



31 NEWBOLD ROAD, KIRKBY MALLORY
LEICESTERSHIRE
OFFERS OVER £850,000

ANDREW GRANGER & CO

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RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



An exciting opportunity to acquire a well presented detached rural property set within approximately 11.8 acres of pasture land and mature woodland. The property benefits from a range of outbuildings and is in need of general modernisation and improvement throughout. A rare opportunity offering considerable potential for purchasers to develop and extend subject to gaining the necessary planning consents.

SITUATION

The property is situated between the villages of Kirkby Mallory and Newbold Verdon whilst lying west of the popular village of Desford. Both Newbold Verdon and Desford have the benefit of a wide range of amenities including shops, pubs and eateries, doctors surgery and a number of primary and secondary schools.

The property is located within the district of Hinckley and Bosworth and benefits from being 9 miles west of Leicester City Centre with Leicester Train Station providing a direct rail link to London St Pancras. the property benefits from good road access and close links to Hinckley, Leicester and Market Bosworth as well as the M1 and M69 Motorways.

DESCRIPTION

A rare and exciting opportunity to purchase a former smallholding extending to approximately 11.8 acres, appealing to a wide variety of purchasers including equestrian and agricultural buyers to those looking for a rural lifestyle with close connections to transport links and urban areas. The property is in need of modernisation throughout whilst the land and buildings provide an excellent opportunity and potential for a variety of uses.

The property comprises a two storey detached family home offering great potential for modernisation. The accommodation includes three reception rooms, a kitchen / dining room, utility room, bathroom and conservatory. Stairs in the kitchen lead to three bedrooms, a studio/playroom and bathroom on the first floor.

To the front of the house is a small garden, electric gates and driveway for multiple cars. To the side of the property lies a generously sized double garage whilst there are extensive gardens to the rear.

The land to the south and west of the property extends to 11.8 acres and is made up of a mixture of gardens, orchards,

woodland and grassland. Within this land there are two agricultural barns which have great potential for a number of uses (subject to the necessary planning consent).

ACCOMODATION

The accommodation briefly comprises of the following:

ENTRANCE HALL 5'4" x 18'8" (1.64m x 5.7m)

RECEPTION ROOM 14'5" x 11'9" (4.4m x 3.6m)

RECEPTION ROOM 11'1" x 10'0" (3.395m x 3.05m)

BATHROOM 12'5" x 4'4" (3.8m x 1.33m)

LIVING ROOM 25'4" x 11'1" (7.73m x 3.4m)

KITCHEN 11'5" x 11'11" (3.48m x 3.647m)

DINING ROOM 12'5" x 11'9" (3.81m x 3.6m)

UTILITY ROOM 12'2" x 5'4" (3.71m x 1.64m)

CONSERVATORY

BEDROOM ONE 16'4" x 9'10" (5m x 3m)

BEDROOM TWO 13'5" x 11'9" (4.1m x 3.6m)

BEDROOM THREE 14'5" x 11'9" (4.41m x 3.6m)

ROOM 4'7" x 12'6" (1.42m x 3.82m)

SHOWER ROOM 7'2" x 5'10" (2.2m x 1.8m)

OUTBUILDINGS AND FACILITIES

There are a range of outbuildings which could offer a variety of uses such as equestrian stabling, agricultural or other uses subject to the necessary planning consents. There are two barns located within the property, a modern steel portal framed barn measuring 44' x 30' providing ample space with an additional store to the rear and separate barn measuring 40' x 35' or thereabouts.

In addition to the barns, there is a double garage measuring 23'5" x 16'2" adjacent to the house which also includes an inspection pit. Furthermore there are a number of sheds, shelters and a portacabin located within the grounds.

GARDENS AND GROUNDS

The property is accessed via electric gates sitting back from the road. The property benefits from ample parking and is well



screened from the road by trees and mature hedging. To the rear, the property has the benefit of a patio terrace which leads onto gardens which include a small pond.

Of the 11.8 acres making up the property, approximately 1.4 acres is mature woodland, a large grass field extends to 6.4 acres whilst the remaining four acres includes grassland split into small paddocks or pens, the barns and gardens.

SERVICES

The property benefits from connections mains water and mains electricity. An LPG tank is located within the front garden of the property.

Drainage is provided via a private septic tank.

The southern elevation of the property benefits from solar panels on a higher level tariff allowing for clean energy and an additional source of income.

DEVELOPMENT UPLIFT CLAUSE

Part of the land and buildings will be sold subject to an uplift clause of 30% over 30 years of any uplift in value arising from development or the grant of planning permission (excluding agricultural and equestrian uses) and is payable to the vendor. Further details are available upon request.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

We are not aware of any public rights of way or easements across the land.

The land is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether specifically mentioned in these particulars or not.

FIXTURES & FITTINGS

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owner's fixtures and fittings and may be removed.

VIEWING

Strictly by appointment only. Please contact Edward Higgins of the Andrew Granger & Co Rural Department to arrange a viewing.

METHOD OF SALE

The property is initially offered for sale via Private Treaty.





TENURE

The land will be sold freehold with vacant possession on completion.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating 47 - E.

COUNCIL TAX

Council Tax Band F. For further information contact Hinckley and Bosworth District Council.

Hinckley & Bosworth Borough Council

Hinckley Hub

Rugby Road

Hinckley

Leics LE10 0FR

PLAN

For identification purposes only.

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact Edward Higgins of the Andrew Granger & Co Rural Department.

Tel. 01509 243720

Email: edward.higgins@andrewgranger.co.uk





LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

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