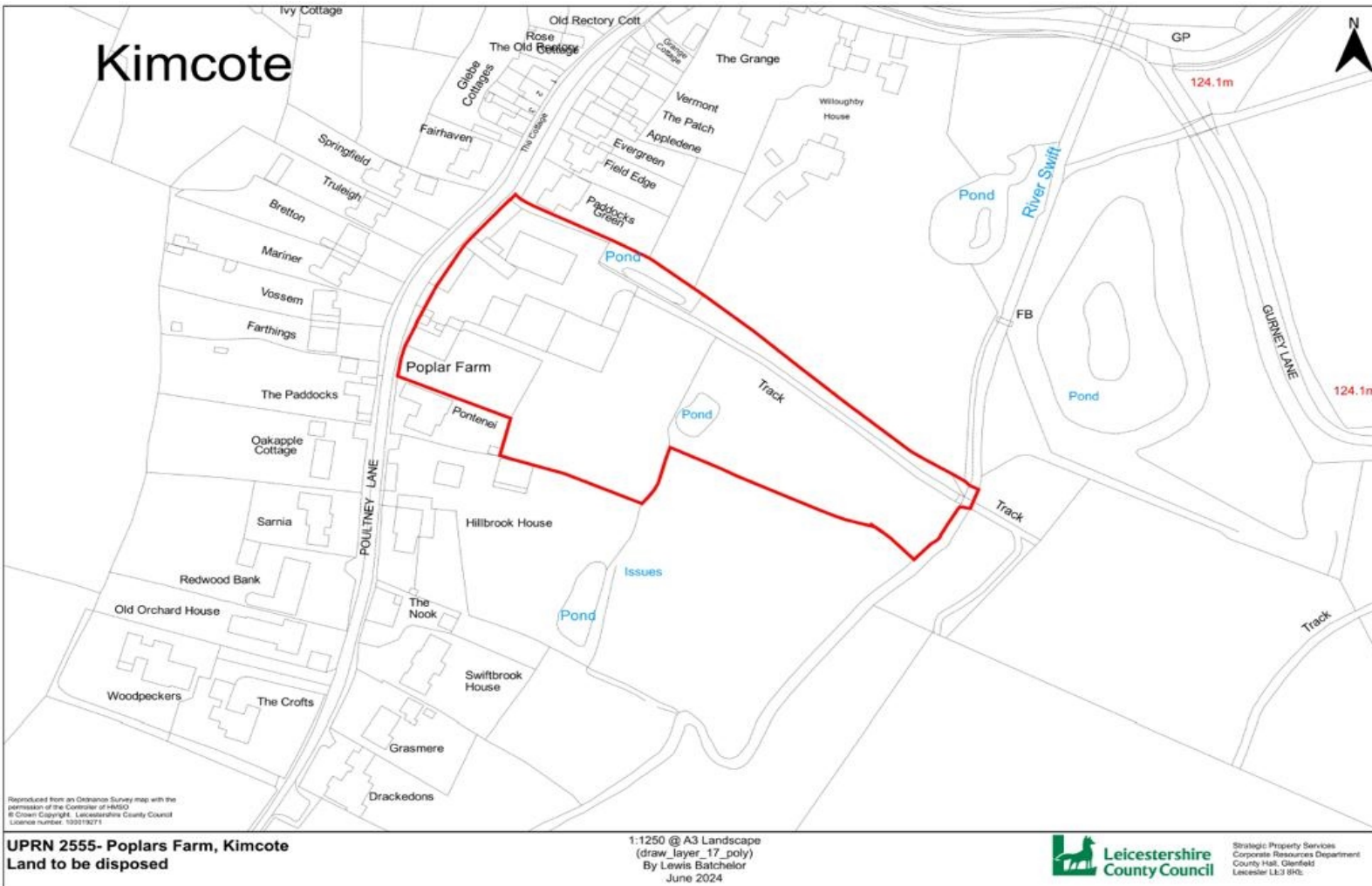


# RESIDENTIAL DEVELOPMENT SITE FOR SALE

Poplars Farm, Poultney Lane, Kimcote, Lutterworth, Leicestershire, LE17 5RX



UPRN 2555- Poplars Farm, Kimcote  
Land to be disposed

1:1250 @ A3 Landscape  
(draw\_layer\_17\_poly)  
By Lewis Batchelor  
June 2024

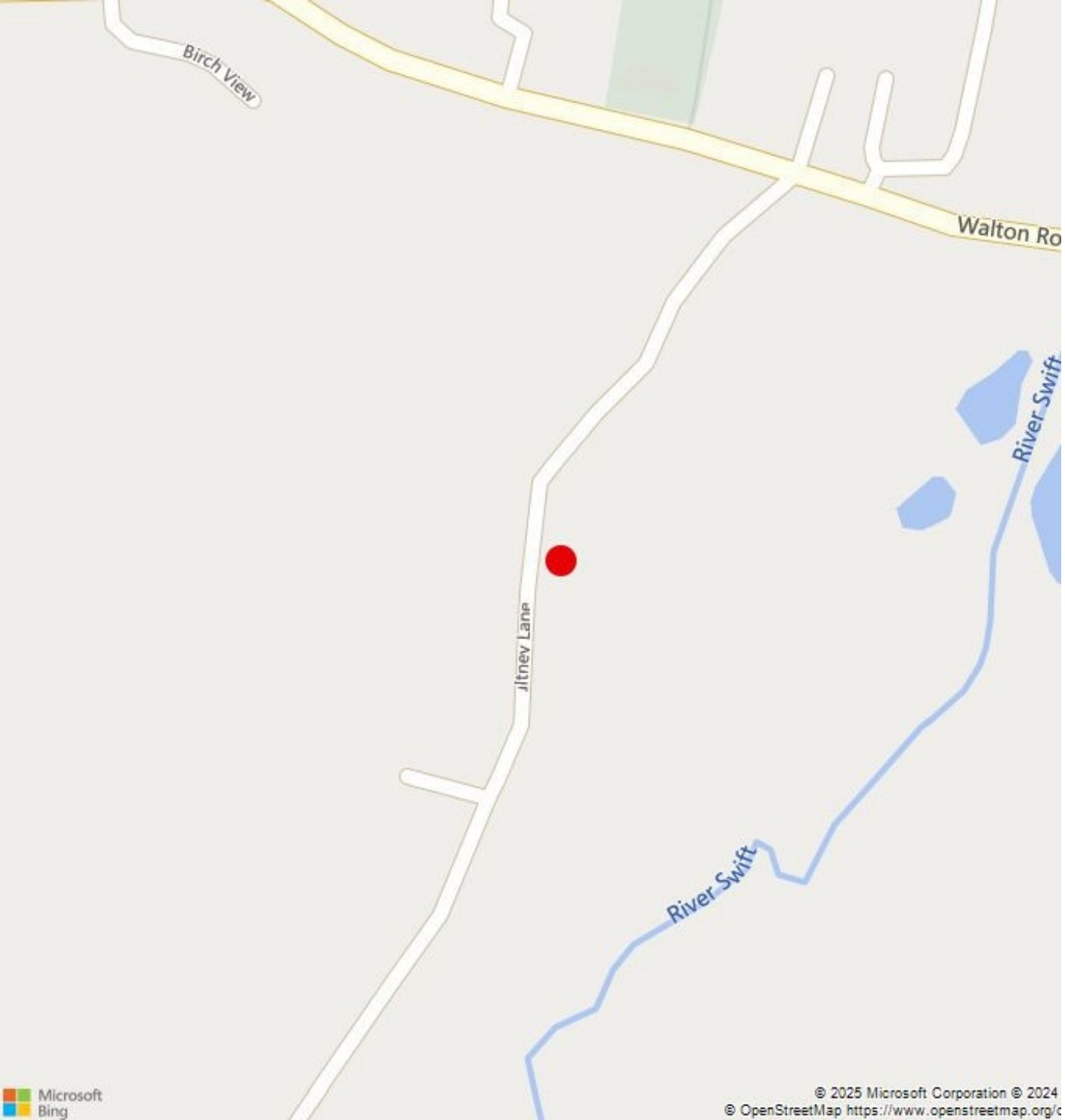


Strategic Property Services  
Corporate Resources Department  
County Hall, Quenfield  
Leicester LE3 0RH

3.3 Acres (1.336 Hectares)

Price on Application

- ▶ Former Farmland
- ▶ Attractive village location
- ▶ Residential Development Opportunity (Subject to Planning)
- ▶ Substantial Grade II Listed farmhouse



### LOCATION

Kimcote is a village and Civil Parish situated in the Harborough District of Leicestershire, approximately 4 miles northeast of Lutterworth. The village has a population of just 605 (ONS - 2021 Census). The site is located on Poultney Lane in the centre of the village and is bounded by residential properties to the north and south, Poultney Lane to the west and fields to the east. The River Swift runs along the bottom of the site just outside of the boundary. Access to the site is from Poultney Lane.

### DESCRIPTION

The site comprises a former farm extending to 3.3 acres with a Grade II Listed farmhouse and 3no. barns / outbuildings with paddocks to the rear.

At the front of the site is the 3-storey Grade II Listed farmhouse which is of traditional solid brick construction under a pitched slate roof extending to 395.49 sq.m. (4,257 sq ft). Floor plans suggest that the property is a substantial 4-bedroom house with kitchen, living quarters and lounge with storage accommodation at second floor level which could be adapted to provide additional living space.

In addition to the farmhouse, are 3no. barns / outbuildings of various forms of construction. There is a former feed store comprising a single storey building of solid brick construction under a pitched slate roof extending to 320.76 sq.m. (3,452 sq ft) and a more basic barn style building extending to 1,126.91 sq.m. (12,130 sq ft).

