



# FOR SALE

## Residential Development/Conversion Opportunity

**Limes Farmyard, Main Street, Kilby, Leicestershire. LE18 3TD**

A 2.58 Acre (1.04 Ha) site benefiting from Full Planning Consent for the conversion of two barns into residential dwellings and the construction of one new detached dwelling. The sale also includes an existing Farmhouse requiring renovation and Paddock land extending to 1.56 Acres.



# LIMES FARMYARD MAIN STREET KILBY LEICESTERSHIRE LE18 3TD

**RESIDENTIAL DEVELOPMENT  
OPPORTUNITY WITH PLANNING  
CONSENT FOR TWO BARN  
CONVERSIONS AND ONE NEW-  
BUILD DWELLING. ALSO  
INCLUDING AN EXISTING  
FARMHOUSE REQUIRING  
RENOVATION AND Paddock  
LAND EXTENDING TO 1.56  
ACRES (0.63 HA).**

**FOR SALE BY  
PRIVATE TREATY**

## LOCATION

Limes Farmyard is located on Main Street, Kilby, Leicestershire. LE18 3TD. Kilby is a popular South Leicestershire village boasting both a well-regarded Pub and a Primary School (rated as "Good" in the most recent Ofsted report, dated October 2016).

Just 3 miles north of Kilby is the town of Wigston which offers a range of services and leisure facilities. The village of Fleckney lies approximately 4 miles to the south-east of the site and offers a number of services including a Post Office, GP Surgery and Convenience Store.

Kilby benefits from excellent transport links and Junction 21 of the M1 is situated a short drive from the site. Approximate travelling times to some popular local destinations are as follows:

	<u>Miles</u>	<u>Minutes</u>
• Fosse Park Shopping Centre	7	17
• Leicester City Centre	7	25
• Narborough Train Station	7.5	17
• M1 Junction 21	8	21
• Market Harborough	12	22
• Rutland Water	24	36

Leicester City Centre is easily reached via Welford Road and boasts superb shopping facilities in the Highcross Shopping Centre as well as a rich variety of sporting teams.

## THE SITE

The site extends in total to 2.58 Acres (1.04 Ha) and up until recently was operated as a working farm. The site currently comprises a range of redundant farm buildings including three steel portal framed buildings, a range of traditional red brick farm buildings and a Farmhouse.

All three of the large steel portal framed building would be demolished as part of the current planning consent and the residual traditional farm buildings incorporated into the development.

Also included within the sale is a Paddock which lies to the south of the brook course and which extends to 1.56 Acres (0.63 Ha) or thereabouts. The Paddock which lies to the south of the site is accessible via a bridge from the development site.

## DIRECTIONS

**From Junction 21 of the M1** follow the A5460 towards Fosse Park/Leicester and take the fourth exit, signposted Narborough/Fosse Park. At the lights turn left onto the A563 signposted towards Wigston. After approximately 3 miles turn right onto Welford Road and stay on this over the roundabout, travelling through Wigston. 3 miles after leaving Wigston turn left towards Kilby and travel down into the village where the site will be on your right hand side shortly after entering the village, identifiable by way of a Mather Jamie For Sale board.

## PLANNING

The site benefits from Full Planning Consent granted by Blaby District Council on the 23<sup>rd</sup> August 2016, reference: **16/0439/FUL**.

The application permits the conversion of two existing barns into residential dwellings and erection of one detached dwelling with associated access, vehicle parking, amenity space, and landscaping (includes the demolition of two non-steel framed barns).

Neither the existing Farmhouse nor the Paddock were included within the planning application area however both are to be included within the sale.

## SECTION 106 AGREEMENT

The site is free of any Section 106 obligations and Affordable Housing requirement.

## GROUND INVESTIGATION

A Ground Investigation Survey has been completed by Nicholls Colton and is available to view as part of the technical information. The report concludes that traditional strip foundations will be appropriate across the site (subject to localised deepening due to trees) and that there will not be any soil remediation required. Interested parties are advised to satisfy themselves as to the content of this report.

## UTILITIES

Utilities searches have been completed and are available to view as part of the technical information.

