



HALL FARM

GOADBY MARWOOD, LEICESTERSHIRE



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Introduction

Hall Farm has been part of Goadby Hall since it was sold by the Belvoir Estate in 1920. At the core of the Vale of Belvoir, for some time it was a successful thoroughbred stud farm, operated by David Botterill who kept up to 14 mares at Hall Farm and bred 2007 Royal Ascot Jersey Stakes winner, Tariq, among other Group race successes. With predominately level paddocks over ironstone, this is exceptional horse rearing ground, relatively free draining, and mineral rich. The land would lend itself well to a commercial stud farm or diverse small holding.

The house, at one corner of the farm buildings currently has two bedrooms. It has potential to be incorporated into the adjoining ironstone barn to realise a remarkable project, subject to planning approval.

There are excellent vets in the area, and Newmarket is approximately an hour and a half away via the A1/A14. Hall Farm is within easy reach and many renowned equestrian centres including Arena UK and Vale View.



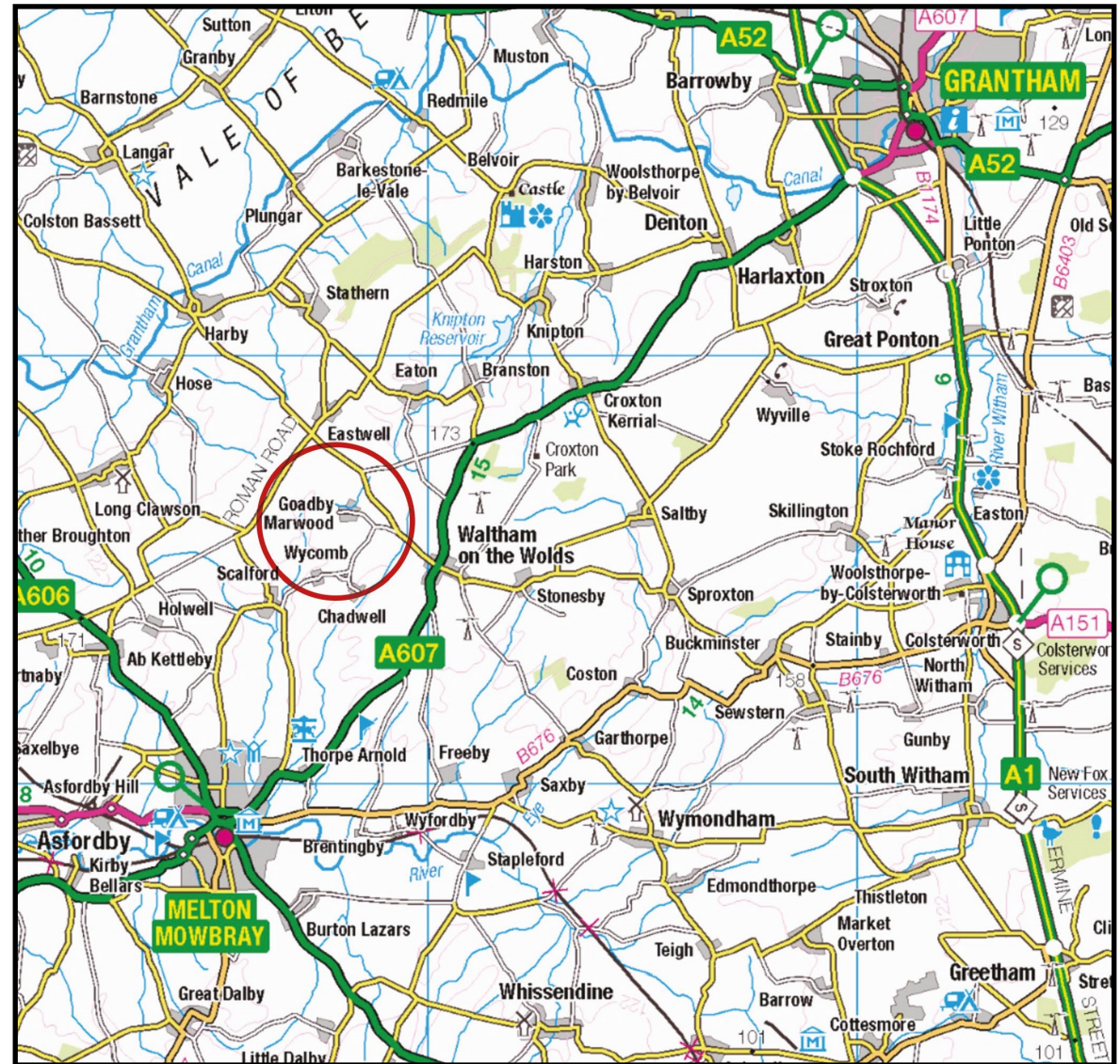
Location and Situation

