



THE WHITE LODGE

EASTWELL ROAD, GOADBY MARWOOD, MELTON MOWBRAY,
LEICESTERSHIRE LE14 4NN

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

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

JOINT AGENTS





THE WHITE LODGE

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LEICESTERSHIRE LE14 4NN

A mixed arable and grassland farm consisting of 90 acres, including a character stone farmhouse and range of modern and character farm buildings and barns. 2 sets of building have Class Q planning permission for conversion into separate dwellings (this has been resubmitted).

FOR SALE as a whole or in the following lots:

Lot 1 – The White Lodge, buildings, 45 Acres arable and 6.5 Acre paddock - £1,300,000

Lot 2 – Triangular paddock extending to 2.66 Acres - £40,000

Lot 3 – Waltham Road land extending to 35.79 Acres - £275,000

(Alternative lotting will be considered)

Online Dataroom available containing technical information in regards the sale

www.matherjamie.co.uk/data-rooms



Image of field 5836



Image of Plot 2

Situation

The White Lodge is located in the beautiful Leicestershire Wolds, to the North of the Market Town of Melton Mowbray with its famous Cattle Market, on the edge of the Vale of Belvoir, between the villages of Waltham on the Wolds and Eastwell.

Postcode

LE14 4NN

Melton Mowbray – 6 Miles

Grantham – 12 Miles

Nottingham – 21 Miles

Leicester – 25 Miles

Viewings

Strictly by prior arrangement with the agents.



Land Classification

The land is classified as mixture of Grade 2 and Grade 3 on the agricultural land classification map east midlands covering this area.

Basic Payment Scheme

The land is registered with the Rural Payments Agency for the Basic Payment Scheme. The Basic Payment Scheme Entitlements will be included in the sale..

Environmental Scheme

The land has not been entered into any Agri-Environmental schemes.

Designations

The farm is in a nitrate vulnerable zone.

Growing Crops

The vendor will harvest the 2021 crops and will work with any purchaser for the 2022 growing season subject to negotiation.

Mains Water

The farm and land benefit from mains water.

Public Rights of Way, Wayleaves & Easements

The property is being sold subject to all Rights of Way, whether public or private and subject to all Easements and Wayleaves whether specifically mentioned or not. Public footpaths have been identified by a green line on the enclosed map.

Sporting, Mineral, Timber etc.

The sporting, mineral and standing timber rights are as far we are aware are owned and therefore included in the sale.

Local Authority

Melton Borough Council
Parkside, Station Approach, Burton Street,
Melton Mowbray, LE13 1GH
Telephone: 01664 502502
Email: contactus@melton.gov.uk

Value Added Tax

The land is not elected for VAT

Method of Sale

The freehold property is for sale by private treaty.

Vendors Solicitors

Browne Jacobson
Mowbray House
Castle Meadow Road
Nottingham
NG2 1BJ
0370 270 6000

Image of Plot 1

The Farm Buildings Comprise

Building 1:

An agricultural building with concrete floor, approximately 60ft x 40ft. Steel frame with corrugated asbestos roof sheets sitting on steel purlins. Motorway crash barrier panelling to rear, sides and part of front with corrugated steel sheet cladding to front and rear, plus a small part of Yorkshire boarding to one side. To the front there are three four rail sheeted yard gates (two of which are in a pair) and a six-rail metal gate.

Building 2:

An agricultural building, approximately 65ft x 75ft in total encompassing a 15ft lean to at the rear and 10ft extension on one side. The main body of the building has a steel frame and concrete flooring with corrugated asbestos roof sheets which sit on wooden purlins. A section of the flooring is sunken to one side for vehicular access with an earth base. Breeze block walling front and one side, with railway sleeper walling to rear. Clad in corrugated steel sheeting with some corrugated asbestos sheeting in part. The 15ft lean to is constructed of telegraph poles with corrugated asbestos sheeting to the roof and side. The 10ft extension has a concrete floor, wooden rafters and purlins and is clad in corrugated steel sheeting.

Building 3:

An agricultural building with concrete floor, approximately 70ft x 60ft. Steel frame with corrugated asbestos roof sheets sitting on steel purlins. Brick walling in part to rear with three internal sections divided by a combination of breeze block, corrugated steel and wooden panelling. Two bays for vehicular access to either side of front, clad above and centre with corrugated steel sheeting and wooden boards. One side and part of the rear is clad with box profile steel sheeting, with the remainder of the rear clad in corrugated steel sheeting.



