

Findern Farm



Findern
Derbyshire

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Findern

Derbyshire, DE65 6BG

Approximate Distances:

- Derby – 7 miles
- Nottingham – 27 miles
- Birmingham 35 miles
- Jct 24 M1 14 miles approx

a substantial working farm set in approximately 101 acres (40.87 hectares)

detached farmhouse • 3 bedrooms • 2 reception rooms
breakfast kitchen • family bathroom • lawned gardens

I-shape brick and tile barn, part two storey • modern farm buildings

approximately 97.96 acres (39.64 hectares) of pasture







background

Findern Farm is owned by Tate & Lyle Industries. It was held by a former subsidiary but when that business was sold some years ago this property was transferred to the parent company. It is a non core asset and the company have now decided to sell their interest.

situation

The property is located in south Derbyshire and occupies a very prominent site fronting the A38 / A50 at the Toyota Interchange just to the south of Derby directly opposite the Toyota Burnaston Works. There are direct links east to the M1 [junction 24] and the site is within 10 miles of East Midlands Airport. Links to the M42 / M6 / M6 Toll are from the southbound A38 / A444.

description

Findern Farm is a livestock farm extending to approximately 101 acres in all. The property would suit a wide variety of purchasers including both farmers and investors.

the farmhouse

The farmhouse is a detached 2 storey dwelling which has been thoughtfully refurbished by the owners with further improvements made by the current tenants. The accommodation briefly comprises Entrance Hall with WC off, 2 reception rooms, breakfast kitchen and pantry. Stairs lead from the entrance hall to the first floor providing access to 3 double bedrooms and a family bathroom.

Outside there are lawned gardens to two sides. Ample car parking is available in the courtyard area. A detached L shaped range of traditional brick and tile buildings encloses part of the courtyard on the north side of the property. The majority of the buildings are single storey with stable door openings.

farm buildings

Adjacent to the farmhouse are a range of farm buildings as follows:-

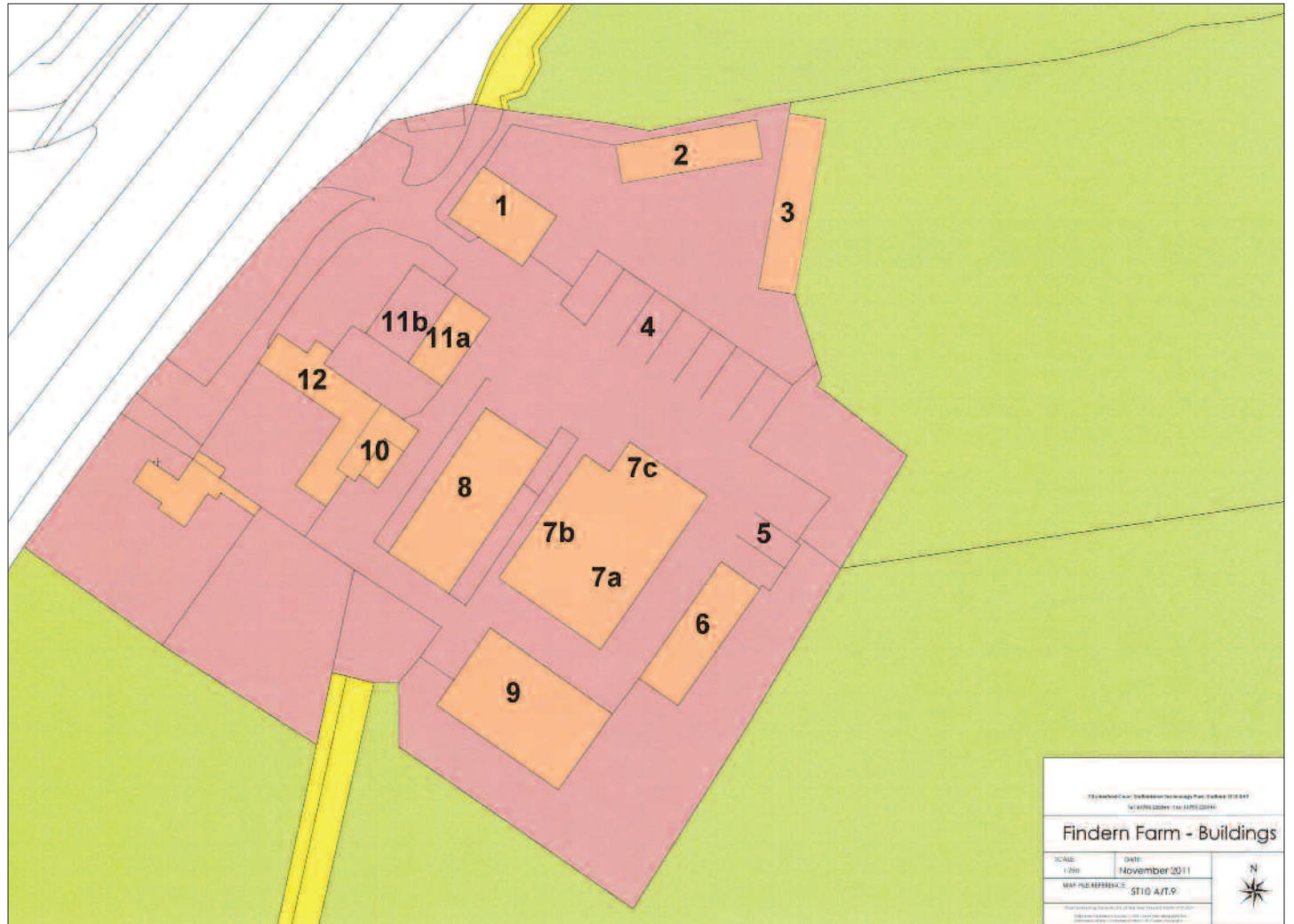
1. 3 bay pole barn—14.5m x 5.20m
2. 5 bay pole barn—23.20m x 6.40m
3. 8 bay pole barn—28.70m x 6.20m
4. Silage clamps—7 bays—37.80m x 10.22m
5. Silage clamps—2 bays—9.20m x 8.85m
6. 5 bay mono-pitch steel frame—23m x 7.35m
- 7a. 4 bay steel portal frame building—24.2m x 15.21m
- 7b. 4 bay lean-to—24.2m x 3.37m
- 7c. 1 bay hay store—6.07m x 15.21m
8. 6 bay steel portal frame building with slatted floors and central feed passage—27.7m x 11.80m
9. 4 bay steel portal frame—24.16m x 14.6m
10. L-shape breeze block shed—7.14m x 4.25m + 8.3m x 3.85m
- 11a. 3 bay lean-to—13.44m x 6.98m