Hall Farm is located just outside the village of Goadby Marwood, in one of the most attractive and beautiful parts of Leicestershire, close to the Vale of Belvoir. The farm is situated 5 miles from Melton Mowbray, 10 miles from Grantham, 15 miles from Nottingham, and 100 miles from London.

Trains from Grantham to London Kings Cross take approximately 65 minutes.

East Midlands Airport and Birmingham Airport are 27 miles away and 62 miles away respectively.

Scalford Primary School is 3 miles away, and there is secondary and private schooling nearby in Grantham, Oakham, Uppingham and Stamford



Hall Farmhouse

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

The property briefly comprises:

Entrance Hall leading to:

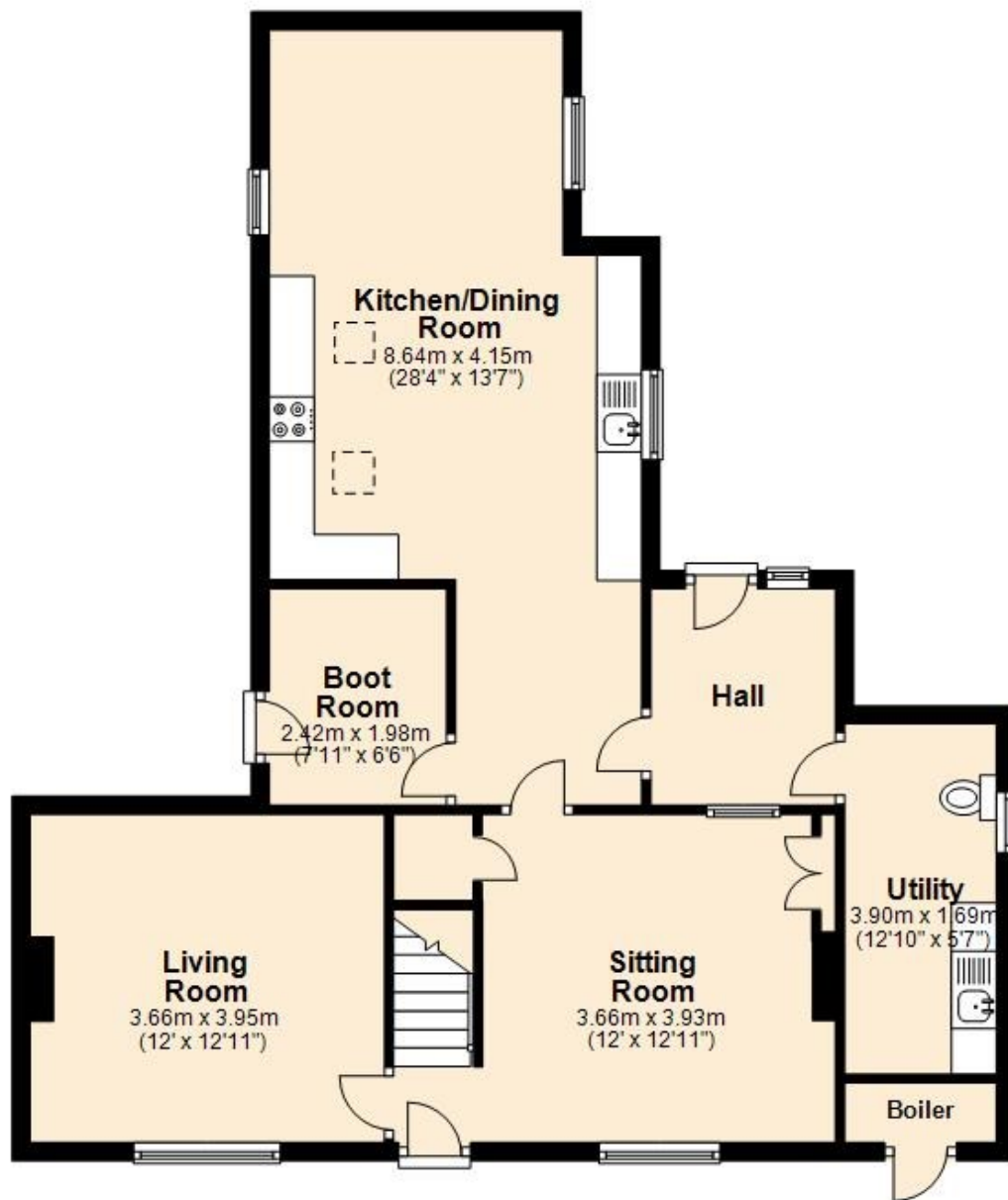
- Utility Room with stone floor, base units, work surfaces, sink, WC, radiator and window to courtyard.
- Separate Boiler Room to front.
- Kitchen and dining area with part brick, part stone floor, base units, work surfaces, sink, timber ceiling beams, skylights and window to courtyard.
- Boot Room with brick floor, timber beams, 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, timber beams and windows to front.

