



**59.90 Acres of Land & Buildings at Cross Roads Farm**  
*Melton Road | Hickling Pastures | Melton Mowbray | Nottinghamshire | LE14 3QG*



**PGM&CO.**  
Perkins George Mawer & Co.



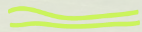
**Bentons**



INTRODUCING

## **59.90 Acres (24.24 Hectares) of Land & Buildings at Cross Roads Farm**

*Melton Road, Hickling Pastures, Melton  
Mowbray, Nottinghamshire, LE14 3QG*



### **Property at a glance**

A 59.90 Acre (24.24 Hectare) Ring Fenced Livestock Farm  
Exceptionally well-located  
57.54 Acres (23.29 Hectares) of Grade III Permanent  
Pasture Grassland  
Range of Modern and Traditional Farm Buildings  
Direct Road Access and Within the Vicinity of the  
Widmerpool Roundabout on the A46  
Freehold with Vacant Possession  
Ideal for Agricultural Grazing, Equestrian or Amenity Use

Guide Price

**£600,000**

# A Closer Look

**Bentons as joint agents along with Perkins George Mawer & Co are pleased to offer For Sale Cross Roads Farm, Kinoulton, which is an exceptionally well-located Livestock Farm situated adjacent to the A46 to the Northwest of Melton Mowbray thereby delivering a peaceful countryside setting and excellent connectivity. The Farm includes 57.54 Acres (23.29 Hectares) of Grade III Permanent Pasture Grassland and a 2.36 Acre (0.95 Hectare) Farmyard comprising of Livestock Buildings, a Former Dairy, Pigsties and a Dovecote.**



## The Land

The 57.54 Acres (23.29 Hectares) of Land is classified Grade III according to the Agricultural Land Classification Plans of England and Wales. The soil type is of the Ragdale Soil Association of England and Wales typified by slowly permeable seasonally waterlogged clayey and fine loamy over clayey soils.

The ring-fenced Permanent Pasture Grassland comprises of six field parcels separated by mature hedgerows and has previously been used for Agricultural Grazing and Mowing. The Land is accessed via the main Farmyard.

## The Farmyard

The Farmyard is conveniently accessed off The Fosse and being 2.36 Acres (0.95 Hectares) includes a range of modern and traditional Farm Buildings to include: - Two open fronted steel portal framed buildings (18m x 8.6m) with concrete panel and Yorkshire cladding walls under a fibre cement roof with diagonal feed barriers, mains water supply, a mains electricity connection (having been disconnected) and central concrete yard.

A Red brick Former Dairy with concrete floor comprising of a livestock area (10.72m x 8.87m) and two storage rooms (3.17m x 2.99m & 3.09m x 2.95m). Four single and one double Pigsties with concrete floor. Red brick workshop with concrete floor. Two timber framed tin clad stores. A timber framed Dovecote (7m x 8m) with timber frame tin clad lean to.

The sole access to the Land and Buildings is shown by the red arrow on the included plan.

Agents Note: The Farmyard and Buildings require clearance; this will be the responsibility of the Purchaser(s).

## Method of Sale

The Farm is for sale by Private Treaty with offers in excess of £600,000.

## Services

The Farm Buildings benefit from a mains electricity supply (which is currently disconnected) and a mains water supply.

## De-linked Payments

The Vendor will retain all De-Linked Basic Payment Scheme payments associated with the Land from 2024 until the scheme concludes in 2027.

## Development Uplift Clause

A Development Uplift Clause is applicable on the Land and Buildings at a rate of 30% of the uplift in value of any development or renewable energy project over that of Agricultural, Equestrian or Amenity Use, payable on the implementation of each and every Planning Permission(s) for period of 30 years.

## Wayleaves, Easements & Rights of Way

The Farm is sold subject to and with the benefit of all rights, including Rights of Way whether public or private and all Easements and Wayleaves whether specifically mentioned or not.

Overhead electricity Wayleaves cross the Land from North to South and from East to West.

## Tenure & Possession

The Farm is sold Freehold, and Vacant Possession will be given on Completion.

## Sporting, Timber & Mineral Rights

All Sporting, Timber and Mineral Rights are included in the Freehold sale so far as they are owned.

## Viewing

At any reasonable time with these Sales Particulars in hand via prior appointment and permission to be given by:

James Sealy of Bentons on 07880 715 354 or email [jamessealy@bentons.co.uk](mailto:jamessealy@bentons.co.uk)

Lucy Morgan of Bentons on 07876 556 372 or email [lucy@bentons.co.uk](mailto:lucy@bentons.co.uk)

Nicholas Sharp of Perkins George Mawer & Co on 07970 986 364 or email [nick@perkinsgeorgemawer.co.uk](mailto:nick@perkinsgeorgemawer.co.uk)

## Local Authority

Rushcliffe Borough Council,  
Fountain Court,  
Gordon Road,  
West Bridgford,  
Nottingham,  
NG2 5LN

Tel: 0115 981 9911

Email: [customerservices@rushcliffe.gov.uk](mailto:customerservices@rushcliffe.gov.uk)

## Health and Safety

The Land and Buildings at Cross Roads Farm form part of a working livestock farm and given the associated hazards, Bentons and Perkins George Mawer & Co ask you to be vigilant when making your inspections and to take care around the Farm Buildings and Yard.

N.B. All measurements are approximate. These Sale Particulars have been prepared by Bentons and Perkins George Mawer & Co upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly, the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description, but their accuracy is not guaranteed. Nor do they constitute an offer or contract.

