



Measham House Farm
Gallows Lane, Measham, Derbyshire, DE12 7HD

HOWKINS & HARRISON





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A country residence of exceptional quality together with land, commercial and leisure opportunities having beautiful far reaching rural views and providing easy access to the region's travel centres.

Travel Distances (miles)

A42 Junction 12 1.4
Ashby de la Zouch 3.4
Tamworth Railway Station 8
East Midlands Airport 13.4
Loughborough 14.7
Derby 24.3
Birmingham Airport 25.9
Birmingham 29.1
Leicester 19

School Distances (miles):

Ashby de la Zouch (numerous) 3.4
Twycross House School 5.3
Grace Dieu Manor School 8.6
Foremarke (Repton Preparatory) 11.3
Repton School 12.3
Loughborough (Endowed Schools) 14.7



CHARTERED SURVEYORS • AUCTIONEERS • ESTATE AGENTS • VALUERS

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Location

Measham House Farm whilst attractively located, is within 2 miles of J12 of the A42 which allows quick direct access to the M1 and M6 and also to the large Midland conurbations allowing easy commuting.

Whilst excellent in its location from a travel point of view, especially with mainline railway stations at Tamworth and Nuneaton and airports at Birmingham and East Midlands, its situation in its own grounds at the end of a private tree lined driveway offers the benefit of high levels of privacy in a peaceful setting.

Description

The property comprises:

- Georgian farmhouse
- Cottage
- Courtyard of traditional buildings
- Agricultural buildings
- Commercial buildings
- Certified caravan club location
- Caravan site
- Agricultural land

(Total site area = 34.21 acres)

Georgian Farmhouse

The Farmhouse is an impressively located rural home which has been maintained to a high standard and retains many original features including beautiful sash windows with shutters, stone fireplaces, tiled floors and a period feature staircase. The accommodation is well laid out and allows comfortable modern family living.

Ground Floor

- Hall
- Dining Room
- Drawing Room
- Snug
- Pantry
- Kitchen/Family Room
- Cloakroom with Shower
- Office
- Second Kitchen and Utility
- Cellar
- Porch
- Inner Hall
- Rear Porch





First Floor

- Galleried Landing
- Master Bedroom with en-suite
- Bedroom Two with en-suite
- Bedroom Three with en-suite
- Laundry Room
- Family Bathroom

Second Floor

- Bedroom Four
- Bedroom Five
- Bedroom Six
- Bedroom Seven
- Bedroom Eight with en-suite
- Shower Room

Cottage

An attractive well located rural cottage in a private location with high levels of potential for further development and extension subject to planning.

Ground Floor

- Sitting Room
- Kitchen/Diner
- Family Bathroom
- Pantry
- Porch

First Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Shower Room & WC

Traditional Courtyard of Buildings

To the rear of the Farmhouse is a very well maintained courtyard of traditional red brick buildings suitable for storage, livestock, equestrian use or subject to planning, as residential accommodation. Drawings and plans have been presented to the Local Authority for a pre-planning discussion and are available for viewing via the Agents.

The traditional buildings are in a good condition and have solid roofs and form a courtyard which is a classical layout for a country period residence.

Within the courtyard is located a shower block and toilets for supporting the leisure facilities on site.

Gardens and Grounds

The property is approached by an impressive tree lined drive and the grounds have been well laid out with gardens, herbaceous borders and trees and as they have been well maintained, provide an excellent backdrop to the property.

Property Land Schedule

Reference	Type	Area (acres)
SK3412 7061	Arable	19.66
SK3412 7336 (Part)	Permanent Pasture	4.35
SK3412 7336 (Part)	Permanent Pasture	3.19
The Cottage Field	Permanent Pasture / Touring Caravan	0.99
Caravan Field	Permanent Pasture / Certified Caravan Club Location	0.41
Wood	Woodland	1.63
Grounds	Residence, Gardens, Grounds & Buildings	3.98
TOTAL		34.21

The property and grounds incorporate a mixture of residential, commercial, agricultural and potential leisure facilities which is a combination rarely to be found in such an attractive spot.

Land

The land is a mixture of arable and pasture land and due to its proximity to the main residence, gives privacy and protection whilst providing good arable and grass crops.