- 11b. 3 bays with stanchions. No roof or cladding—13.44m x 8.28m
12. L-shape brick and tile building forming the courtyard to the farmhouse

the land

The land at Findern Farm comprises approximately 97.96 acres of fairly level pasture. The land is separated into several enclosures with hedge boundaries. In addition there are several mature in-hedge trees and a small copse. The land is classified as Grade 3 and is in good heart.



services

Mains water, electricity and gas are connected to the farmhouse. Drainage is by way of a private system.

tenure

The property is offered freehold and will be sold subject to the existing tenancies as detailed below and the overage provisions as detailed.

tenancies

The farmhouse is currently let on an Assured Shorthold Tenancy agreement at a rent of £5520 per annum. The agreement is currently holding over. The adjacent Lshape brick and tile barn is let under the Landlord and Tenant Act 1954 and is excluded from Part II. A break clause is included within the lease which provides for automatic termination of the lease upon termination of the Assured Shorthold Tenancy. The current rent is £3,540 per annum.

The land and farm buildings are currently let to Mr R Hallified on a Farm Business Tenancy wef 25 March 2003 for an initial period of 6 months continuing quarterly thereafter at a current rent of £2000 per annum exclusive. The rents are capable of review.

overage

In addition to the purchase price the purchaser will be required to enter in to an agreement to provide overage payments to the vendor in relation to any change of use of part or all of the site from its existing use as agricultural in the period up to 2035. The overage payment will be 50% of the uplift in value as a consequence of a planning consent being implemented or after a sale with the benefit of a planning consent after deduction of allowable development expenditure which will include the overage provisions on both areas marked A & B on the boundary plan which are at 60%. At this stage interested parties should assume that allowable development expenditure will include legitimately incurred expenses in relation to securing the planning consent, the original purchase price under the contract and any overage payments relating to areas A + B.

fixtures and fittings

All fixtures, fittings and furniture such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

public rights of way, wayleaves and easements

The farm is crossed by two public footpaths, one running north to south and the other east to west from the farmhouse to Findern Village. Both of these footpaths terminate at the A38 by the farmhouse.