## THE FARMHOUSE, 15 MAIN STREET

The Grade II listed Farmhouse (known as 15 Main Street) sits on the front of the site and benefits from existing access directly off Main Street. The property is in need of significant renovation and modernisation however it currently offers the following accommodation:

### Ground floor

Kitchen	1.8m x 3.95m	(6ft x 12ft)
Lounge	3.65m x 4.13m	(11.9ft x 13.5ft)
Boiler room	2.2m x 1.56m	(7.2ft x 5.2ft)
Reception room	3.86m x 3.85m	(12.6ft x 12.5ft)

### First floor

Bedroom 1	3.66m x 3.72m	(12ft x 12.2ft)
Bedroom 2	3.0m x 3.79m	(9.8ft x 12.43ft)
Bathroom	1.42m x 3.95m	(4.6ft x 12.7ft)

### Second floor

Bedroom 3	4.6m x 3.72m	(15ft x 12.2ft)
Bedroom 4	5.28m x 3.86m	(17.3ft x 12.6ft)

There is a small outbuilding included with the farmhouse with the following dimensions:

Section 1:	2.5m x 1.8m	(8.2 ft x 5.9ft)
Section 2:	2.5m x 1.8m	(8.2 ft x 5.9ft)

The Farmhouse benefits from gas fired central heating however it is expected that the system will require a significant overhaul to bring it back into serviceable condition.

## PLOT 1

Located on the western side of the site, Plot 1 is a new build plot which comprises a single storey family home which will offer the following accommodation:

- ❖ 4 bedrooms
- ❖ Master bedroom with en-suite and dressing room
- ❖ Kitchen/diner with patio doors onto the garden
- ❖ Lounge with patio doors onto the garden
- ❖ Carport suitable for two cars with a separate store room
- ❖ Private gardens to two elevations directly overlooking the paddock

The plot will be built on the site of an existing steel portal frame building which will need to be demolished in order to make way for the new dwelling.

## UNIT 1

Unit 1 comprises an existing red brick and tile agricultural building which lies in linear form on the eastern boundary of the site. The building will be converted to offer the following accommodation:

- ❖ 4 bedrooms
- ❖ Master bedroom with en-suite and dressing room
- ❖ Kitchen/diner/living room offering open plan living
- ❖ Patio overlooking the garden accessible via bi-fold doors
- ❖ Secluded garden running parallel with the brook
- ❖ Carport suitable for two cars with a separate store

It is proposed that the southernmost section of the barn is demolished and rebuilt to the same size and appearance as the existing barn due to structural insecurities.

## UNIT 2

Comprising the brick and stone faced barn located in the centre of the site, Unit 2 will be converted to offer the following accommodation:

- ❖ 3 bedrooms
- ❖ Master bedroom with en-suite
- ❖ Galleried landing area
- ❖ Carport and store
- ❖ Attractive private garden with bi-fold doors giving access onto a patio area

To facilitate the conversion, existing steel portal frame buildings to the west and the south will be demolished. The intention is that the existing shell of the barn will not be significantly altered and modest new openings will complement the already attractive building.

## THE PADDOCK

Included within the sale is a paddock which extends in all to 1.56 Acres (0.63 Ha) and which lies to the south of the development site. The paddock has recently been fenced along the southern boundary.

## AUTHORITIES

Water	<a href="http://www.stwater.co.uk">www.stwater.co.uk</a>
Gas	<a href="http://www.transco.co.uk">www.transco.co.uk</a>
Electricity	<a href="http://www.westernpower.co.uk">www.westernpower.co.uk</a>
Local	<a href="http://www.blaby.gov.uk">www.blaby.gov.uk</a>
Highways	<a href="http://www.leicestershire.gov.uk">www.leicestershire.gov.uk</a>

## DEVELOPMENT OVERAGE

### **Paddock Overage**

The Vendor will reserve an Overage in respect of the Paddock which will entitle them to 50% of any increase in value of the site should the purchasers or their successors in title be successful in obtaining planning consent for any non-agricultural, non-equestrian or non-horticultural use on the site. The uplift clause is effective for a period of 25 years from the date of completion.

### **Development Site Overage**

The Vendor will reserve an Overage in respect of the Development Site entitling them to 50% of any increase in value of the site should the purchasers or their successors in title be successful in obtaining planning consent for any more than a total of 3 dwellings on the site. The site is taken to mean the area within the planning application described earlier in this brochure. The uplift clause is effective for a period of 25 years from the date of completion.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

Interested parties are made aware of the following:

- I. The Purchaser will be required to install a separate metered mains water connection to the Vendor's retained land which lies immediately to the south-west of the Paddock. The connection will need to be made within 3 months from the date of completion.
- II. The Purchaser will not have any right to use the existing access lying to the west of the Paddock; the sole access to the paddock will be via the Site.
- III. The Limes Farmhouse, (which adjoins the Farmhouse described in this brochure) will retain a vehicular and pedestrian right of way across the entrance of the site to a parking area at the southern end of their garden (as shown hatched brown on the attached plan).
- IV. The Purchaser will be required to block off/brick up two existing points of access from the Site into the adjoining Limes Farmyard to the satisfaction of the Vendor and the owner of Limes Farmyard.