# Exceptionally well-located Livestock Farm





KINOULTON

## Location

Kinoulton is a picturesque village, ideally located near the junction of the A606 Nottingham to Melton Road and the A46, providing excellent access to key regional cities such as Nottingham, Leicester, Newark, Lincoln, and the market town of Melton Mowbray. This connectivity makes Kinoulton a desirable location for both commuters and those seeking a peaceful countryside lifestyle with modern conveniences.

The village boasts a well-regarded primary school, offering a strong educational foundation for families. Additionally, residents can enjoy a welcoming local pub, which serves as a social hub for the village, fostering a friendly and vibrant community spirit.

Surrounded by rolling, unspoilt countryside, Kinoulton offers a quintessential rural charm, yet its relatively large size ensures a thriving village atmosphere. Outdoor enthusiasts will appreciate the numerous footpaths, bridleways, and scenic routes for walking, cycling, and enjoying the natural beauty of the area.

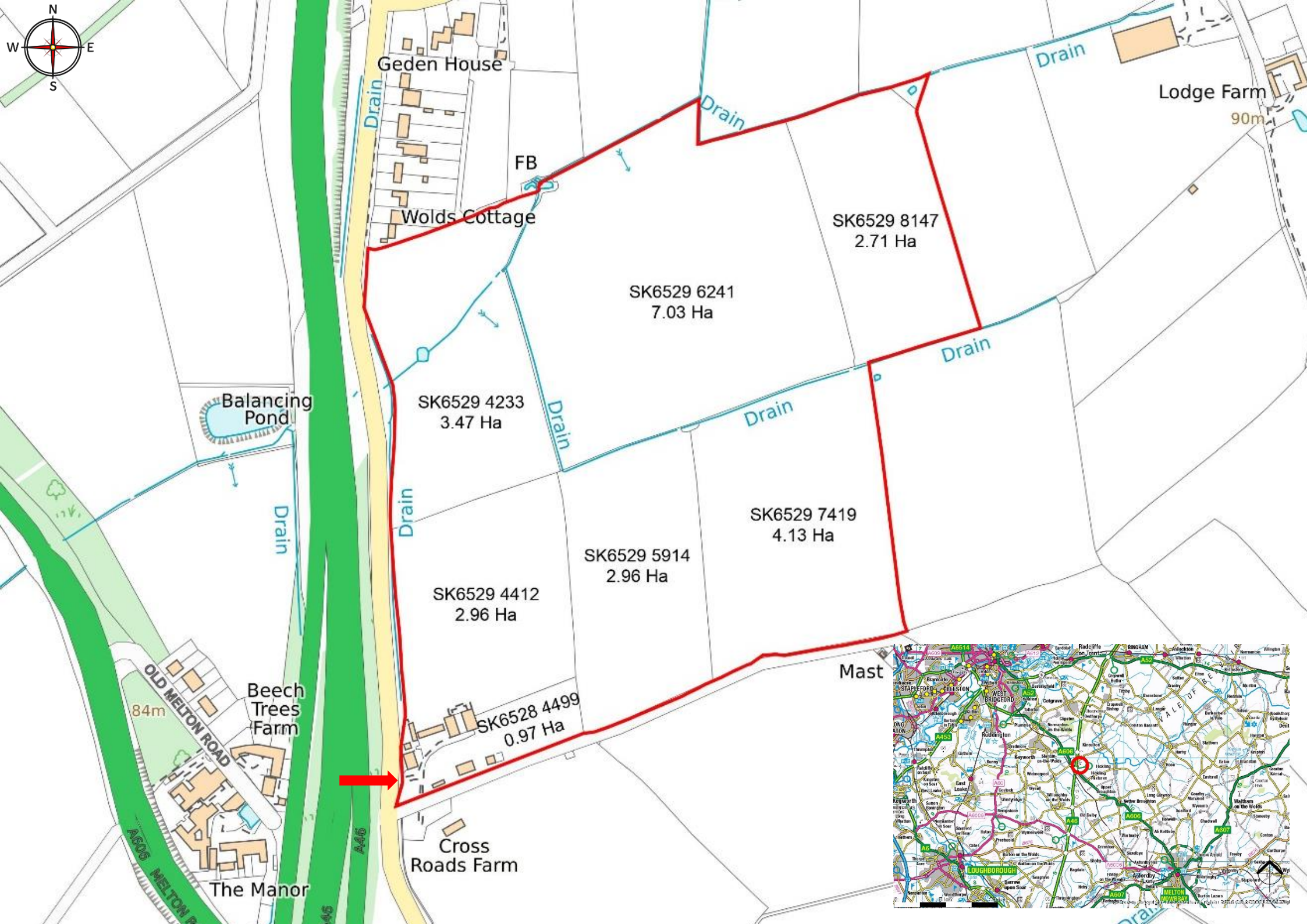
Postcode – LE14 3QG

What Three Words Location for access to the Farmyard is  
///Pokes.Relatives.Hounded



*Picturesque village*





Geden House

Lodge Farm

90m

Wolds Cottage

SK6529 8147  
2.71 Ha

SK6529 6241  
7.03 Ha

Balancing Pond

SK6529 4233  
3.47 Ha

SK6529 7419  
4.13 Ha

SK6529 5914  
2.96 Ha

SK6529 4412  
2.96 Ha

Beech Trees Farm

SK6528 4499  
0.97 Ha

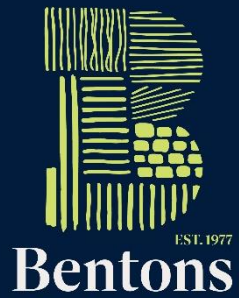
Mast

84m

Cross Roads Farm

The Manor





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