



Lodge Farm
Melton Road, Long Clawson,
Melton Mowbray LE14 4NR



Lodge Farm

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A rural livestock farm in an elevated hilltop setting, enjoying far-reaching views across the Vale of Belvoir. The farm comprises of a 5-bedroom farmhouse with versatile range of agricultural buildings and approximately 99 acres (40 hectares) of land.

Melton Mowbray 6 miles, Loughborough 15 miles, Nottingham 16 miles

For sale as a whole or in two separate lots

Guide Price for the whole £1,500,000

Lot 1 – Lodge Farmhouse, agricultural buildings and approximately 26 acres (10.52 hectares) of pasture land.

Guide Price £850,000

Lot 2 – Approximately 65.21 acres (26.39 hectares) of pasture land and 7.56 acres (3.06 hectares) of woodland/scrub.

Guide Price £650,000

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Situation

Lodge Farm is located to the north of Melton Mowbray between the villages of Holwell and Long Clawson, with vehicular access directly off Melton Road.

The Farmland

The farmland extends to approximately 98.77 acres (39.97 hectares) in total. This comprises about 91.21 acres (36.91 hectares) of pasture land and 7.56 acres (3.06 hectares) of woodland/scrub.

The Agricultural Land Classification is predominantly Grade 3 (Good to Moderate) and the soil is principally of the Denchworth Association, being described as slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils suited to grass production or winter cereals. The land surrounding Lodge Farmhouse to the north of Lot 1 and to the southern end of Lot 2 is of the Ragdale Association, described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils mostly suited to grass production for dairying or beef. A small portion of the soil to the south of Lot 1 is also of the Banbury Association, being described as deep fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging suited to permanent grassland on valley slopes.

There are two field troughs located in parcel SK7224 6598 (within Lot 1) and one in parcel SK7225 9047 (within Lot 2). The two field troughs within parcel SK7224 6598 are fed from a tank located in the Grain Barn that is connected to the mains water supply. The field trough within parcel SK7225 9047 is also connected to the mains supply.

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.

Class of Title

Please note the freehold property is registered with possessory title at HM Land Registry due to historically lost title deeds. A comprehensive title indemnity insurance policy will be provided by the vendor upon completion.

Declaration of Interest under Section 21 of the Estate Agents Act 1979

Notice is hereby given that one of the three co-Vendors of this property is a 'connected person' as defined by the Act, being an employee of Shoulers Auctions Limited, a business operating from the same premises as Shouler & Son.

Services

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

Sporting, Timber and Mineral Rights

All timber and sporting rights are included in the freehold sale in so far as they are owned. The mines and minerals are excepted.



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.

The Vendors are retaining both oil well sites shown on the plan on page 9 and the associated access track. The Vendors will grant the Buyer a right of way over this track for agricultural purposes only subject to the Buyer paying to the Vendors a fair and proper proportion according to use of the costs of repairing and maintaining the same.

A pipeline connecting the two oil well sites has recently been installed and further information is available from the Vendor's agent upon request.

Basic Payment

There are no delinked payments available to the purchaser.

