



CROWN FARM  
NAILSTONE, LEICESTERSHIRE CV13 0QL

Comprehensive professional advice for all land and property matters  
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 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



# CROWN FARM

NAILSTONE, LEICESTERSHIRE CV13 0QL

A compact residential livestock farm in a good location with a farmhouse and a range of excellent farm buildings suited for livestock production with the ability to house over 400 head of cattle.

Available as a whole

**£2,000,000**

Farmhouse, Farm Buildings and 80 acres or thereabouts





**Situation**

Crown Farm is located approximately 1/2 mile to the east of the village of Nailstone via the B585 and is approximately 9 miles from Hinckley, 14miles from Leicester and 17 miles from Tamworth. These towns provide a good range of with employment and education facilities.

**Viewings**

Strictly by prior arrangement with the agent.



**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 continue to work the farm for the 2020/2021 growing season and we would expect the purchaser to buy the crop from the vendor at cost basis only.

**Mains Water**

The farm benefits from mains water that includes troughs in the pasture fields.

**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.

**Sporting, Mineral, Timber etc.**

The sporting and standing timber rights are as far as they are owned, are included in the sale.  
The mineral rights are not owned.

**Local Authority**

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR.  
Tel: 01455 238141

**Value Added Tax**

The land is not elected for VAT

**Method of Sale**

The freehold property is offered for sale by Private Treaty. Offers are invited for the whole only.

**Vendors Solicitors**

Fishers Solicitors, Ivanhoe Business Park, Unit R, Ashby-de-la-Zouch LE65 2AB  
FAO: TBC

## The Farm Buildings

**1.** Cattle Yard 100ft x 95ft. 16ft to the eaves. Steel portal frame under fibre cement roof with concrete block walling and Yorkshire boarding to eaves. Concrete floor with centre feed passage and multiple access. 3 phase electricity. Constructed in 2005

**2.** Cattle Yard 105ft x 50ft to include cantilever. 16ft to eaves. Steel portal frame under fibre cement roof with concrete block walling, Yorkshire boarding to 3 sides and cattle feed barriers to front. Concrete floor. 3 phase electricity. Constructed in 2008

**3.** Cattle Yard 75ft x 40ft to include cantilever 12ft to eaves. Steel portal frame under fibre cement roof with block walling and Yorkshire boarding to 3 sides and cattle feed barriers to front. Concrete floor. 3 phase electricity. Constructed in 2000.

**4.** Multipurpose building 140ft x 66ft. 12ft to eaves. Concrete frame with asbestos roof and brickwork sides. The building is split into 5 sections each with separate access with the whole area benefitting from a concrete floor. 3 phase electricity. Originally constructed in in 1960's with later additions added in the 1980's.

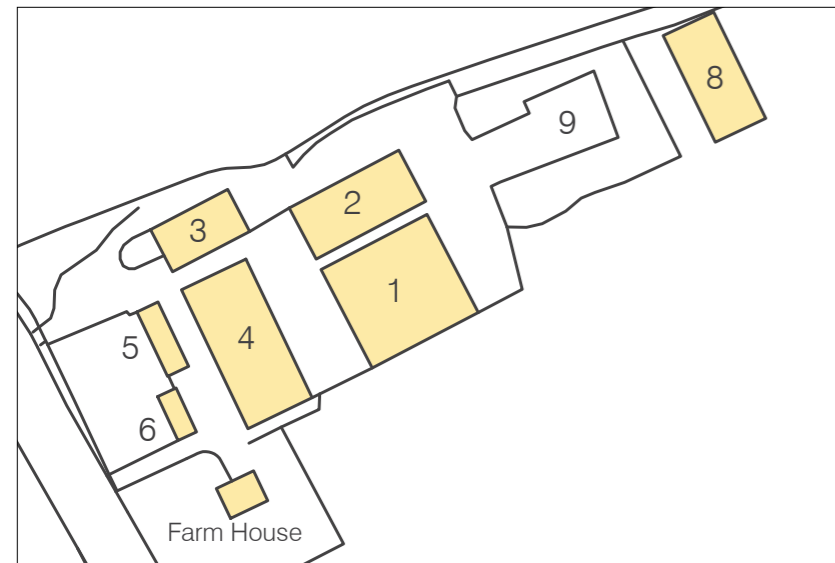
**5.** Storage shed 60ft x 20ft.

