



# ELWELLS FARM

COOPERS LANE, DUNTON BASSETT, LEICESTERSHIRE, LE17 5LH

# THE VALUABLE SMALLHOLDING

known as

Elwells Farm  
Coopers Lane  
Dunton Bassett  
Leicestershire  
LE17 5LH

An extremely rare opportunity  
to purchase  
an attractive smallholding  
comprising detached bungalow  
range of farm buildings  
and 22 acres of pasture land

For Sale by Tender

Guide Price  
£550,000

**E A LANE & SONS**  
CHARTERED SURVEYORS

100 Regent Road, Leicester, LE1 7DG

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## GENERAL

The sale of Elwells Farm offers an outstanding opportunity to purchase an edge of village smallholding which is suitable for agricultural or equestrian use and provides tremendous potential for renovation, extension and potential further development subject to the relevant consents.

## LOCATION

Elwells Farm lies in the attractive South Leicestershire countryside on the edge of Dunton Bassett Village and offers a fantastic opportunity to acquire a 22 acre Smallholding with detached Bungalow and range of farm buildings.

The property is situated on the northern edge of Dunton Bassett Village with long road frontage to Coopers Lane. Dunton Bassett offers local schooling and a public house with more extensive shopping and services within easy travelling distance at Broughton Astley, Lutterworth and Leicester City.

The M1 and M6 national motorway network is within easy travelling distance.

What3words location - skimmers.finally.boarded



# ELWELLS FARM BUNGALOW

Elwells Farm Bungalow, also known as Anahoe Bungalow, comprises a detached bungalow of red brick and prefabricated walls under tile roof construction with surrounding lawned and flower bed gardens and overlooks the farms pasture land.

The accommodation briefly comprises: -

- Entrance Hallway
- Kitchen
- Dining Room
- Living Room
- Rear Entrance Hall
- Utility area

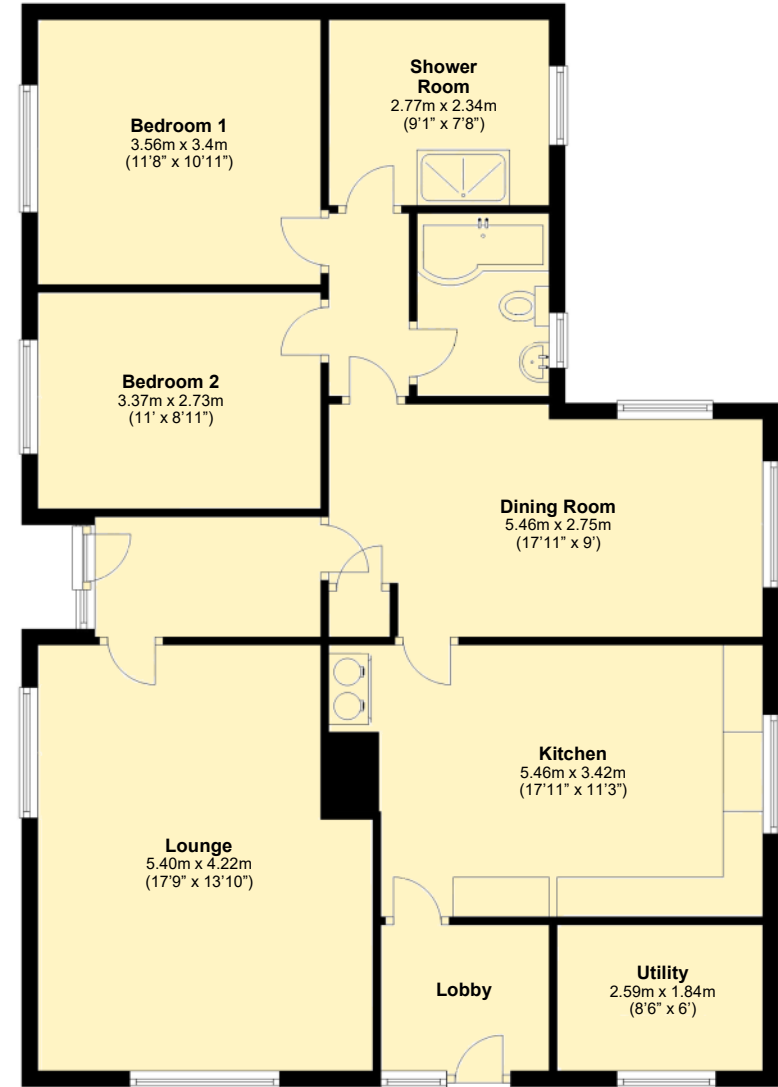
- Bathroom
- Shower room (formally Bedroom 3)
- Bedroom 1
- Bedroom 2

The Bungalow has the benefit of mains electricity, mains gas, mains water, electric hot air heating system and drainage to a filter bed system located on the land.