Environmental Schemes

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

Designations

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

Local Authority

Leicestershire County Council (County Council) www.leicestershire.gov.uk

Melton Borough Council (District Council) www.melton.gov.uk

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

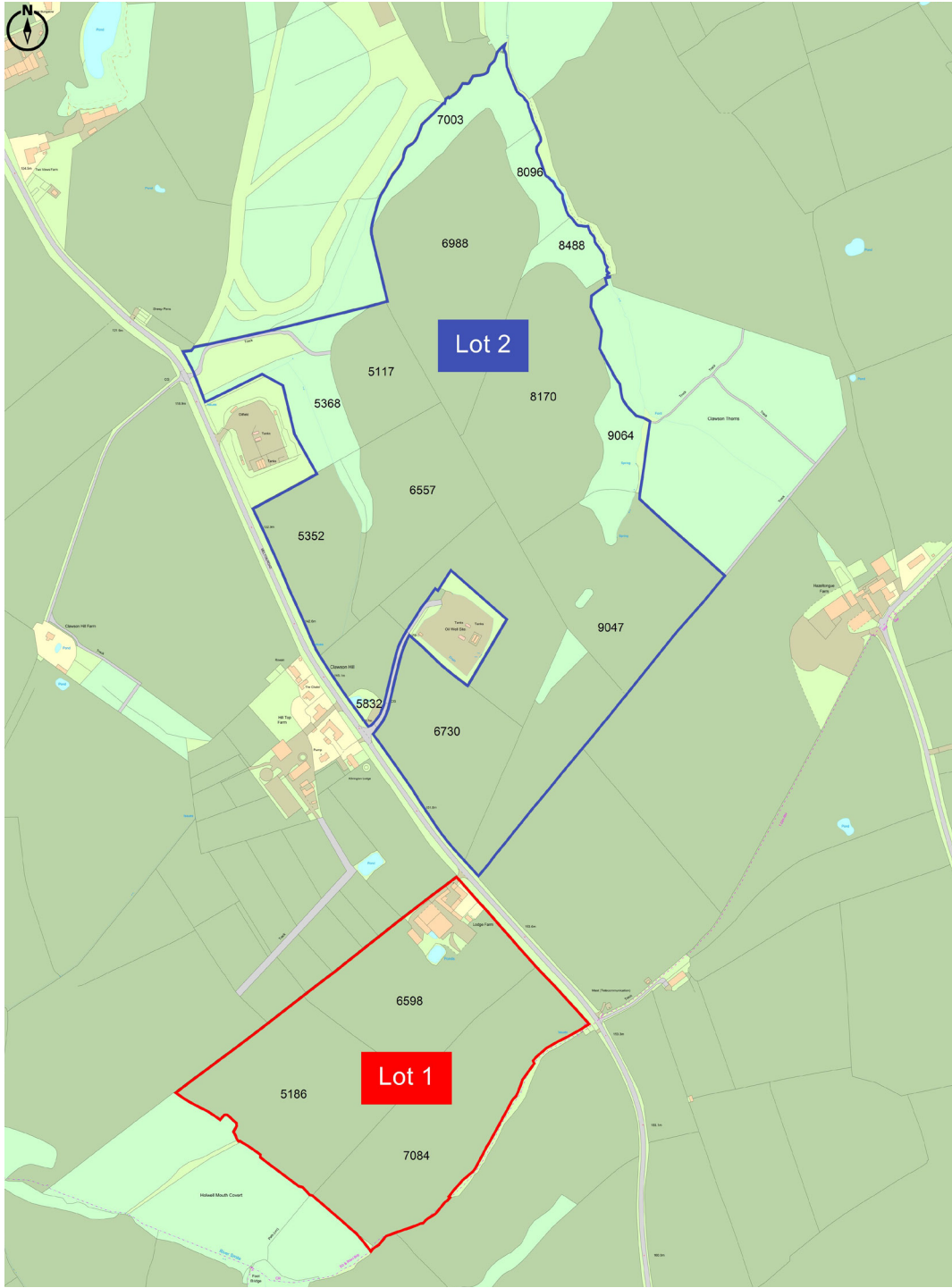
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Lodge Farm Buildings and Yard

1. **Lodge Farmhouse** – see floorplan and description on page 10.
2. **Old Dairy** – built of brick with concrete floor and pantile roof, approximately 23ft x 16ft.
3. **Old Parlour** – built of brick with concrete floor and pantile roof, approximately 22ft x 16ft.
4. **Old Grain Barn** – built of brick with concrete floor and pantile roof, approximately 40ft x 15ft. The two field troughs within parcel SK7224 6598 are fed from a tank in this building that is connected to the mains water supply.
5. **Old Stable and Tack Room** – built of brick with brick flooring and pantile roof. The old stable is approximately 18.5ft x 17ft and the old tack room is approximately 18.5ft x 11.5ft.
6. **Old Cow Shed** – built of brick with concrete floor and pantile roof, approximately 35.5ft x 14.5ft.
7. **Coal/Log Store** – built of brick with concrete floor and pantile roof, approximately 14.5ft x 8ft.
8. **Old Tank Room** – built of brick with concrete floor and pantile roof, approximately 13ft x 10ft.
9. **3 Former Cart Hovels** – built of brick and subsequently converted to a piggery, with brick floor and pantile roof, each approximately 13.5ft x 12ft.
10. **Dilapidated Nissen Hut** – made from corrugated asbestos sheeting, approximately 30ft x 15ft.
11. **Silage Clamp** – with sleeper walls and concrete floor, approximately 70ft x 55ft.
12. **Cubicle Building & Lean to** – a 5 bay concrete portal frame building and associated lean to, with breeze block walling, concrete floor, concrete feed troughs and asbestos roof sheets, approximately 75ft x 70ft in total.
13. **General Purpose Building & Lean to** – a 5 bay Agrecon building and associated lean to, concrete portal frame, part concrete floor and asbestos roof sheets, approximately 75ft x 50ft in total.
14. **Pole Barn** – 5 bays plus machinery store, with corrugated steel and tin roof sheets and cladding to sides, approximately 80ft x 25ft.
15. **Pole Barn** – 4 bays with box profile roof sheets and cladding to sides, approximately 60ft x 30ft.
16. **Drainage Lagoon**