The site is sold subject to any rights of way, wayleaves and easements whether detailed in this brochure or not.



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## Limes Farmyard - Main Street Kilby

Not to Scale @ A4 Landscape

David Britland  
 7th November 2016



Property Services  
 Corporate Resources Department  
 County Hall, Glenfield.  
 Leicester . LE3 8RE



Plot 1 - CGI



Unit 1



Outbuildings to the Farmhouse



The Paddock

## VAT

It is understood that no VAT is chargeable on this sale.

## PLANS, AREAS, PHOTOGRAPHS AND SCHEDULES

The plans are for reference only. The purchaser shall be deemed to have satisfied himself as to the description of the property. Any error or misstatements shall not annul the sale nor entitle either party to compensation.

## SERVICES AND TECHNICAL INFORMATION

A Technical Pack is available to download from the property microsite as detailed overleaf. Information available includes the following:-

- Planning Consent Decision Notice
- Site Layout Drawing & Individual Plot Drawings
- Ground Investigation Report
- Design & Access Statement
- Utilities Records
- Topographical Survey
- Asbestos Survey

## SALE WEBSITE

A website dedicated to the sale of the site can be found by following this link:

[www.matherjamie.co.uk/limesfarmyard](http://www.matherjamie.co.uk/limesfarmyard)

Interested parties are asked to contact Mather Jamie in order to obtain a password to access the sale website.

## METHOD OF SALE

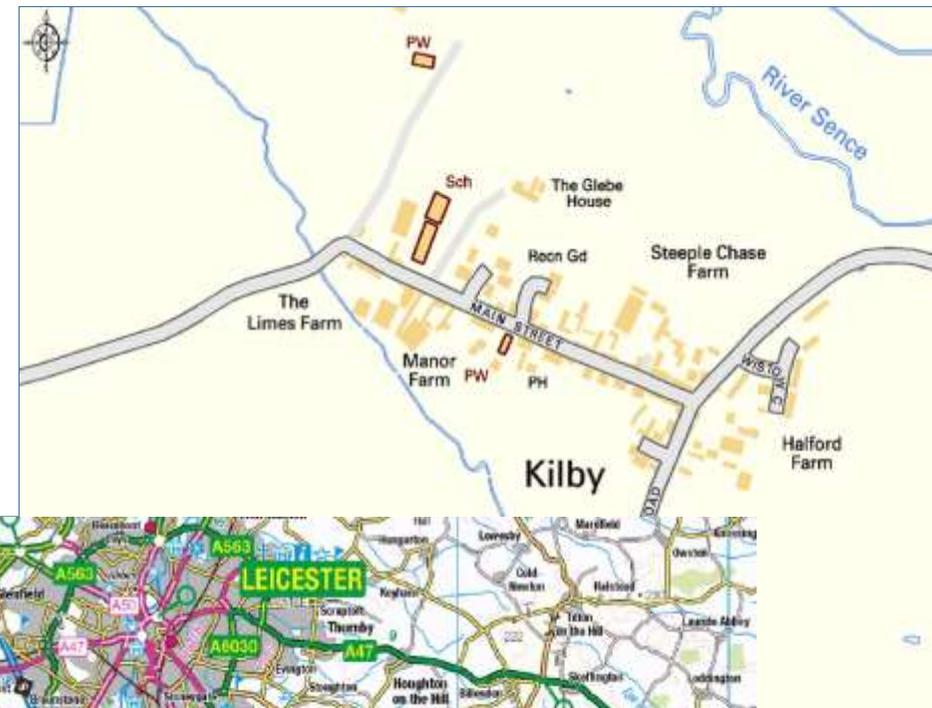
The site is offered for sale by way of Private Treaty. Vacant possession will be available upon completion. **Offers are invited in respect of the site as a whole.**

## VIEWING

Viewing of the site is **strictly by appointment only** and parties are advised that neither the Vendor nor Mather Jamie accept any responsibility for the health and safety of individuals when on site. Parties wishing to view should contact the offices of Mather Jamie Ltd. Everyone viewing the site should wear appropriate Personal Protective Equipment including a safety helmet in case of falling debris.

## CONTACT DETAILS

Gary Kirk BSc (Hons) MRICS FAAV  
Email: [gary.kirk@matherjamie.co.uk](mailto:gary.kirk@matherjamie.co.uk)



## Conditions under which these particulars are issued

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract.

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This statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued November 2016.