There are adjoining lawned gardens with flower borders and a private concrete access driveway.

The Council Tax Band for this property is Band E and the EPC rating is F.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30   F	
1-20	G		



**ELWELLS FARM BUNGALOW**  
 Total area approx. 105.5 sq. metres (1136.0 sq. feet)  
 All measurements on this plan are for identification purposes only



## FARM BUILDINGS

The farm buildings are situated adjoining the Bungalow with separate gated access off Coopers Lane and with concrete yard and include: -

### **4 bay General Purpose Building**

60' x 40'

(18m x 12m)

Steel and concrete portal framed building with concrete floor, part block walls and corrugated sheet roof.

### **5 bay Dutch Barn with 3 bay Lean-to**

80' x 30' / 50' x 15'

(24m x 9m / 15m x 4.5m)

Steel and concrete portal framed buildings and corrugated sheet roof.

### **Original Cow Shed 1**

60' x 17'

(18m x 5m)

Brick and block walls, concrete floor with sheeted roof and original cubicles.

### **Original Cow Shed 2**

35' x 17'

(10.5m x 5m)

Brick and block walls, concrete floor with corrugated sheeted roof and original standings.



### **General Purpose Outbuilding (part of original WW2 camp)**

60' x 18'

(18m x 5.5m)

Brick and block walls, concrete floor, corrugated roof and original fireplace with range.

### **General Purpose Outbuilding**

40' x 18'

(12m x 5.5m)

Part concrete sectional building with brick walls and corrugated sheet roof used for storage and part overgrown.

Part of the buildings comprise the original World War 2 displaced persons camp.

## THE LAND

The land adjoins the bungalow and farm buildings to the north and comprises three enclosures of permanent pasture extending to a total area of approximately 22.05 acres (8.92 hectares) as detailed in the adjacent schedule.

The land is classified as Grade 3 under the Natural England Agricultural Land Classification Map and is of feeding quality with a mains fed trough in OS 7310.

The boundaries comprise a mixture of quickthorn and post and wire fencing and access to the land is through the farm buildings yard.

Land Parcel	Hectares	Acres	Description
7539	3.90	9.65	Pasture
7310	5.02	12.40	Pasture
7792	0.30	0.75	Bungalow, garden, yard and buildings
	<b>9.22</b>	<b>22.80</b>	



# GENERAL REMARKS & INFORMATION

## METHOD OF SALE

The property is for sale by informal tender and best and final offers are invited by 12 noon on Monday 31st October 2022. Further details and tender forms are available from the selling agents.

## TENURE

The property is freehold and vacant possession will be given on legal completion.

## SERVICES

The property is connected to mains electricity, mains gas and mains water.

## COUNCIL TAX

Band E

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating F

## RESTRICTIONS, EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any rights of way whether public or private, and all easements, wayleaves and restrictions, whether or not specifically mentioned.

There is a public footpath (Y39) and Bridleway (Y33) crossing the property.

## BASIC PAYMENT SCHEME

We understand that the land is registered under the Basic Payment Scheme (BPS) but the entitlements are not included in the sale.

## NITRATE VULNERABLE ZONE

All of the land falls within a Nitrate Vulnerable Zone. Further information can be obtained through DEFRA.

## FIXTURES AND FITTINGS

All fixtures and fittings detailed within this brochure are included in the sale without additional charge but all other items are specifically excluded.

## SPORTING, MINERALS & TIMBER RIGHTS

All sporting, mineral and timber rights are included in the sale as far as they are owned.

## LOCAL AUTHORITIES

Harborough District Council, The Symington Building, Adam & Eve Street, Market Harborough, Leicester, LE16 7AG - 01858 828 282

## VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## VIEWING

Strictly by prior confirmed appointment with the agents E A Lane & Sons. 0116 233 6433.

## DEVELOPMENT UPLIFT CLAUSE

A covenant will be incorporated within the contract and conveyance in the form of a Development Uplift Clause so that if in the event of planning permission or change of use being granted on any of the land or existing buildings (excluding the Bungalow or immediate ornamental garden) for any use other than equestrian or agriculture then 50% of the uplift in value will be paid to the vendor(s) or their successor(s) in title. This clause will expire after 25 years from the date of completion.

## HEALTH AND SAFETY

We ask all to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and any livestock in the fields. Please note that viewing is entirely at your own risk.