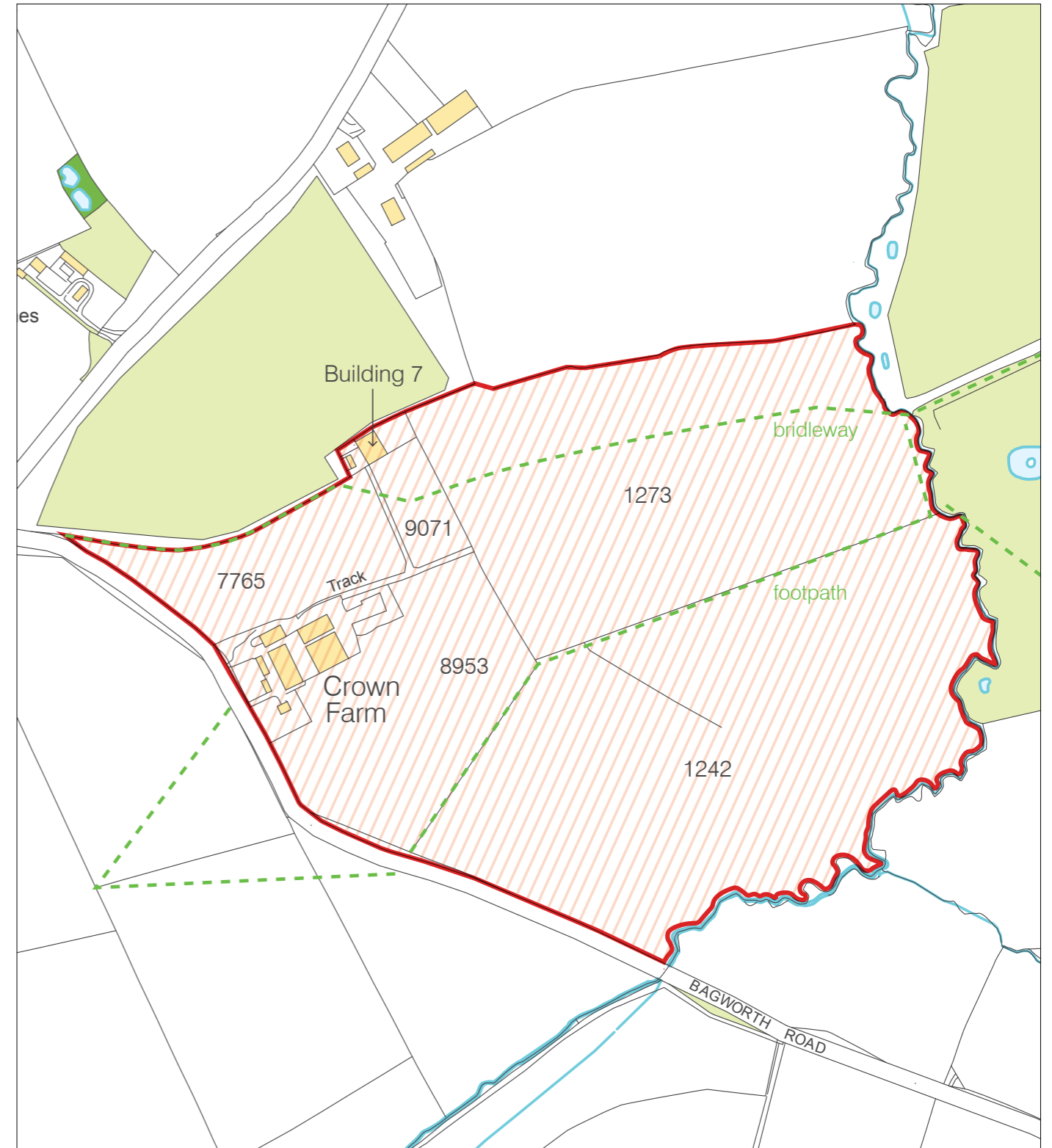
**6.** Storage shed

**7.** Cattle Yard 90ft x 75ft. 16ft to eaves. Steel portal framed under asbestos roof with concrete block walling, Yorkshire boarding to eaves and concrete floor. 3 phase electric. Constructed in 1980's.

**8.** Produce building 120ft x 60ft. 20ft to eaves on one side and 24ft to eaves on the other side. Steel portal framed with box profile sheets to roof and sides. Single open access with solid earth floor. Constructed in 2019.

**9.** Silage clamp. Earth banked silage clamp with hard-core floor. Under road plainings to hold in excess of 1000 tonnes of silage.





Land Schedule (RPA)

Feild ID	Parcel ID	Area Hectares	Area Acres	2020 Crop	2019 Crop	2018 Crop
SK4207	7765	2.32	5.73	Pasture	Pasture	Pasture
SK4207	8953	4.12	10.18	Pasture	Pasture	Pasture
SK4207	9071	0.63	1.56	Pasture	Pasture	Pasture
SK4307	1242	13.77	34.02	Spring Oats	Wheat	Wheat
SK4307	1273	10.28	25.40	Spring Oats	Maize	Maize
		1.11	2.74	Yard and Buildings under Fallow		
	<b>Total</b>	<b>32.23</b>	<b>79.63</b>			

## The Farmhouse

This very well presented detached farmhouse stands in large formal gardens to the front of the farm with stunning views over open countryside in all directions. Approached via wrought iron electric gates the driveway leads to an extensive parking and turning area and on to the farm yard and buildings.