Land Schedule

Lot	Sheet	Parcel	Total Area (acres)	Total Area (hectares)	Predominant Land Cover
1	SK7224	5186	8.75	3.54	Pasture
1	SK7224	6598	7.04	2.85	Pasture
1	SK7224	7084	10.21	4.13	Pasture
2	SK7225	5177	5.63	2.28	Pasture
2	SK7225	5352	4.82	1.95	Pasture
2	SK7225	5368	1.14	0.46	Scrub
2	SK7225	5832	0.40	0.16	Pasture
2	SK7225	6557	6.37	2.58	Pasture
2	SK7225	6730	8.05	3.26	Pasture
2	SK7225	6988	11.07	4.48	Pasture
2	SK7225	7944	5.73	2.32	Pasture
2	SK7225	8096	1.14	0.46	Woodland
2	SK7225	8170	9.98	4.04	Pasture
2	SK7225	8488	1.04	0.42	Woodland
2	SK7225	9047	13.15	5.32	Pasture
2	SK7225	9064	1.68	0.68	Scrub
2	SK7226	7003	2.57	1.04	Woodland
			98.77	39.97	



Lodge Farmhouse



Lodge Farmhouse is a substantial five-bedroom detached property offering an excellent opportunity for modernisation.

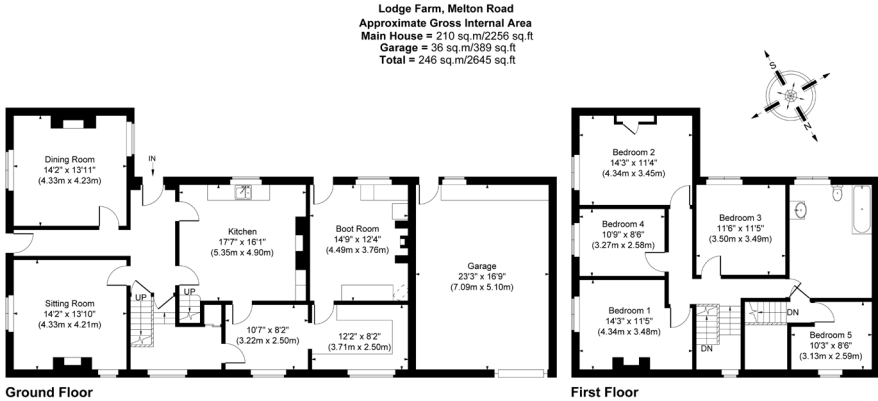
The ground floor provides spacious and practical accommodation, with a central hallway leading to two front reception rooms, each enjoying dual-aspect views, exposed beams and feature fireplaces. The kitchen includes fitted base units and built-in storage, with an adjoining boot room offering useful everyday space and direct access to the courtyard.

Upstairs, five well-proportioned bedrooms are arranged around the landing, with period fireplaces retained in some rooms. A spacious family bathroom serves the first floor and includes a traditional suite, airing cupboard and views over the grounds.

Outside, the house enjoys a large lawned garden enclosed by mature hedging, established trees and stone walling, creating a strong sense of privacy. The adjoining crew yard also provides ample parking and access to the garage.

EPC energy rating: F

Council Tax band: Band E – 2026/27 payment £3,002.21



Shouler & Son

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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.

