



Lodge Farm
The Fosse Way, Upper Broughton,
Melton Mowbray LE14 3QD



Lodge Farm

The Fosse Way, Upper Broughton,
Melton Mowbray LE14 3QD

A ring-fenced farm set in approximately 76 acres (31 hectares). Well-positioned directly off the A46 with a 4-bedroom farmhouse and versatile range of agricultural buildings.

Melton Mowbray 10 miles, Loughborough 10 miles, Nottingham 14 miles

For sale as a whole
Offers In Excess Of £1,600,000

Situation

Lodge Farm is located to the north east of the village of Willoughby-on-the-Wolds and lies directly off the A46 on the historic Fosse Way.

The Farmland

The farmland comprises of 10 separate fields, which total approximately 76 acres (31 hectares). All the fields are pasture except for parcel SK6426 6452, which has been sown with a break crop of winter barley for harvest this year. The ring-fenced land surrounds both the farmhouse and farm buildings and is easily accessible from the main farm track leading to and from the public highway.

The land has an Agricultural Land Classification of Grade 3 (Good to Moderate) and all fields bar one have a mains water connection. The soil is of the Ragdale Association, made up of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils mostly suited to grass production for beef and some cereals.

Viewings

Strictly by confirmed appointment with the vendor’s agent, Shouler & Son of Melton Mowbray. To arrange a viewing please telephone Ben Shouler on 01664 786361 or Tim Harris on 01664 786365. Please note, viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

Method of Sale

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

Services

Private drainage system, mains electricity (single-phase and three-phase), mains water and oil-fired central heating.

Basic Payment

There are no delinked payments available to the purchaser.

Environmental Schemes

The land is part of a Sustainable Farming Incentive Agreement that commenced on the 1st December 2023 and ends on the 30th November 2026. Further details are available from the vendor’s agent.

Designations

The land is situated in a Nitrate Vulnerable Zone (NVZ).

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale in so far as they are owned.

Overage

The farm buildings at Lodge Farm will be sold subject to an overage on future residential development, save only for any extension of the existing dwelling. The overage will apply to any other residential development of the farm buildings, including that linked to agricultural or equestrian uses. The grant of planning permission will be a trigger event for overage. The rate will be 25% for 30 years from the completion date.



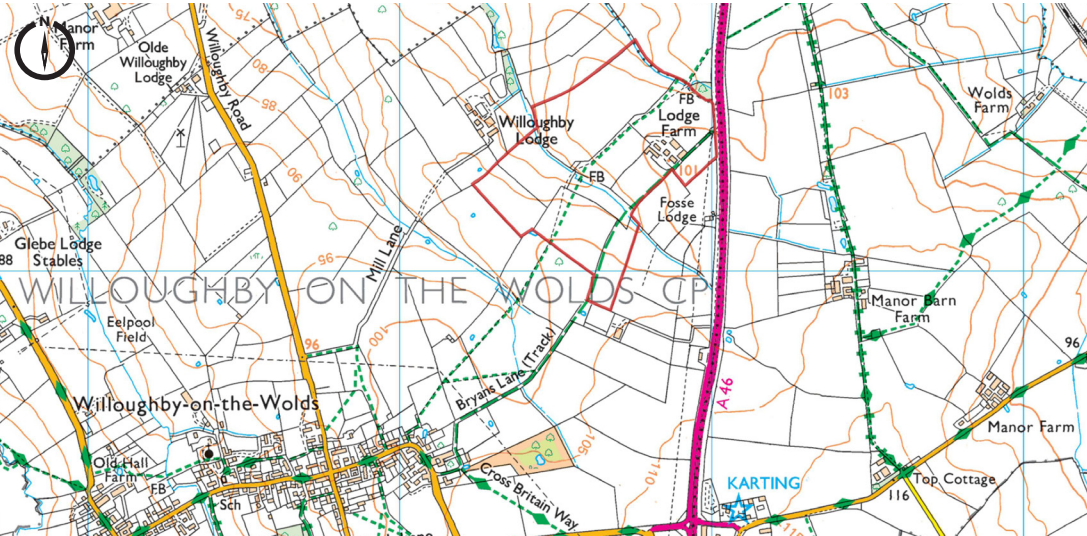
Local Authority

Nottinghamshire County Council (County Council) www.nottinghamshire.gov.uk
Rushcliffe Borough Council (Borough Council) www.rushcliffe.gov.uk

Wayleaves, Easements and Rights of Way

The land and buildings are 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.

A public bridleway and a public footpath run through the land and are shown by their respective dashed green lines on the plan below. Both traverse north east from the village of Willoughby-on-the-Wolds to the A46.



There are a number of telegraph poles with overhead electricity lines situated within the land and the telegraph pole within the farmyard has a transformer.

VAT

We understand the property has not been opted to tax and therefore VAT will not be chargeable in addition to the purchase price. In the event that a sale of the property or any part thereof becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the sale price.