The extended family accommodation has Oil fired central heating, sealed unit double glazing and offers very generous living space.

### The property comprises:

**Entrance Hall** with vaulted ceiling, leading to inner hall with stairs off.

**Large Living Room** with windows to front, side and rear and patio doors to side, stone open fireplace, 2 radiators, oak flooring.

**Kitchen/Dining Room** with window to side and patio door to rear, floor standing cupboards, granite worktops, Belfast sink, oil fired AGA, tiled floor with underfloor heating, large walk in pantry.

**Side Hall** with door and window to front, tiled floor with underfloor heating.

**Utility Room** with window to rear, plumbing for washing machine, floor mounted Worcester oil central heating boiler, tiled floor with under floor heating combi boiler, tiled floor with under floor heating.

**Office** with window to rear tiled floor with under floor heating.

**Wetroom** door to front and window to side, w.c., wash basin, shower with under floor heating.

**First Floor Landing** with window to front and loft access.

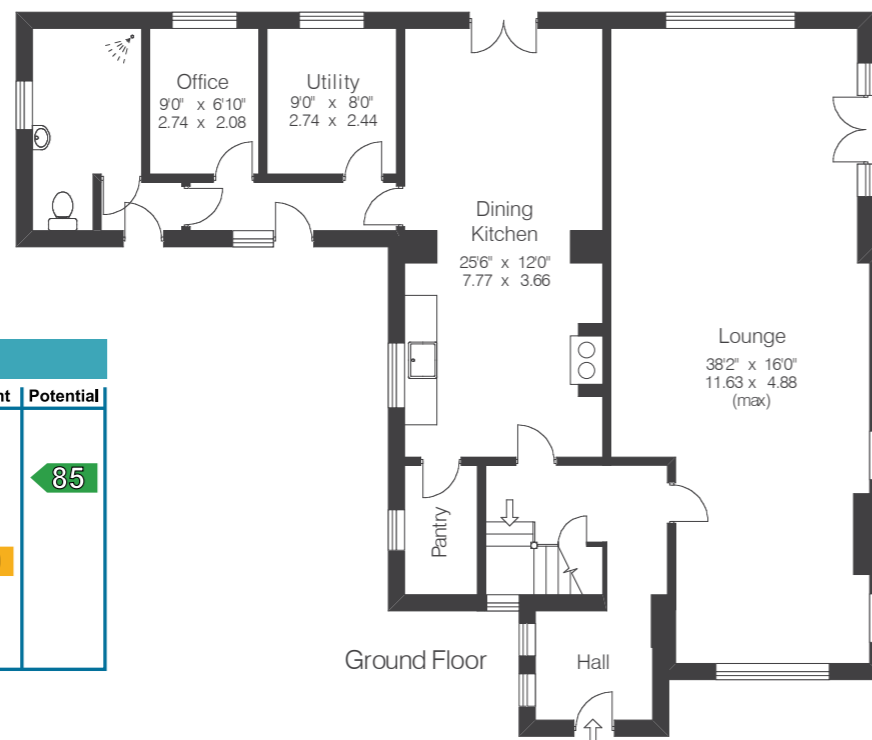
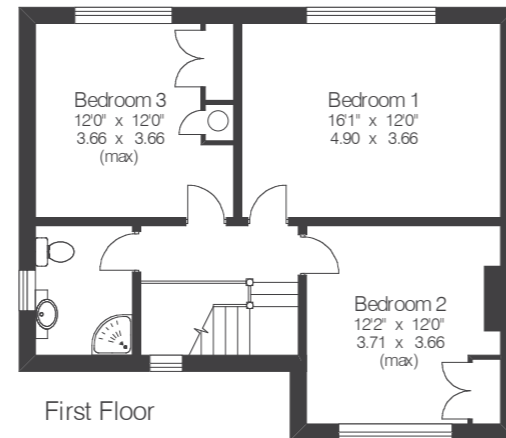
**Bedroom 1** with window to rear and radiator.

**Bedroom 2** with window to front, radiator, tiled fireplace and built in wardrobe.

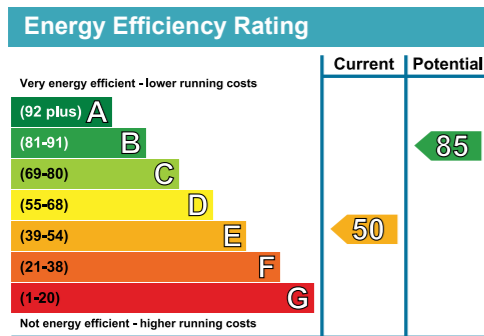
**Bedroom 3** with window to rear, built in wardrobe and airing cupboard.