To the east of the buildings are 2no. fields which are separated by a pond. The site starts to narrow away from Poultney Lane. It is understood that the rear field lies within Flood Risk Zone 3. The site is designated as Grade 3 agricultural land.

## ACCOMMODATION

The property offers the following accommodation:

	Acres	Hectares
Total	3.3	1.336

All areas are quoted in accordance with the RICS Code of Measuring Practice.

## PLANNING

The Site does not currently benefit from Planning Permission for any form of development other than for its existing use.

The Vendor has obtained an initial Planning Appraisal in respect of the site which came with the following recommendations:

- The farmhouse should remain as a single dwelling and undergo renovations, although any modifications will require Listed Building Consent.
- Converting the barns into two dwellings with the possibility of adding a third if the built form can be expanded. A full planning application would need to be submitted for these barns.

Up to 4 dwellings could be developed in the paddock land. As Kimcote does not have a neighbourhood plan, this would need to be supported by a housing needs survey.

Please refer to the Masterplan within these particulars in support of these recommendations. Full details of the Planning Appraisal can be obtained from the Agent.

## PRICE

Price on Application

## LEASE TERMS

The freehold interest is to be sold with vacant possession. Offers conditional on Planning Permission will be considered.

## VAT

It is understood that VAT will not apply to this transaction.

## LEGAL COSTS

Each party shall bear their own legal costs incurred in this transaction

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

Please get in touch to arrange a viewing.



**Will Shattock**

wjs@apbleicester.co.uk

0116 254 0382

### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.