The agricultural land is high in quality and flexibility and capable of very good yields.

Buildings

The buildings are a mixture of traditional and modern farm buildings, some of which have planning permission for B8 use and are currently used in part for the storage of caravans. The B8 storage designation gives any potential purchaser a large amount of flexibility for use of the buildings and suggests a businessman/woman could use them in association with the residential element.

The buildings are generally in good condition and give a large amount of potential for the future use of the property. It is the combination of all these factors to go with the residential that makes this property so attractive.

Schedule of Buildings

Name	Type	Description	Area
Agricultural Barn	Agricultural	Modern steel portal framed building with lean-to. Fully walled to 3 sides (part breeze block and part sheet). Concrete floor.	18.4m x 13.2m plus 18.4m x 9.86m (4,565 square feet)
Storage Building One	B8 Storage	Modern steel portal framed building. Fully sheeted walls to 3 sides.	22.5m x 9m (2179 square feet)
Agricultural Barn Two A	Agricultural	An agricultural lean-to barn utilising the structure of two adjacent barns. With wooden pitched roof with corrugated sheet roof.	20.47m x 7.48m (1647 square feet)
Agricultural Barn Two B	Agricultural	A traditional red brick under tile barn	20.47m x 5.96m (1,312 square feet)
Agricultural Barn Two C	B8 Storage	A steel portal framed building with sheet roof and part wooden clad sides. Concrete floor.	18.54m x 9m (1,795 square feet)
Cart Hovel	B8 Storage	A traditional red brick under tile barn	9.3m x 5.75m (575 square feet)
Storage Building One	B8 Storage	Modern concrete portal framed building. Fully sheeted walls to 3 sides. Concrete floor.	24m x 7.95m (2,053 square feet)
Traditional Courtyard	Agricultural	A traditional redbrick courtyard of buildings (with shower and toilet facility)	See floor plan





General Information

Tenure

The property is held freehold.

The arable land is farmed in hand by the vendors albeit they utilise a farm contractor and have entered into a contract arrangement until the 31st August 2018. This can be terminated with short notice should that be necessary.

The Cottage is let via an Assured Shorthold Tenancy.

Planning

Measham House Farm is within the confines of North West Leicestershire District Council.

The main house at Measham House Farm is Grade II Listed.

B8 Storage Use: As per Application 17/00199/CLE a number of buildings on site have permission for B8 storage use.

Caravan Sites at Measham House Farm

The Cottage Field: This is a mown field, approached from the drive, to the east of the cottage about 1 acre in size, with 12 electric hook up points, and an Elsan disposal point and drinking

water facility. The cottage field is used as an additional field to the certified location and can accommodate small caravan rallies up to a maximum of 14 pitches.

Caravan Club Certified Location: The 0.41 acre orchard benefits from being a caravan club certified location for 5 caravans and 5 electric hook up points, an Elsan disposal point and drinking water facility. There is a shower and toilet facility located in the traditional courtyard for the benefit of the certified location.

Overage Clause

The vendors are not placing any overage clause on this property despite the traditional barns having considerable potential for redevelopment for residential/office use subject to gaining planning permission.

Fixtures and Fittings

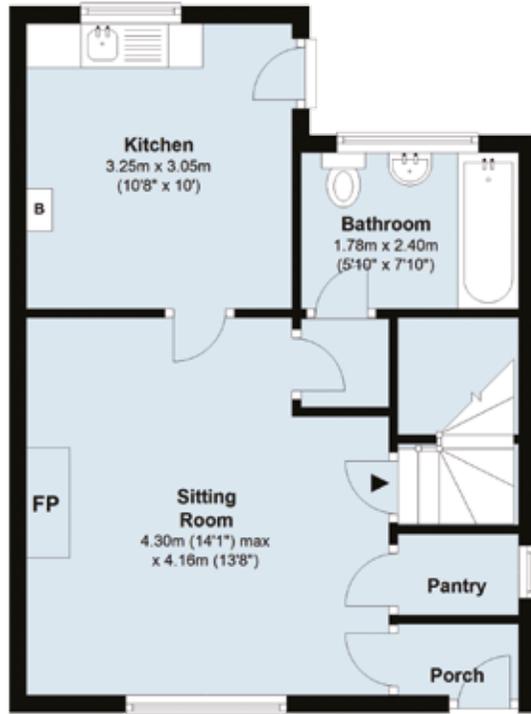
Only those items specifically mentioned in the sales particulars are included within the sale. All other items are specifically excluded.

