



# Hollygate Farmhouse

Stragglethorpe Road, Stragglethorpe, Radcliffe-On-Trent, Nottinghamshire



## A charming residential farm in a convenient rural location, close to the city of Nottingham

A spacious farmhouse with additional red brick buildings providing redevelopment opportunities, nestled in Nottinghamshire's picturesque countryside.



**9 RECEPTION ROOMS**



**8 BEDROOMS**



**5 BATHROOMS**



**RED BRICK BUILDINGS**



**7.40 ACRES**



**FREEHOLD**



**RURAL**



**HOUSE  
5,840 SQ FT**



**GUIDE PRICE  
£975,000**

### Hollygate Farmhouse

The property has been held by the same family since 1941, when the current owner's grandfather bought the property as a sitting tenant from the dispersal of the Holme Pierrpont Estate.

Retirement from farming has brought about a rare opportunity to purchase this property which includes a charming 8 bedroom farmhouse with a range of red brick farm buildings.

The house, gardens and farmyard occupies an area of approximately 2.05 acres (0.83 ha). Adjoining the garden is a field parcel of approximately 5.35 acres (2.17 ha). In total the property is approximately 7.40 acres (3.00 ha).

Historically Hollygate Farm was a dairy farm, and has more recently become an arable holding. The land parcel included with the farmhouse is in arable production currently, however could be set to grass easily.

Hollygate Farm has hosted a successful seasonal Christmas shop for a number of years which has proven to be very popular, aided by the property's proximity to Cotgrave and the A46.. The shop sells locally grown Christmas trees, decorations and gifts, with the opportunity for further expansion of this element of the farm business, or other similar opportunities.

The farmhouse was previously split into three dwellings to support multi-generational living, with some of the infrastructure for this use still existing. The size and layout of the property would lend itself to a similar use in the future.





## Situation

Hollygate Farmhouse, Stragglethorpe is situated in a highly desirable location between Vale of Belvoir and the City of Nottingham, offering a fantastic balance of picturesque countryside and accessibility.

The Hamlet of Stragglethorpe is 1 mile north of the charming town of Cotgrave which has a range of modern amenities including restaurants, a post office, leisure facilities and primary education. Within easy reach is Radcliffe-on-Trent (3 miles) which offers further services. The Nottinghamshire Golf & Country Club sits just 2.5 miles from Hollygate Farmhouse and the ever popular Holme Pierrepont National Water Sports Centre & Country Park is also within easy reach.

Nottingham City Centre is just 7 miles from Hollygate Farmhouse, where an extensive range of leisure and amenity services are available.

Trains from Nottingham arrive at London St Pancras within 1 hour & 35 minutes, and from Grantham the quickest train is 1hr 2mins into London Kings Cross. East Midlands Airport is 19 miles away, offering a full range of international flights. The property's close

road links to A46, A52 & M1 place Hollygate Farm in an ideal location for commuters seeking a balanced lifestyle.

Local Private schools can be found at Plumtree School (10 minutes drive) with a variety of additional private schools in Nottingham, Leicester, Worksop and Grantham. Nearby Public schools include Oakham, Repton & Uppingham.

Hollygate Farm's situation could support a diversified farm business activity due to the proximity to main road links and local towns & villages, as well as falling within 7 miles of the City of Nottingham.

### Distances

- Cotgrave: 1 mile
- Radcliffe-on-Trent: 3 miles
- Nottingham: 7 miles
- Melton Mowbray: 14 miles
- Grantham: 18 miles

### Nearby Stations

- Nottingham (London St Pancras 1hr 35mins)
- Grantham (London Kings Cross 1hr 2mins)

### Excellent Road Links

- A46 junction 0.4 miles
- A52 Bingham Interchange 2.8 miles
- A1 barrowby Interchange 16 miles

### Nearby Schools

- Plumtree School
- Repton
- Range of State and Private Schools in Nottingham & Leicester



## Hollygate Farm

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## Accommodation

The farmhouse is accessed from a private drive off Stragglethorpe Road, and has ample parking space. There are period features throughout the house including large bay windows, fireplaces, and wooden beams. The house benefits from a complete security system incorporating both cameras and sensor activated alarms.

The front door opens into an entrance hall with the main staircase straight ahead. Off the entrance hall is access into the cellar and two large reception rooms. Beyond this is a spacious hallway with a further staircase to the first floor; downstairs washroom and office. The well-presented dining room adjoins the hallway and kitchen, and is centred around the feature fireplace with freestanding woodburning stove. The characterful kitchen includes an oil fired Aga and adjacent utility and pantry. Doors lead from the kitchen onto an east facing courtyard.