Class Q Development

Planning Permission:

The Vendor secured confirmation from Melton Borough Council that Prior Approval was granted for Class Q conversion of barns to provide two dwellings on site by virtue of an application approved on 12th March 2017 (Reference: 17/00013/GDOCOU), a copy of the correspondence is available within the data room.

Subsequent to this original Class Q permission, the Vendor resubmitted a second application in March 2018 for Class Q Prior Approval in order to make some minor amendments to the scheme and to extend the lift of the consent. The second Class Q application was confirmed by Melton Borough Council on 4th June 2018 with a condition that development must be completed within 3 years from the date on which prior approval was granted. The reference of the second application is 18/00386/GDOCOU.

A third application for Class Q rights was submitted to Melton Borough Council on 12th March 2021 described as a re-submission of the second application and at the time of writing this application is awaiting determination. The third application seeks confirmation that Class Q rights can be used for the conversion of agricultural buildings to 2 dwellings and the reference number is 21/00318/GDOCOU.

The drawings submitted with the second Class Q Prior Approval application list the plot sizes for the two proposed dwellings as follows:

- Plot 1 – 2,201.33 sqft (204.51 m2)
- Plot 2 – 2,460.85 sqft (228.62 m2)

A copy of the drawings submitted with all three Class Q Prior Approval applications is made available for interested parties to download from the data room.

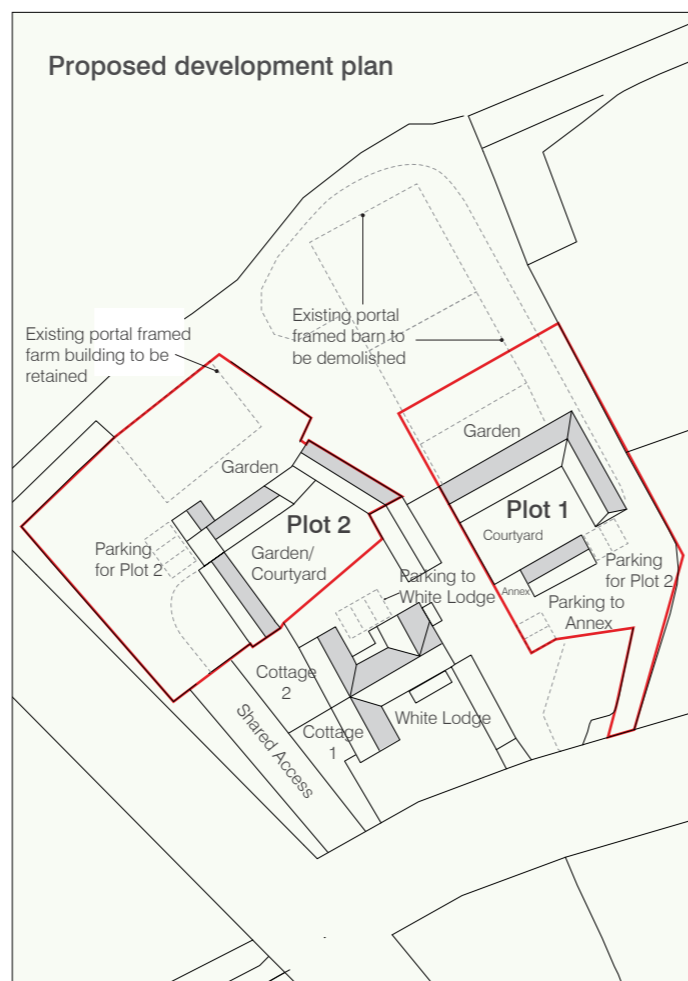
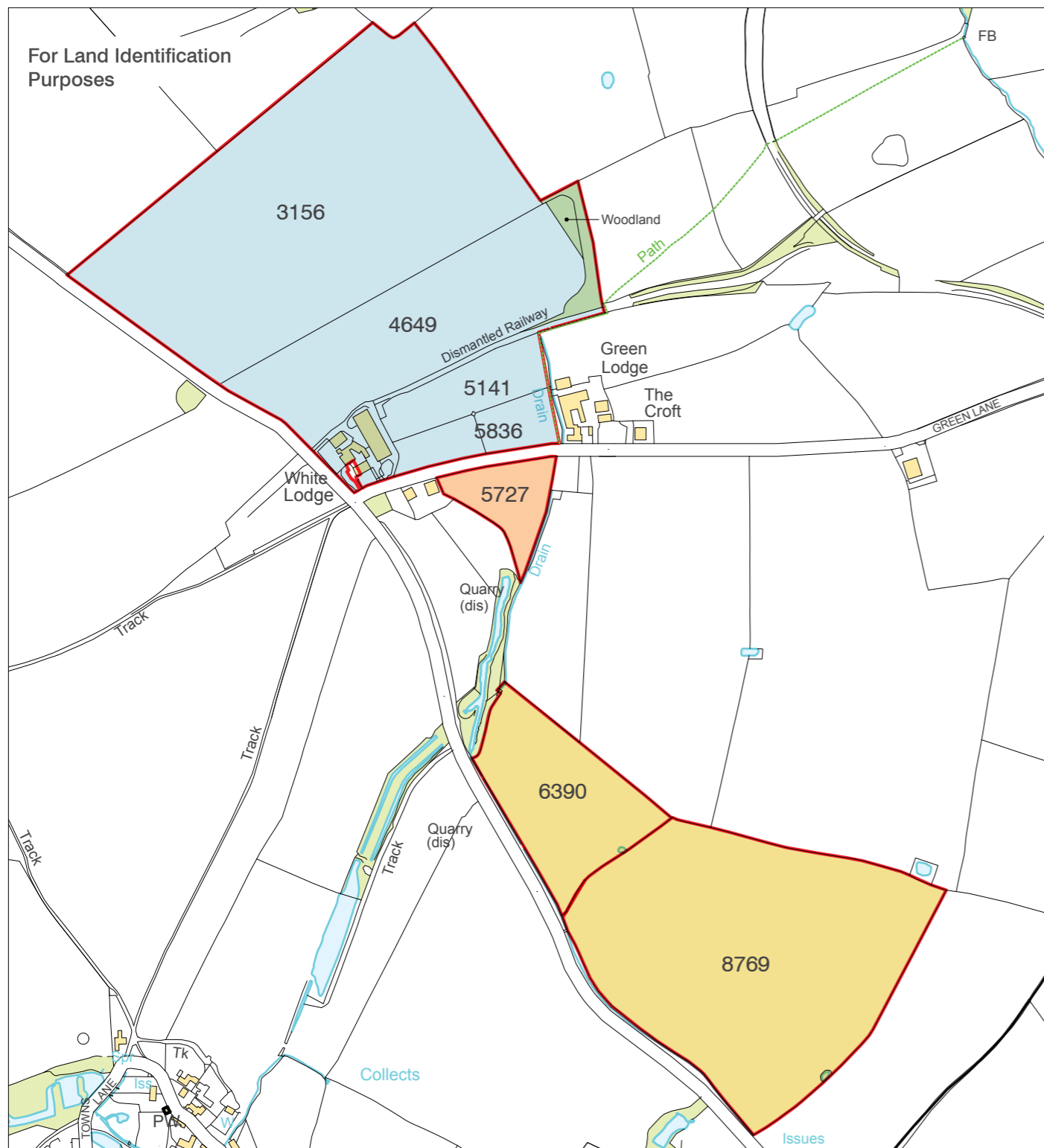