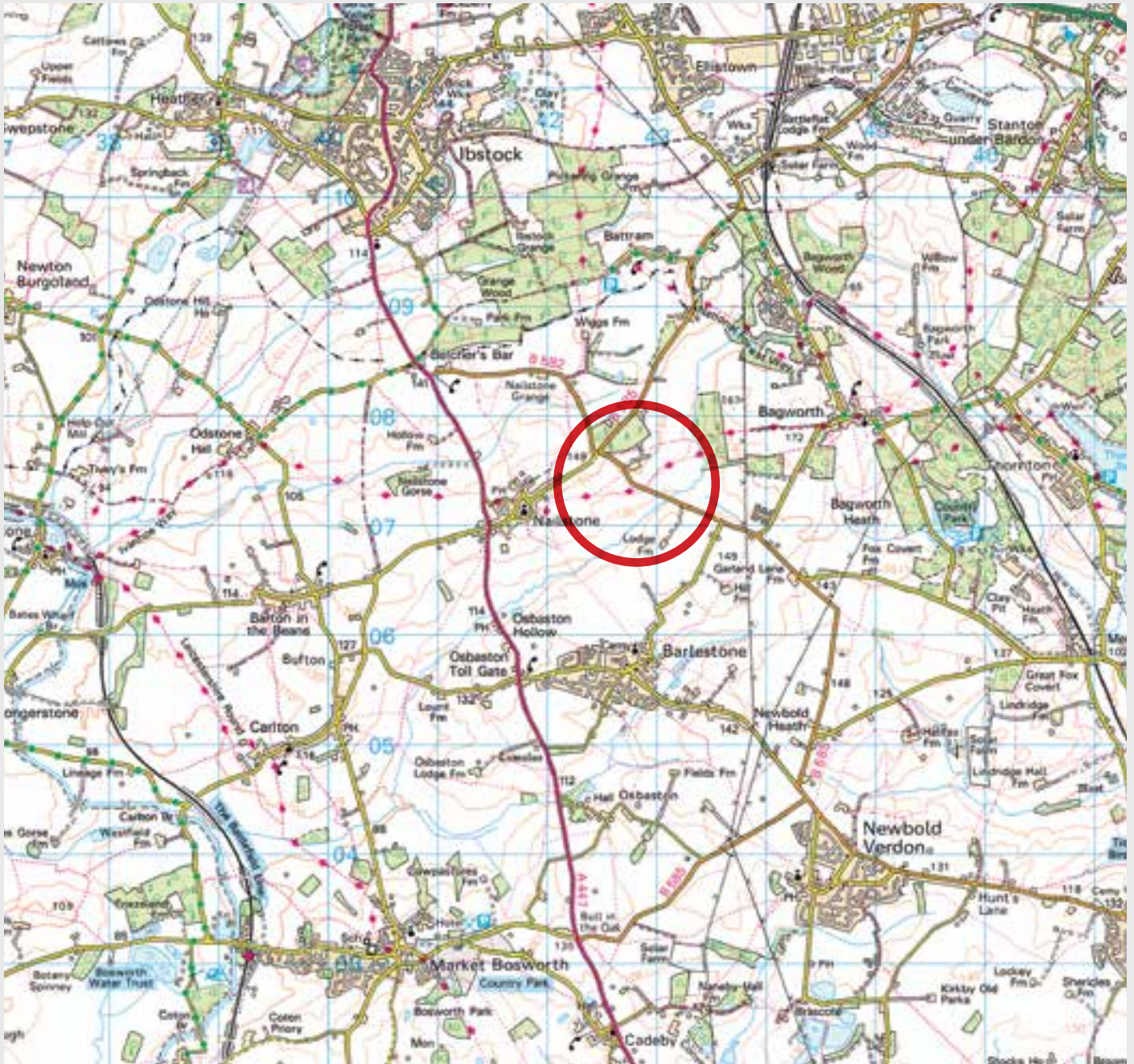
**Shower Room** with window to the side, w.c, wash basin and corner shower cubicle, tiled walls,

**Outside** Formal lawned gardens with patio areas and mature Beech hedging.



Approximate gross floor area | 2023 Sq. feet  
187.94 Sq. metres





#### LOCATION

Crown Farm is strategically placed for the motorway network being approximately 6 miles from Junction 22 of the M1, 11 miles from Junction 1 of the M69 and 9 miles from Junction 11 of the A42/M42  
 Post Code for Crown Farm is CV13 0QL.



Wilton Lodge, Wilton Road, Melton Mowbray,  
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