Health and Safety

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

What3Words Access Point

[bath.remover.chaos](https://www.what3words.com/bath.remover.chaos)



Lodge Farm Buildings and Yard



1. **Lodge Farmhouse** – see floorplan and description on page 10.
2. **Old Cow Shed & Boiler Room** - built of brick with concrete floor, timber roof trusses and asbestos roof sheets, approximately 25ft x 15ft.
3. **Water Tank Shed** – built of brick with concrete floor, timber roof trusses and asbestos roof sheets, approximately 30ft x 15ft.
4. **Pole Barn** – part sleeper walled and part walled in metal sheeting with a mixture of fibre cement and asbestos roof sheets, approximately 2,900 ft² in total.
5. **Atcost Building** – a two-bay concrete portal-framed building with concrete floor, open frontage and brick walling to three sides. Part-clad in metal and asbestos sheeting with asbestos roof sheets, approximately 30ft x 20ft.
6. **Former Piggery/Kennels** –timber-framed construction with concrete floor and brick and concrete-rendered walls, timber cladding, timber roof trusses and slate roof tiles, approximately 80ft x 15ft.
7. **Brick Built Wash House** – concrete floor with sink unit, water heater and asbestos roof sheets, approximately 15ft x 10ft.
8. **Open Fronted Hovel** – made of four brick columns and breeze block walling to sides, with a metal framed roof and asbestos roof sheets, approximately 30ft x 15ft.
9. **Dutch Barn & Lean-to** – a three-bay steel-framed Dutch barn with an attached three-bay timber-framed lean-to, both with fibre cement roof sheets. The lean-to has a sheeted door and gate to the front, concrete wall panels to the rear, diagonal feed barriers to one side and Armco barriers to the other. The external side and rear elevations are clad in Yorkshire boarding. Approximately 45ft x 45ft in total.

To the rear of the Dutch Barn is a further small lean-to, constructed with steel girders and fibre cement roof sheets. It has breeze block walling to the rear and metal sheeting to one side, measuring approximately 23½ft x 15ft.
10. **Grain Store** – a steel portal-framed building with part concrete floor and fibre cement roof sheets. Grain walling to part, with the remainder finished in corrugated metal sheets. Clad in fibre cement sheeting with access via a roller shutter door. The building contains two Kongskilde 30-tonne grain drying bins and measures approximately 75ft x 45ft.
11. **Livestock Building** – built by Graham Heath Construction Ltd, this steel portal-framed building includes a 14ft concrete feed pad, concrete wall panels and HIGHLIGHT cladding to both gable ends and the rear elevation. It has fibre cement roof sheets and sheeted doors to the gable ends. The open-fronted side is fitted with self-locking yoke panels and cattle yard gates and measures approximately 100ft x 40ft.
12. **Agricultural Building** – also built by Graham Heath Construction Ltd, this steel portal-framed building includes a 15ft concrete apron, concrete wall panels and HIGHLIGHT cladding to both gable ends and the rear elevation. It also has fibre cement roof sheets and measures approximately 100ft x 50ft.
13. **Workshop** – built of breeze block walling with metal double doors, concrete floor and box profile roof sheets, approximately 35ft x 20ft.



Land Schedule

Sheet	Parcel	Area (acres)	Area (hectares)	Land Cover
SK6426	3622	6.45	2.61	Pasture
SK6426	4432	7.24	2.93	Pasture
SK6426	5714	10.23	4.14	Pasture
SK6426	5734	0.12	0.05	Woodland
SK6426	6452	21.55	8.72	Arable
SK6426	6524	3.48	1.41	Pasture
SK6426	6802	5.86	2.37	Pasture
SK6426	6836	5.61	2.27	Pasture
SK6426	7830	4.27	1.73	Pasture
SK6426	8848	8.43	3.41	Pasture
SK6426	9636	2.62	1.06	Pasture
		75.86	30.70	



Lodge Farmhouse



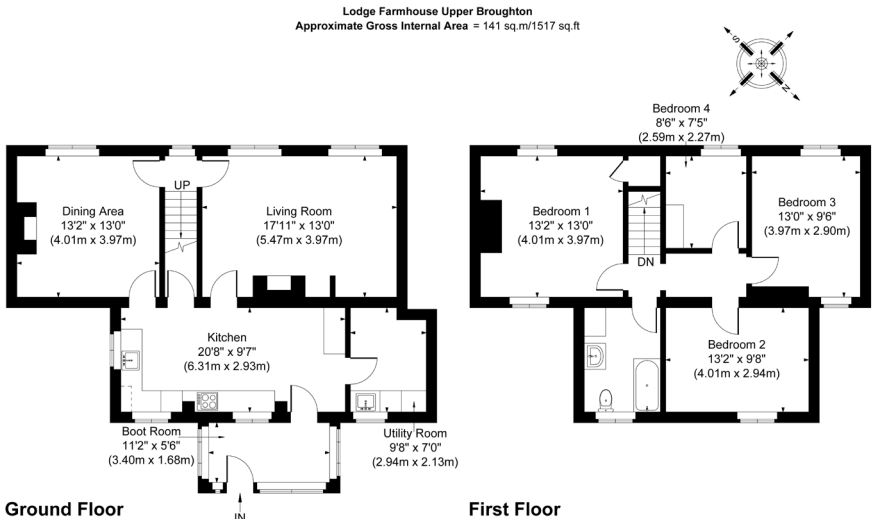
Lodge Farmhouse combines traditional character with spacious family accommodation, offering a practical layout, bright and comfortable living areas, and generous outside space including a large garden, productive vegetable patch and adjoining orchard.

The property is entered via an entrance porch, leading into a well-appointed kitchen with ample storage and workspace. A separate utility room keeps laundry and household appliances neatly tucked away, while the living room and dining area form the heart of the home, providing comfortable space for everyday family life and more formal entertaining, with views over the rear aspect.

On the first floor, a central landing gives access to four well-proportioned bedrooms, including three generous double bedrooms and a versatile single bedroom currently used as a home office, making it well suited to remote working or use as a nursery. The accommodation is completed by a family bathroom serving all four bedrooms.

EPC energy rating: E

Council Tax band: Band E – 2026/27 payment £3,170.93



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF



Ben Shouler

01664 786361

b.shouler@shoulers.co.uk



Tim Harris

01664 786365

t.harris@shoulers.co.uk

www.shoulers.co.uk

Comprehensive, professional advice for all land and property matters. Serving the East Midlands since 1846.

Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
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.