Energy Performance Certificate

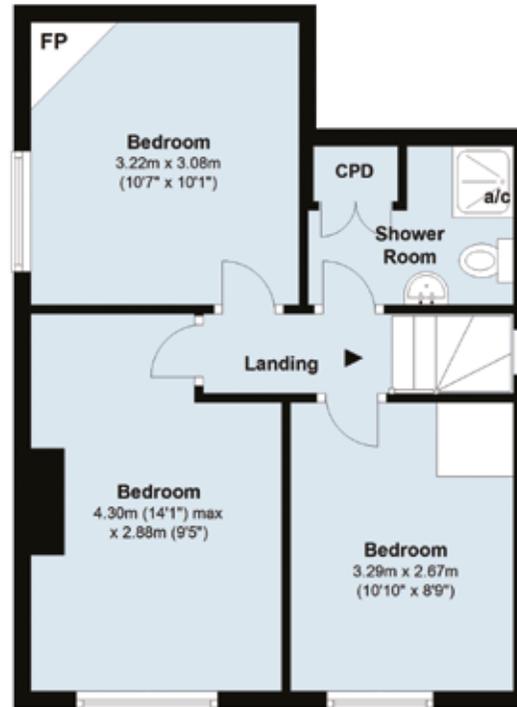
Due to being listed the main house is exempt.

Approximate Gross Internal Area:
 Ground Floor 424.3 sq ft (39.4 sq m)
 First Floor 420.7 sq ft (39.1 sq m)
 Total 844.9 sq ft (78.5 sq m)

Cottage



Ground floor



First floor



Services

The property is connected to mains water and electricity (including 3-phase 200kva transformer). Sewerage is via a septic tank, central heating is via an oil fired system. The Aga in the main house is oil.

Easements, Wayleaves and Rights of Way

We are not aware of any onerous easements, wayleaves or rights of way which affect the property. For the avoidance of doubt there are no footpaths which cross the property.

Basic Payment Scheme

No Basic Payment Scheme Entitlements are being transferred as part of the scheme.

Method of Sale

The property will be offered for sale by private treaty as a whole.

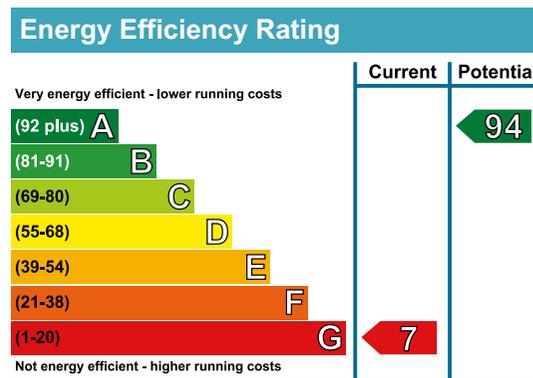
Viewing

Strictly by appointment through the agents Howkins & Harrison on 01827 721380 or 01530 877977

IMPORTANT NOTICE

1. These particulars have been prepared in good faith to give a fair overview of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/ furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, Purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

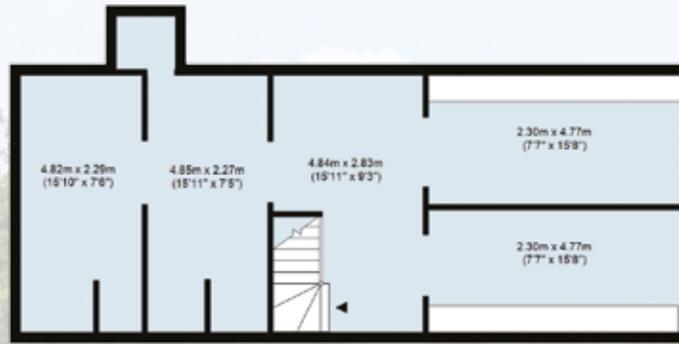
The EPC for the Cottage is as follows:



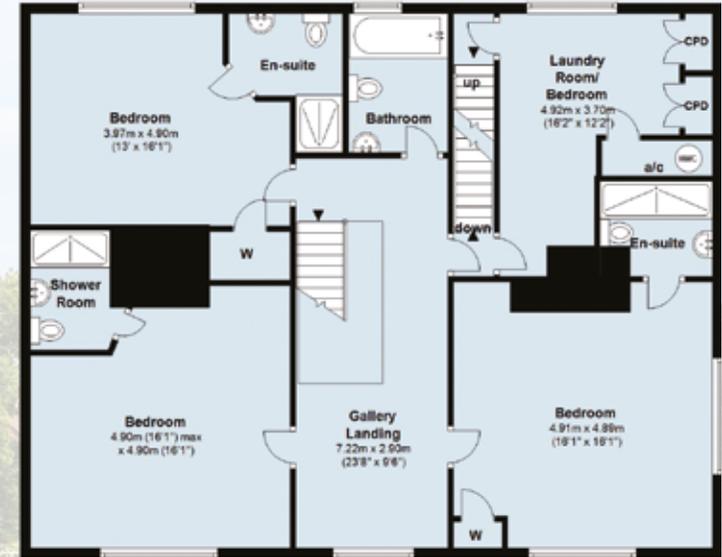
Approximate Gross Internal Area:

Basement 651.6 sq ft (60.5 sq m)
 Ground Floor 1799.7 sq ft (167.2 sq m)
 First Floor 1411.6 sq ft (131.1 sq m)
 Second Floor 1361 sq ft (126.4 sq m)
Total 5,224.0 sq ft (485.3 sq m)

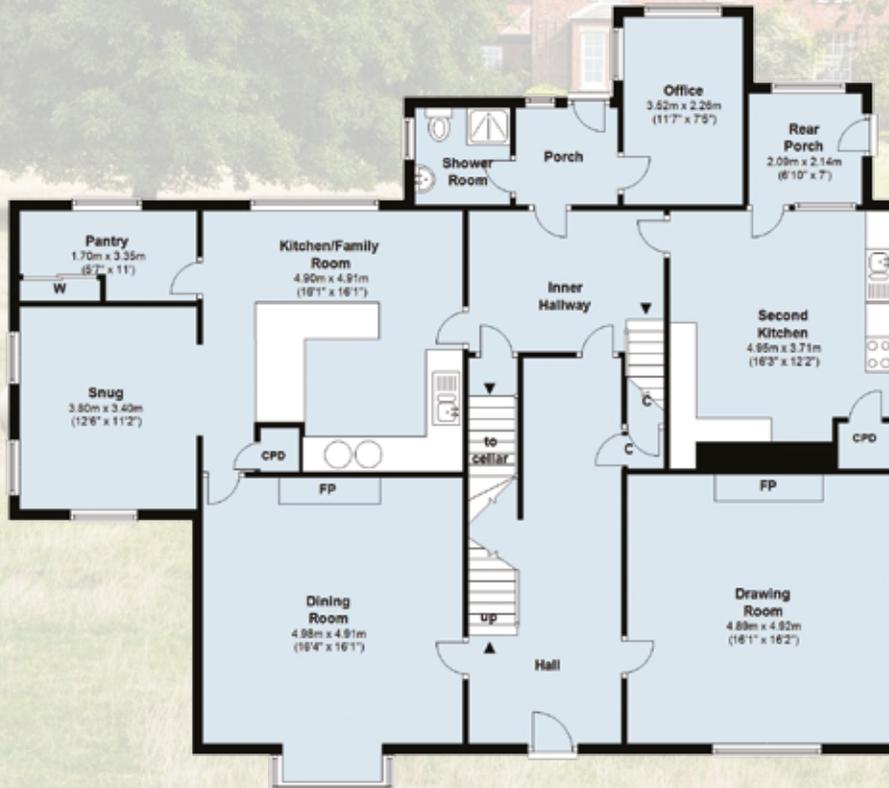
Main House



Basement



First floor



Ground floor



Second floor

Approximate Gross Internal Area:
 Ground Floor 3580.9 sq ft (332.7 sq m)
 First Floor 1035.2 sq ft (96.2 sq m)
Total 4,616 sq ft (428.8 sq m)

Traditional Courtyard of Buildings

