

Mowsley Lodge Farm

Mowsley, Lutterworth, Leicestershire



Mowsley Lodge Farm

Theddingworth Road, Mowsley, Lutterworth, Leicestershire, LE17 6PZ

Market Harborough 6 miles | Lutterworth 9 miles | Leicester 13 miles | Oakham 20 miles | Uppingham 19 miles

Comprising a most attractive ring fenced pasture farm extending to an area of 100.29 acres with farmhouse and extensive range of farm buildings which have the benefit of Class Q Planning Consent for conversion into 6 Dwellings

Key Features

Detached 4 bedroomed farmhouse and buildings located at the centre of the Farm

Picturesque private setting in rural South Leicestershire

Excellent location with easy access to motorway network

Barns with the benefit of Class Q Planning Consent for the conversion of three agricultural buildings to six dwellinghouses

Farmhouse with Outline Planning Permission for a replacement dwelling

Fertile pasture land with the whole extending to approximately 100.29 acres (40.60 hectares)

For sale as a whole or in 4 lots

Guide Prices

Offers in excess of £3,000,000 for the whole
Lot 1 (Farmhouse, Buildings and Paddock) £1,850,000
Lot 2 (60.97 acres pasture land) £730,000
Lot 3 (23.88 acres pasture land) £285,000
Lot 4 (11.58 acres pasture land) £165,000

E A Lane & Sons

Chartered Surveyors
100 Regent Road
Leicester
LE1 7DG
0116 233 6433



Location

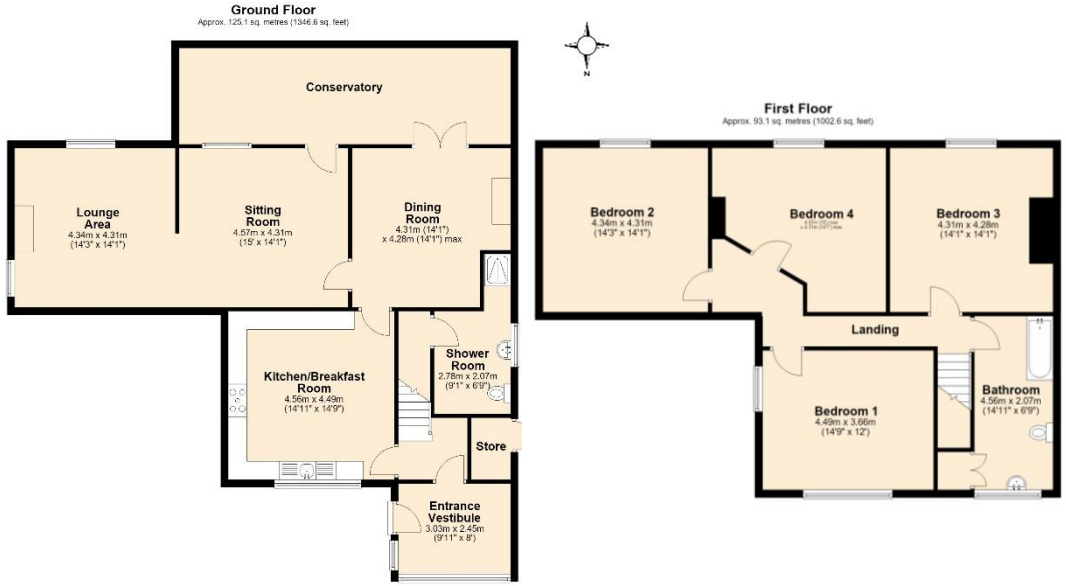
Mowsley Lodge Farm is located on the outskirts of the village of Mowsley in the county of Leicestershire and offers an extremely rare opportunity to acquire a 100 acre ring fenced farm with the combination of agricultural and development value.

The property lies approximately 6 miles to the west of the popular market town of Market Harborough, 9 miles to the east of Lutterworth and 13 miles to the south of Leicester which all offer a full range of amenities and excellent public and private schooling.

The national motorway network is close by with excellent links to the M1, A14, M6 and the A5. The property is also within easy travelling distance to train stations offering direct rail travel to London St Pancras International in just over 1 hour from Market Harborough and Leicester and London Euston in just over 1 hour from Rugby.









Proposed approach view



Proposed view from rear garden

Lot 1 – Farmhouse, buildings and paddock

Farmhouse

The detached farmhouse comprises a traditionally built four bedroomed dwelling with accommodation including Breakfast Kitchen, Lounge, Dining Room, Living Room, downstairs Shower Room, Conservatory, four Bedrooms and a Family Bathroom. There is a large garden to the rear of the property together with adjoining paddock, the whole extending to approximately 3.35 acres.

The farmhouse adjoins the yard and farm buildings to the east and offers a tranquil rural residence at the centre of the farm and is approached by an attractive concrete and hardcore driveway off Theddingworth Road.

Planning consent has been obtained for the replacement of the farmhouse under application 26/00519/OUT and full details and plans are available from the selling Agents in the dedicated data room with Artists impressions of the proposed Farmhouse above.