Image of Plot 1

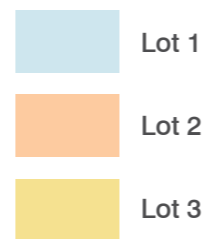


Image of Plot 2



Land Schedule (RPA)

SK Number	Field ID	Total Field Size (Ha)	BFP Claimable (Ha)	Crop
SK7827	3156	13.20	13.20	Arable
SK7827	4649	5.24	5.18	Pasture and Woodland
SK7826	6390	3.24	3.21	Pasture
SK7826	8769	11.24	11.24	Arable
SK7827	5141	1.32	1.31	Pasture
SK7827	5836	1.19	1.19	Pasture
SK7817	5727	1.08	1.08	Pasture



Tenure

The arable land is subject to a Farm Business Tenancy that shall be terminating as at 28th September 2021



The Farmhouse

A magnificent Ironstone Farmhouse with parts dating back to the 16th Century, offering a great deal of character throughout, including beams, exposed stonework and a delightful 'Inglenook'. Oil central heating, sealed unit double glazing to most windows.

The property comprises:

Entrance Porch with Cloakroom/w.c. off.

Hall with staircase leading to first floor.

Boot Room with steps leading down to **Utility Room & Further W.C.**

Dining Room with beamed ceiling, stone fireplace and original pine corner cupboard, door to Garden Room and Lobby which gives access to :-

Living room with beamed ceiling, stone walls and 'Inglenook with fire grate and built in seating.

Garden Room with windows and door overlooking the formal gardens, Velux roof lights, tiled floor with under floor heating.