On the first floor is the spacious principal bedroom and en suite, three double bedrooms and a generously proportioned single bedroom/dressing room. There are three additional family bathrooms and two large rooms fitted as kitchens from the previous use of the property as multi generational living. A large reception room which sits over the garages is currently used as seasonal Christmas gift shop, but could be incorporated into the living accommodation. The second floor is accessed via two separate staircases and has three well-proportioned large bedrooms.









## Outside

Lawns wrap around the front of Hollygate Farmhouse, with beautiful mature trees and a collection of fruit trees which produce apples and pears.

To the rear of the house is an enclosed courtyard bordered on two sides by Hollygate Farmhouse, and on the remaining two sides the courtyard is bordered by the red brick traditional farm buildings.

The private driveway leads to a large gravel parking area which also gives access into the farm buildings and the field included with Hollygate Farmhouse.

There is an extensive range of traditional red brick buildings interspersed with more modern purpose-built agricultural buildings, offering potential for re-development into further residential accommodation, equestrian facilities or commercial premises STPP. The approximate GEA of the farm buildings is 19,589 sq ft.

The abundant opportunities for redevelopment across the farm yard give the future owners chance to make their own stamp on the property.

## Land

The land in Lot 1 comprises a single parcel of approximately 5.35 acres (2.17ha) arable land bordered by mature hedgerows and boundary fences.

The land is level and flat, and would be well suited to being sown to grass for use as a paddock for horses or livestock. The land is classified as Grade 3 by the Agricultural Land Classification of England and Wales. The soil belongs to the Whimple 3 series according to the Soil Survey of England and Wales, and is described as being fine loam or fine silt over clayey soils, suitable for winter cereals and grassland.

## General

Method of sale: Hollygate Farm is offered for sale as a whole, or in up to four lots by private treaty, subject to the holdover provisions detailed below. Further details are available from the vendor's agent.

Holdover: Holdover of the farmhouse may be required for up to 6 months following completion of the sale to allow the vendor's time to vacate the property. Further detail is available from the vendor's agent.





**Tenure:** The freehold of the property is offered for sale with vacant possession upon completion except where short term holdover is required.

**Wayleaves, covenants, easements and rights of way:** The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, covenants, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**Hollygate Farmhouse (Lot 1)** is sold with a right of way across part of Lot 2. The right of access is to be unrestricted. The parties will share the costs of maintenance over the track. Further detail is available is available from the vendor's agent.

**Designations:** The farmhouse and buildings are not listed. The farmland is in a Nitrate Vulnerable Zone (NVZ).

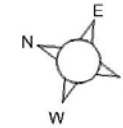
**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

**Overage:** The land is sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, equestrian and forestry activities. If development takes place under the Town and Country Planning (General Permitted Development) (England) Order 2015 Class or any subsequent act or change to the regulations then this will be a trigger event for overage. This overage will be effective for 40 years from the date of completion of the sale and will be payable on the implementation of planning permission (or disposal with planning permission) for such uses (excluding agriculture, forestry or equine use). The amount payable will be 30% of the increase in value resulting from that consent. **The overage is not intended to apply to the farmhouse and buildings..**





**Hollygate Farm, Nottingham**  
**Main House internal area 5,840 sq ft (543 sq m)**  
**Garages internal area 478 sq ft (44 sq m)**  
**Outbuildings internal area 293 sq ft (27 sq m)**  
**Total internal area 6,611 sq ft (614 sq m)**



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The position & size of doors, windows, appliances and other features are approximate only.

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Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Services: Hollygate Farmhouse has mains water and electricity. There is private drainage to a septic tank from the house. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. The house has a solid fuel heating and hot water boiler system which can be easily switched to kerosene. Part of the house has electric storage heaters.

The farmyard has mains water and three phase mains electricity which services various buildings.

EPC: G Council Tax: Band G

Local authority: Rushcliffe Borough Council and Nottinghamshire County Council

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.

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 farm buildings and machinery.

Solicitors: Freeths LLP, 80 Mount Street, Nottingham NG1 6HH

Viewing: Strictly by confirmed appointment with the vendor's agent, Strutt & Parker in Stamford.

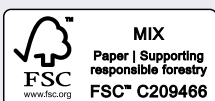
**Stamford Estates & Farms**

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