17                   | Pasture            |
| SK7726                 | 5839                       | 1.00            | 1.00                   | Pasture            |
| SK7726                 | 4239                       | 3.67            | 3.67                   | Pasture            |
| SK7726                 | 2543                       | 2.60            | 2.60                   | Pasture            |
| SK7726                 | 4155                       | 5.49            | 5.48                   | Pasture            |
| SK7627                 | 7200                       | 0.16            | 0.00                   | Woodland           |
| SK7626                 | 7896                       | 1.53            | 1.53                   | Pasture            |
| SK7626                 | 8287                       | 2.75            | 2.75                   | Pasture            |
| SK7726                 | 7578                       | 0.28            | 0.00                   | Woodland           |
| SK7626                 | 8673                       | 0.32            | 0.32                   | Arable             |
| SK7726                 | 0568                       | 0.23            | 0.00                   | Woodland           |
| SK7726                 | 1356                       | 0.15            | 0.00                   | Woodland           |
| SK7626                 | 9156                       | 11.16           | 11.16                  | Pasture            |
| SK7726                 | 0647                       | 0.46            | 0.00                   | Woodland           |
| SK7626                 | 9326                       | 0.32            | 0.00                   | Woodland & Pasture |
| SK7626                 | 7739                       | 4.16            | 0.00                   | Woodland           |
| SK7726                 | 9824                       | 2.22            | 0.00                   | Water              |
| SK7726                 | 1954                       | 3.02            | 0.00                   | Woodland           |
| SK7726                 | 0225                       | 0.35            | 0.00                   | Woodland           |
|                        |                            | <b>52.95</b>    | <b>40.52</b>           |                    |



**LOCATION**

Hall Farm is situated just outside Goadby Marwood, which is approximately 5 miles to the north of Melton Mowbray (postcode LE14 4LN). Access to the farm is directly off Wycomb Lane.

**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

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[www.shoulers.co.uk](http://www.shoulers.co.uk)

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3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale.

**AGENT'S NOTE**

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct. Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