Farmhouse Kitchen with bespoke solid pine cupboards and 4 oven oil powered AGA, walk in pantry.

Note:

There are 2 cottages attached to the west side of the Farmhouse that are not included in the sale. The vendor has a right of way across the shared access.

Part Gallery Landing with feature arch window.

Bedroom 1 with window to front and side.

Bedroom 2 with window to front.

Bedroom 3 with windows to side and rear.

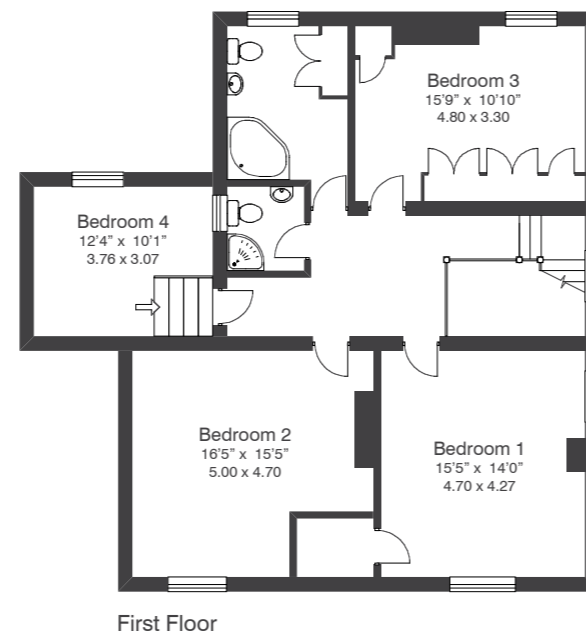
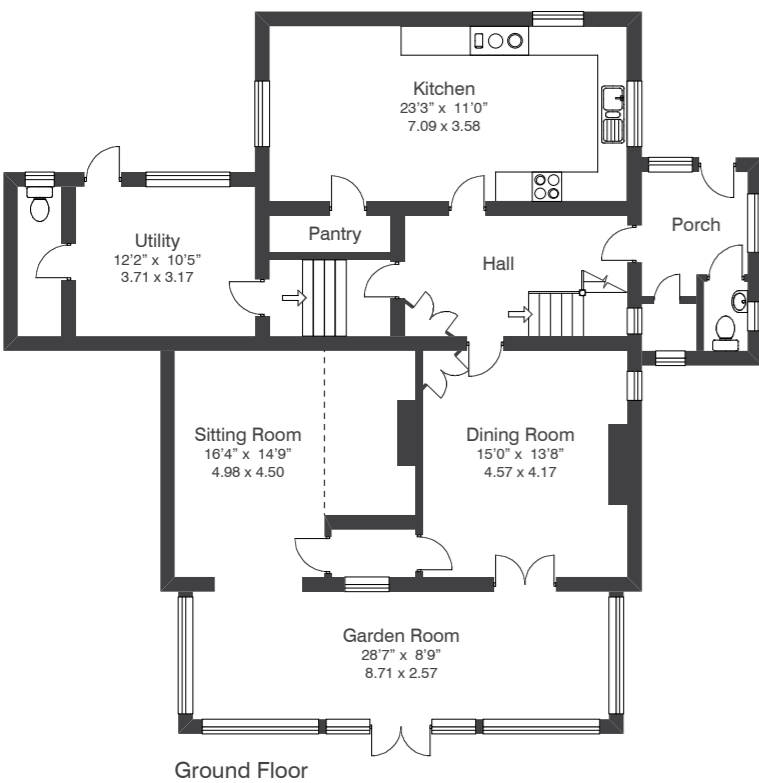
Bedroom 4 approached via steps, window to rear.

Bathroom with window to rear.

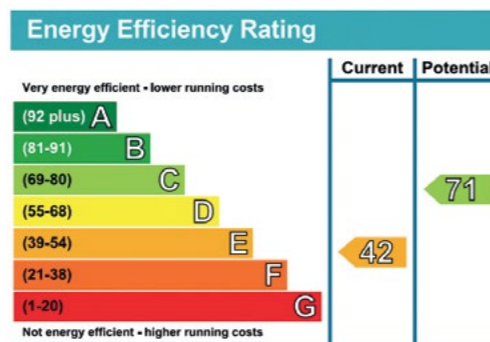
Separate Shower room with window to side.