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

local authority

South Derbyshire District Council Tel: 01283 508000
The farmhouse is listed as Band D for Council Tax.

directions

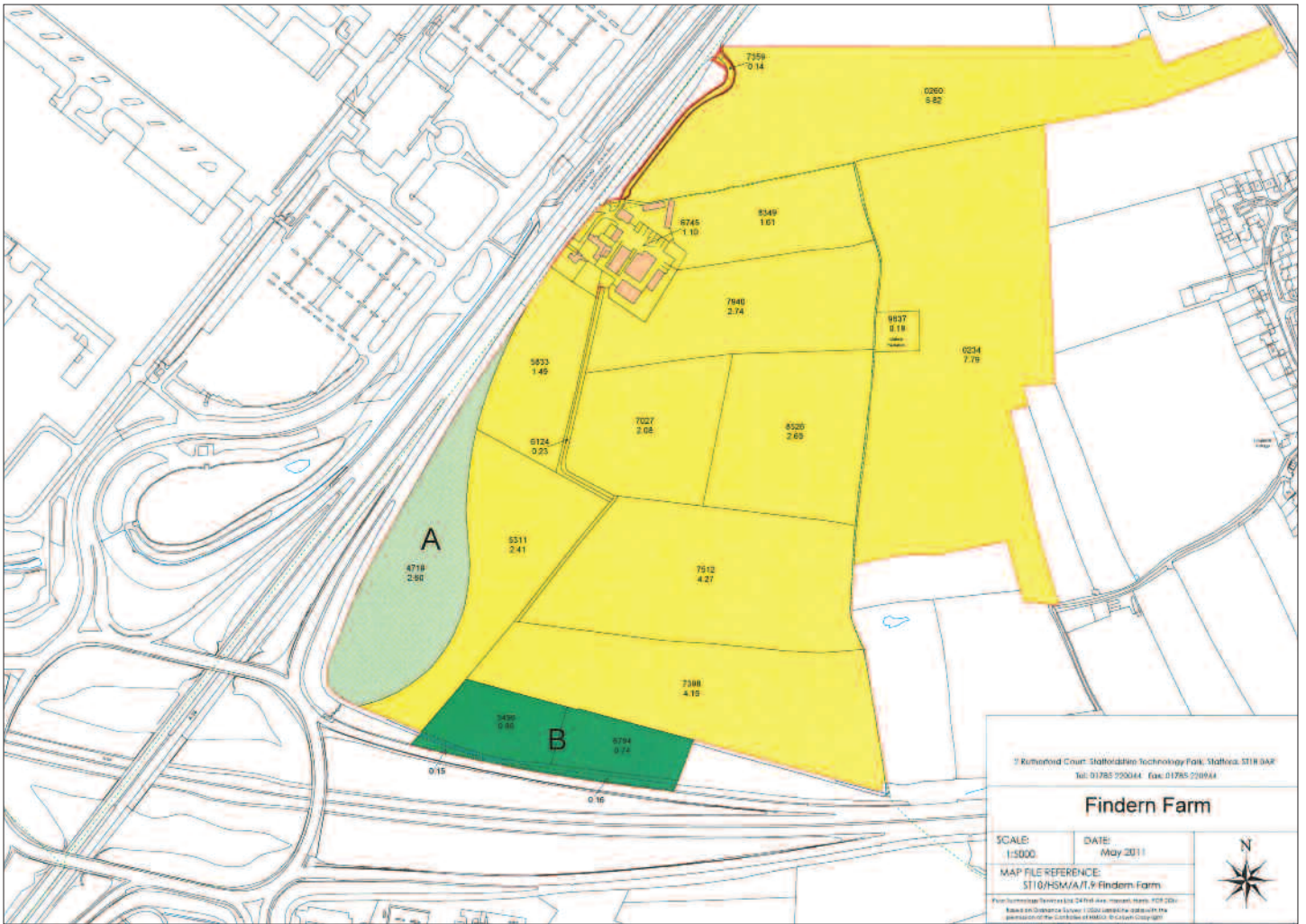
The farm drive to the property is on the southbound carriageway of the A38. From Findern take the A38 southbound towards the A50 junction. The access to the farm is on your left prior to the countdown boards for the A50 exit.

viewings

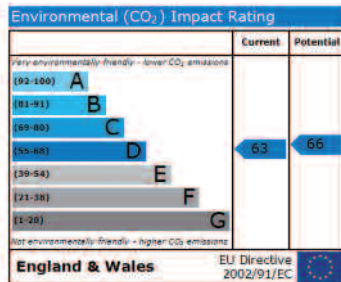
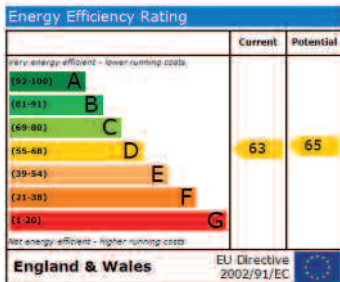
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