First Floor Landing leading to two south facing bedrooms:

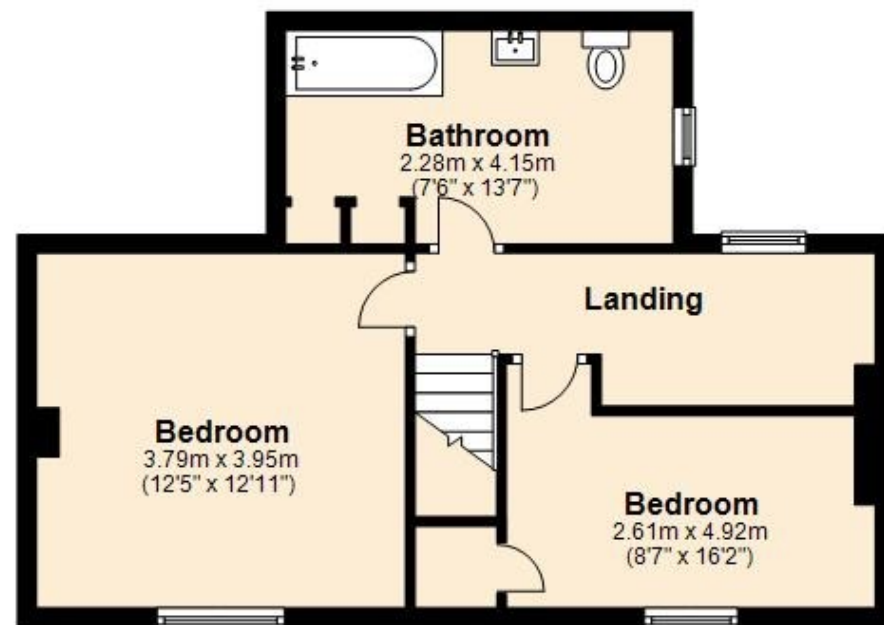
- Bedroom 1 (3.79m x 3.95m).
- Bedroom 2 (2.61m x 4.92m).
- Bathroom with heated towel rail, hand wash basin, WC, bath with shower over and window to courtyard.
- Store.



Ground Floor



First Floor



*Not to scale. For identification purposes only.
Expressly excluded from any contract.*

Stud Buildings

An American stable barn, approximately 90ft x 35ft, with 11 boxes plus separate foaling box, wash box and tack room with sink, WC 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. Sliding double doors at each end.

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.

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.

A two bay open fronted brick building with rear door and box profile roof sheeting.