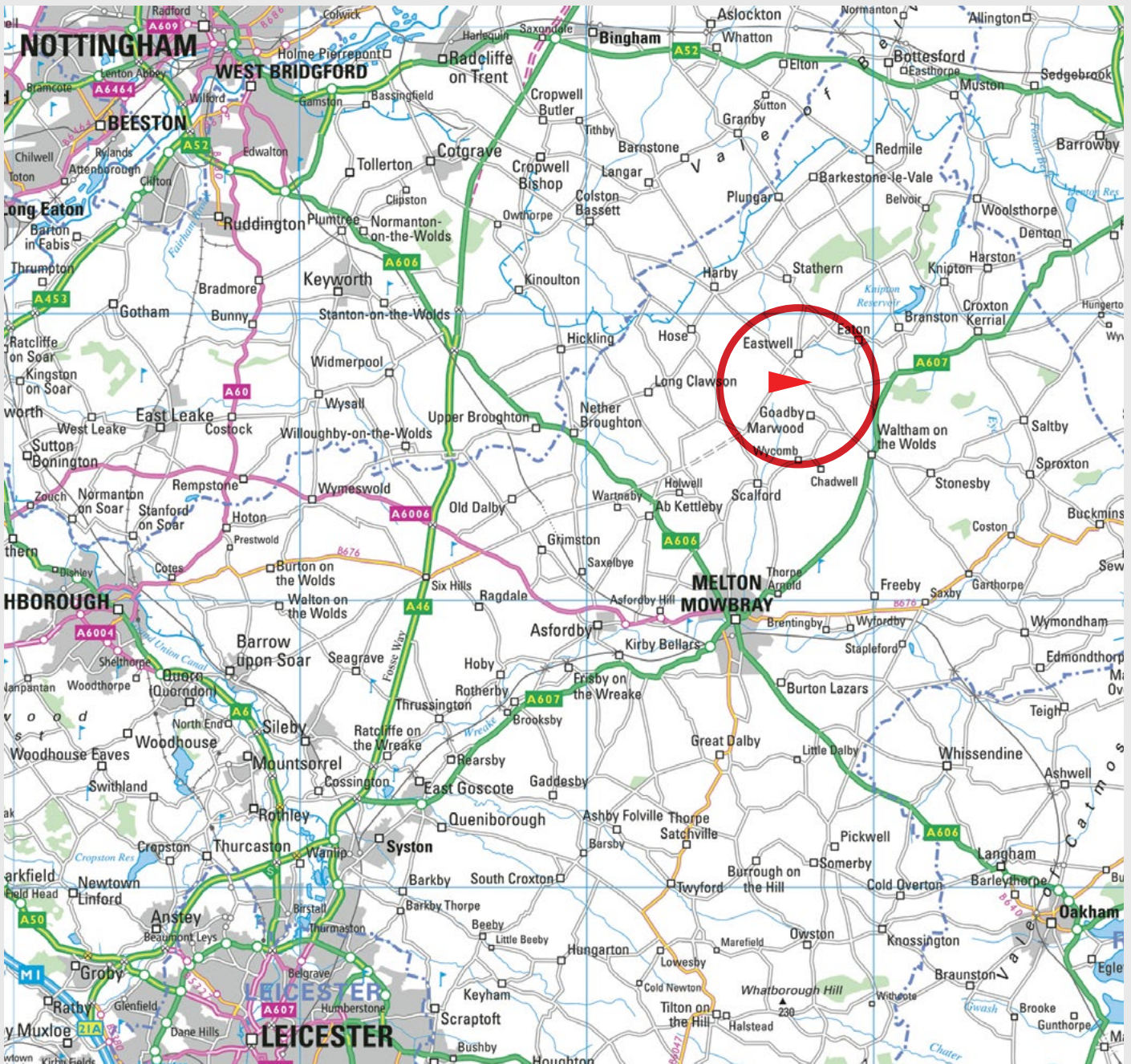


White outlined - Not included in sale



Approximate gross floor area 2755 Sq. feet
255.9 Sq. metres





LOCATION

The White Lodge is located in the beautiful Leicestershire Wolds, to the North of the Market Town of Melton Mowbray with its famous Cattle Market, on the edge of the Vale of Belvoir, between the villages of Waltham on the Wolds and Eastwell.

Heading North from Waltham on the Wolds, (on the Waltham Road) pass the left turn to Goadby Marwood. The White Lodge is situated 1 mile further on the right hand side at the junction of Green Lane. Postcode LE14 4NN

All viewings, inspections and meetings will be subject to strict protocol in order to adhere to the COVID-19 rules and recommendations as set-out by the UK Government.

Viewings strictly by prior appointment with the Agents only – no visits to be made without prior arrangement

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 and should not be relied upon as a statement of fact.

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.



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