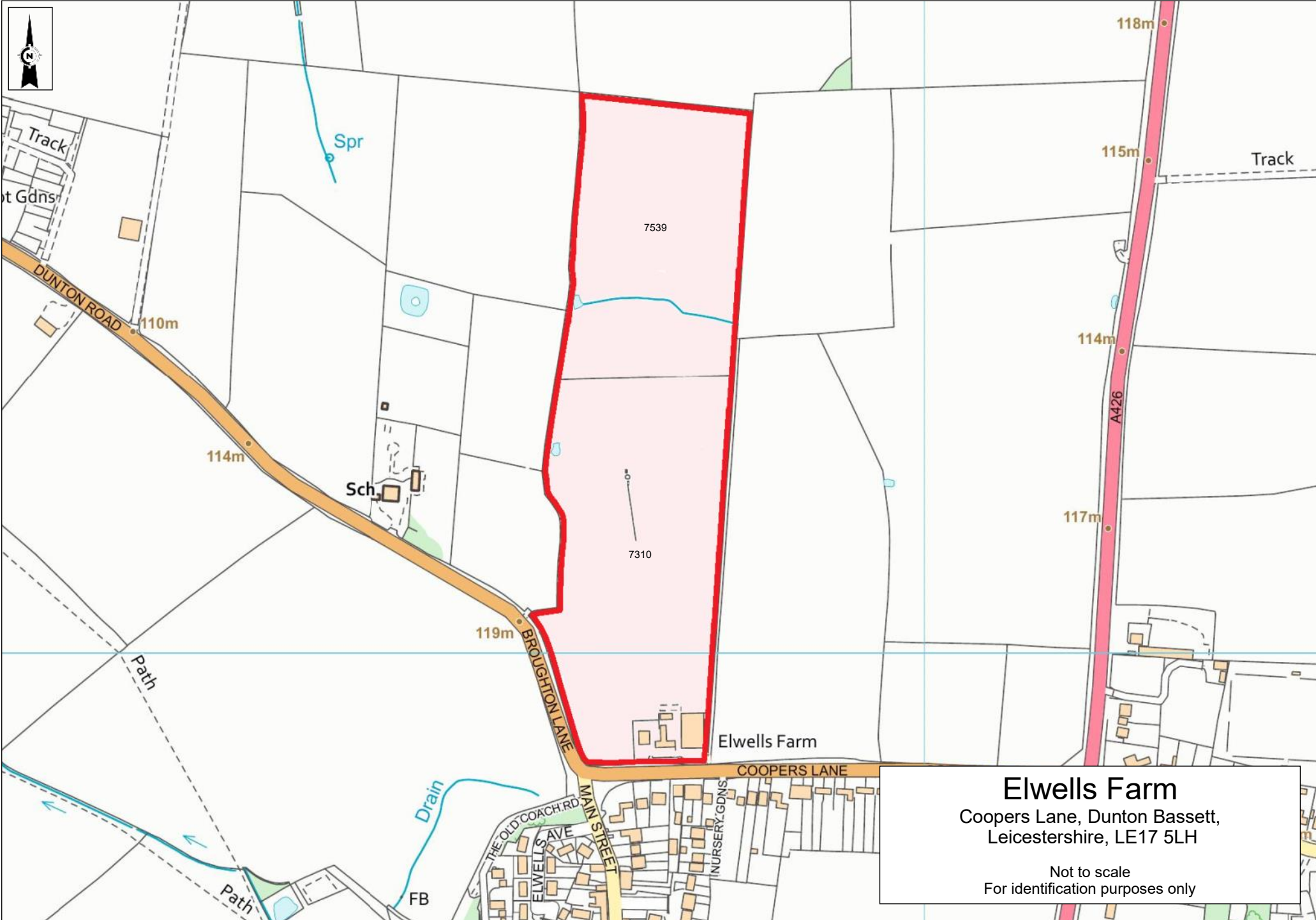
## PLAN AREAS AND SCHEDULE

These are believed to be correct but their accuracy is not guaranteed and any error or omission or mis-statement shall not annul the sale nor entitle any party to an action in law. The plan is for identification purposes only. Should there be any discrepancy between these sale particulars and the General and the Specific Conditions of Sale, the latter shall prevail. Areas used are from National Grid Numbers and are not guaranteed.

E A Lane & Sons for themselves and the vendors of this property whose agents they are give notice that:-

1. Prospective purchasers should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers 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 are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
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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.
6. 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 to confirm that these have been dealt with properly and that all information is correct.

E A Lane & Sons Ltd Company Registration No. 07957058. Registered office: 100 Regent Road, Leicester, LE1 7DG.



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