The Existing Farmhouse extends to a total area of approximately 2,350 sq ft (218 sqm) and the proposed replacement dwelling will offer a modern farmhouse style residence with extensive countryside views and the existing garden and adjacent paddock are included.

Buildings

The farm buildings are situated adjoining the farmhouse to the west and are well served by concrete roads and yards. The buildings were formally used as a Dairy and Beef Unit and have since been used as storage and general agricultural use.

Prior approval has been granted under Class Q of the Town and Country Panning (General Permitted Development) (England) Order 2015 under application 25/01601/PDN for the conversion of three agricultural buildings to six dwellinghouses which offers substantial development potential in this sought after rural location.

The proposed dwellings will each extend to a GIA of 1,560 sqft (145 sqm) and offer six well designed individual barn conversion style properties that will appeal to purchasers seeking character properties situated in a very desirable South Leicestershire countryside location. Full details and drawings are available from the data room on request.



Proposed Site Plan





Buildings	*Description*	*Sqft*	*Sqm*
Cattle Yard, lean-to and 2 x General purpose Buildings	Steel portal framed with concrete floor, brick and panelled sides and corrugated sheet roof. All open plan.	11,350	1,050
Dairy	Adjoining the General purpose building. Concrete block walls, concrete floor, corrugated sheet roof and sliding door	450	42
Silage Barn with lean-to	Steel portal framed buildings with concrete floor, panelled sides and corrugated sheet roof	7,390	685
Cattle Yard	Steel portal framed building with central feed passage. Concrete floor, block and Yorkshire board walls, corrugated sheet roof	9,030	838
Roythorpe Crop Silo	Steel construction		
Silage Clamp / FYM store	Concrete panel sides, concrete floor	4,000	380



Lot 2 - attractive Pasture Land - 60.97 acres (24.68 hectares)

Land off Welford Road, Mowsley

The land adjoins and has gated access off the Welford Road (A5199) and comprises a compact block of Pasture Land extending to a total area of approximately 60.97 acres (24.68 hectares) as shown shaded blue on the sale plan.

The land offers good quality grazing or is suitable for bringing in to arable rotation if desired.

This block is divided into several convenient sized enclosures and has the benefit of a mains water connection to some parcels.

The land is classified as Grade 3 under the Natural England Agricultural Land Classification and has been used for grazing and mowing for several years.

Lot 3 - valuable enclosure of Pasture Land - 23.88 acres (9.67 hectares)

Land off Theddingworth Road, Mowsley

The land adjoins Theddingworth Road and has gated access off the main farm driveway and comprises a single enclosure of Pasture Land extending to a total area of 23.88 acres (9.67 hectares) as shaded green on the sale plan.

The land offers good quality grazing or is suitable for bringing in to arable rotation if desired and is classified as Grade 3 under the Natural England Agricultural Land Classification.







Lot 4 - Pasture Enclosure - 11.58 acres (4.69 hectares)

Land off Theddingworth Road, Mowsley

The land adjoins Theddingworth Road and has gated access off the main farm driveway and comprises a single enclosure of Pasture Land extending to a total area of 11.58 acres (4.69 hectares) as shown edged yellow on the sale plan.

The land is suitable for either equestrian, livestock grazing or bringing in to arable rotation if desired and is classified as Grade 3 under the Natural England Agricultural Land Classification.

GENERAL REMARKS & STIPULATIONS

Method of Sale and Tenure
The property is for sale as a whole or in Lots with offers invited in excess of £3,000,000 for the whole or the following guide prices.

Lot 1 - £1,850,000
Lot 2 - £730,000
Lot 3 - £285,000
Lot 4 - £165,000

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

Services
The Farmhouse offers oil fired central heating serving panelled radiators throughout. Drainage is via a private septic tank system. Mains electricity and water are connected. None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling Agents.

It is assumed that prior to offers being made, any associated costs relating to the drainage system(s) has been considered and are the responsibility of the purchaser. No further information is available from the selling Agents.

The estimated fastest download speed currently achievable for the property postcode area is around 9 Mbps (data taken from checker.ofcom.org.uk on 20/10/2026). Actual service availability speeds received may be different.

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.

Energy Performance Certificate (EPC)
Farmhouse - E.

Planning
Prior approval has been granted under Class Q of the Town and Country Panning (General Permitted Development) (England) Order 2015 under application 25/01601/PDN for the conversion of three agricultural buildings to six dwellinghouses.

The Farmhouse has the benefit of an Outline Planning Permission for the demolition of the existing dwellinghouse and erection of a replacement under application 26/00519/OUT.

Full details of both applications above can be inspected via the selling Agents office, dedicated data room or Harborough District Council Website.

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 specifically mentioned in these particulars or not.

The purchaser of Lot 1 shall erect a stock proof post and rail fence on the adjoining pasture field to enclose the buildings and shall allow access along the driveway for the access to Lots 3 and 4. Further details are available from the selling Agents.