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The Farmland

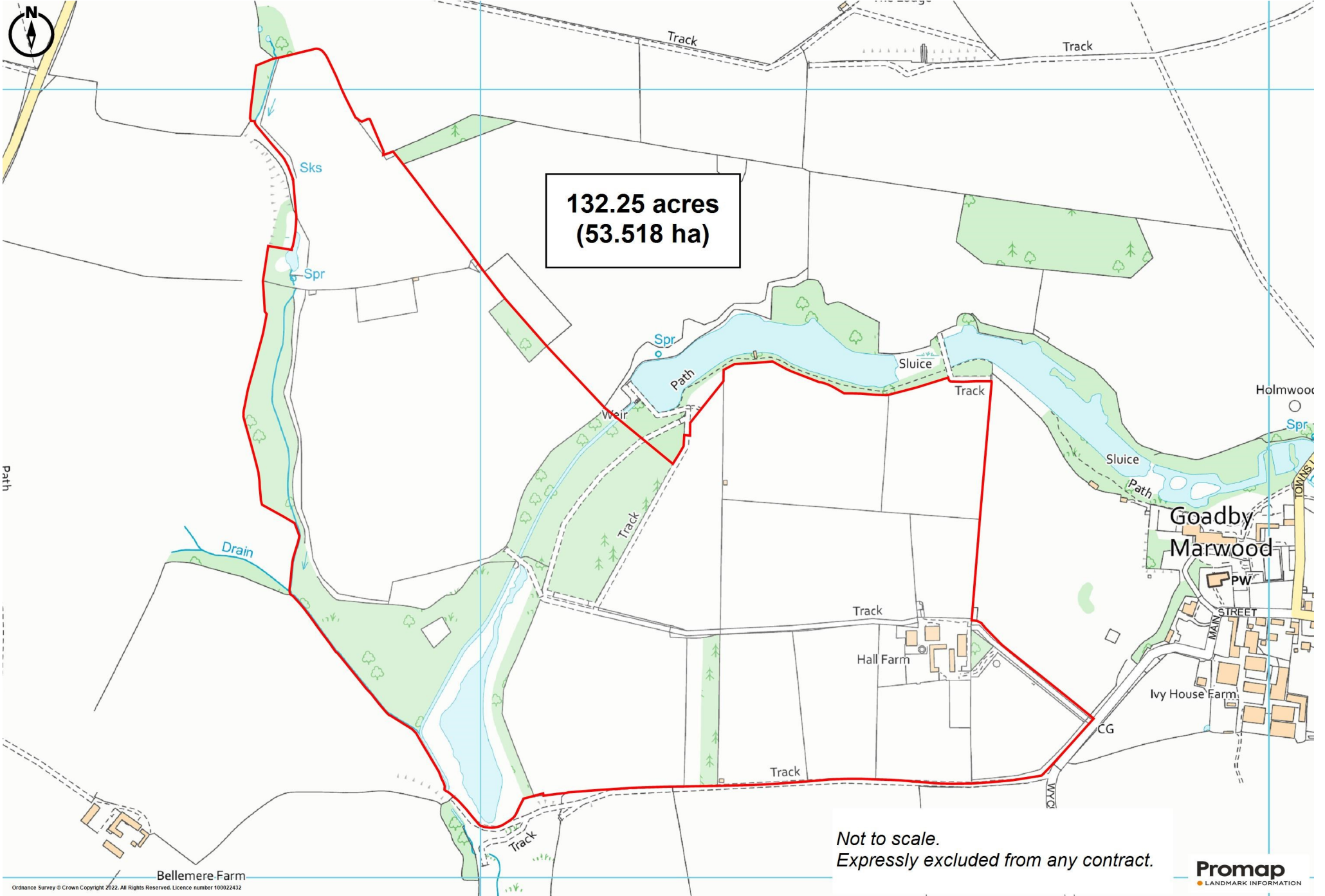
The land extends to approximately 132 acres (53.52 hectares) in total. This comprises about 99.75 acres (40.37 hectares) of pastureland, 24.85 acres (10.06 hectares) of woodland, 0.79 acres (0.32 hectares) of arable land and 5.48 acres (2.22 hectares) of water.

The soil is classified as Grade 2 on the Agricultural Land Classifications map 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 paddocks are fenced with either post and rail or stockproof fencing and are served by mains water troughs.





Path



Not to scale.
Expressly excluded from any contract.

General Remarks

Energy Performance Certificate Band F

Council Tax Currently unoccupied, previously Band E.

Postcode LE14 4LN

Viewings Strictly by confirmed appointment with the vendor's joint agents, Windsor Clive International (01672 521155) or Shouler & Son of Melton Mowbray (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 of 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 of 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 buildings. Most of the paddocks 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. 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 Scheme 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 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.

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. Melton Borough Council (District council) 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

Disclaimer

Shouler & Son and Windsor Clive International for themselves and the vendors/lessors of this property whose agents they are given 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 Windsor Clive International or 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.



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