The purchaser of Lot 2 will provide access and the use of part of the land for any drainage associated with the development of the Farm Buildings and House, if required.

The agents understand there is a public bridleway Y46/1 which runs along the driveway and across field number SP6487 0785.

Council Tax
Band F - mixed use property.

Basic Payment Scheme
BPS delinked payments are not included in the sale. There is no Sustainable Farming Incentive or Countryside Stewardship Scheme in place over the land.

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

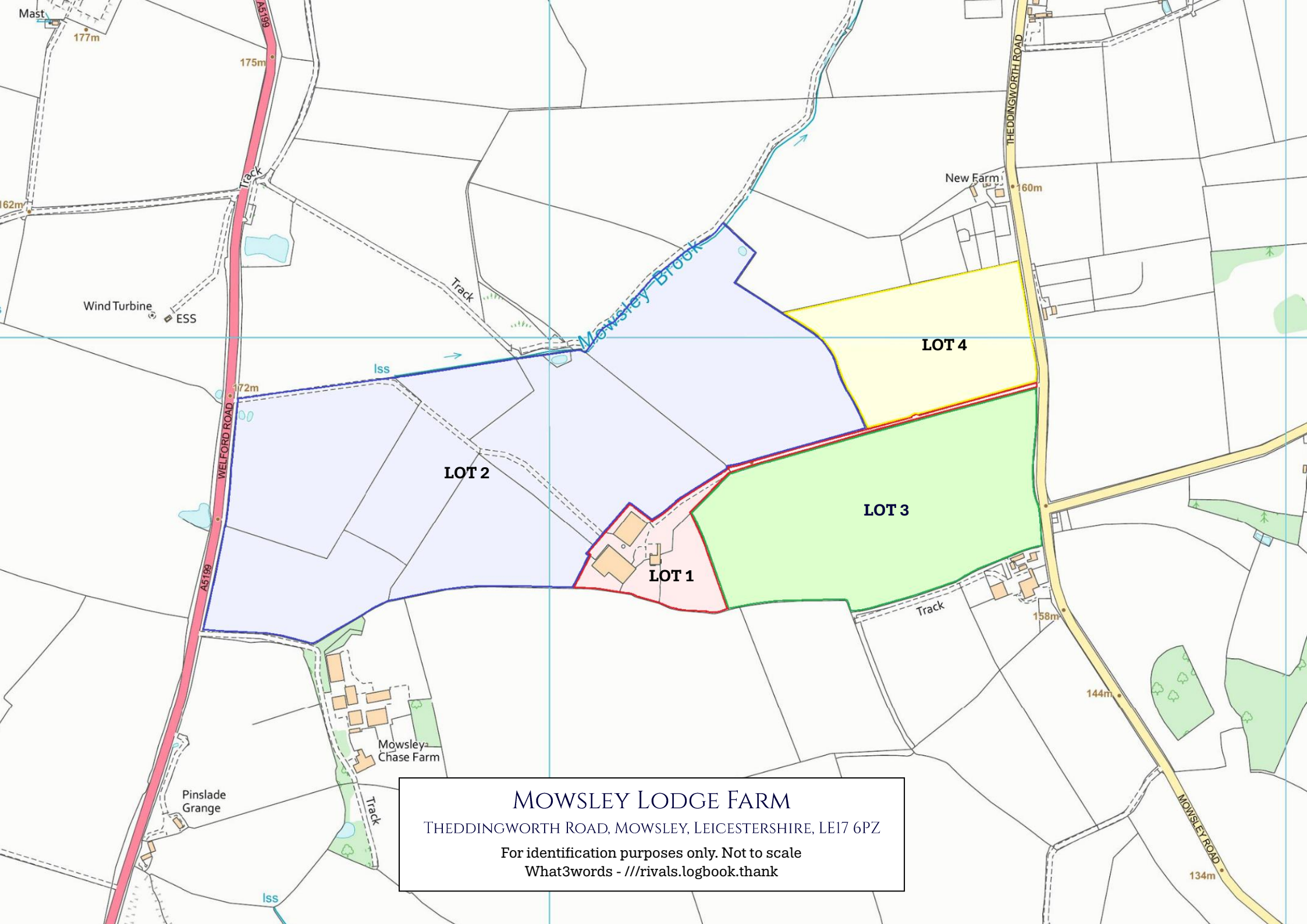
VAT
Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Viewing and access to Data Room
Strictly by prior confirmed appointment with the agents E A Lane & Sons. Contact 0116 233 6433.

Health and Safety
Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the buildings, any machinery and livestock.

Local Authorities
Harborough District Council 01858 828 282
Leicestershire County Council 0116 232 3232

Plans, Areas and Schedule
These are believed to be correct but their accuracy is not guaranteed and any error or omission or misstatement 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.



Mowsley Lodge Farm

Theddingworth Road, Mowsley, Leicestershire, LE17 6PZ

For identification purposes only. Not to scale

What3words - ///rivals.logbook.thank