



# Hollygate Farm







Stragglethorpe, Radcliffe-on-Trent, Nottinghamshire



## Highly attractive residential farm in a well connected area

Cotgrave 1 mile, Radcliffe-on-Trent 3 miles, Nottingham 7 miles (London St Pancras 1 hour 35 minutes), Melton Mowbray 14 miles (London St Pancras 1 hour 15 minutes), Grantham: 18 miles (London King's Cross 1 hr)

Available as a whole or in up to 4 Lots

|   |   |   |                    |   |                    |
|---|---|---|--------------------|---|--------------------|
|  | <b>9 RECEPTION ROOMS</b>                  |  | <b>8 BEDROOMS</b>  |  | <b>5 BATHROOMS</b> |
|  | <b>MODERN &amp; TRADITIONAL BUILDINGS</b> |  | <b>156 ACRES</b>   |  | <b>FREEHOLD</b>    |
|  | <b>RURAL/ RINGFENCED FARM</b>             |  | <b>5,840 SQ FT</b> |  | <b>£3,200,000</b>  |



### Hollygate Farm

Hollygate Farm is a complete ringfenced farm strategically located with excellent road links, positioned between Nottingham & the Vale of Belvoir. The farm 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 Pierrepont Estate.

Retirement from farming has brought about a rare opportunity to purchase this complete farm holding including a charming 8 bedroom farmhouse with a range of modern and traditional farm buildings. Historically a dairy farm, the land has been in arable rotation in recent years proving to be well suited to combinable cropping. Both sugar beet & potatoes have been grown on the farm historically.

The farmland comprises approximately 150.09 acres (60.74ha) arable land, approximately 2.15 acres (0.87 ha) permanent pasture with a further circa 1.65 acres (0.67 ha) of woodland, tracks and miscellaneous. The house, gardens and farmyard occupies approximately 3.08 acres (1.25 ha). In total the property is

approximately 156.97 acres (63.53 ha).

The arable land has been well farmed by the current owners with a focus on sustainable farming methods such as application of biosolids, farmyard manure and Limex, combined with regular straw chopping to improve the soil health. This has led to good yields produced across the cereal, oilseed and pulses rotation in recent years. Soil tests were last carried out in 2022, and the results are available upon request. A full cropping history from the past five years with approximate yield information is available from the Vendor's agent upon request.

Hollygate Farm has hosted a successful seasonal Christmas shop for a number of years which has proven to be very popular. 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.



**Lot 1 - Hollygate Farmhouse**  
**About 7.40 acres (3.00 ha)**  
**Guide Price: £1,320,000**

**Hollygate Farmhouse**

The farmhouse is accessed from a private drive off Stragglethorpe Road, and has ample parking for multiple cars. There are period features throughout the house including large bay windows, fireplaces, and wooden beams. The farmhouse has previously functioned as multi-generational living and could be converted back to this with ease. 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, two large reception rooms. Beyond this is a spacious hallway and useful understairs cupboard, with a further staircase to the first floor; downstairs washroom and farm 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 master bedroom & ensuite, 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 make a fantastic large bedroom or games room. The second floor is accessed via two separate staircases and has three well-proportioned large double attic bedrooms.

Externally, lawns wrap around the front of the house, with beautiful mature trees and a small fruit tree orchard. A delightful traditional dairy building is detached from the main house and is currently used as a garage and storage, but would make a wonderful annexe or home office, subject to gaining planning consent.



The position & size of doors, windows, appliances and other features are approximate only.  
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### Buildings - Lot 1

Hollygate Farmhouse is offered with 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 light commercial premises, subject to planning permission being sought. The approximate GEA of the farm buildings is 19,589 sqft. The abundant opportunities for redevelopment across the farm yard give the future owners chance to make their own stamp on Hollygate Farm.

### Farmland - Lot 1

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.





**Lot 2 – Hollygate Farm**  
**91.07 acres (36.84 ha)**  
**Guide Price: £1,200,000**

**Hollygate Farm**

Lot 2 offers productive arable land with modern farm buildings. In total the property is approximately 91.07 acres (36.84 acres) and is ring fenced, situated north of Stragglethorpe Road, and is bordered by Lot 1, Hollygate Farmhouse. Lot 2 has its own access from Stragglethorpe Road.

**Farmyard**

The modern buildings offer a total Gross External Area of 9,109sqft and include ATCOST 400tonne grain store with a fan tunnel drying system, and a large south facing open fronted machinery store which benefits from a concrete floor which may be used for other purposes. In addition to the buildings there is a large area of open farmyard. The farmyard in total occupies 1.04 acres (0.42 ha).

**Farmland**

The land in Lot 2 comprises approximately 86.82 acres (35.14 ha) of arable, 1.56 acres (0.63 ha) permanent pasture and 0.37 acres (0.15 ha) of woodland alongside 1.28 acres (0.52 ha) of tracks & miscellaneous areas. The land is principally accessed from Stragglethorpe Road via the farmyard entrance and a number of the parcels can also be accessed from their own roadside accessways.

The land is classified as Grade 3 by the Agricultural Land Classification of England and Wales. The soil belongs to the Whimble 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 temporary grassland. The land is divided into 9 parcels split by mature hedgerows and internal ditches.



**Lot 3 – Land off Hollygate Lane**  
**44.93 acres (18.19 ha)**  
**Guide Price: £520,000**

The land in Lot 3 comprises approximately 44.34 acres (17.94 ha) arable land, approximately 0.59 acres (0.24 ha) permanent pasture. The land is principally accessed from Hollygate Lane, and there is further access off Stragglethorpe Road which accesses the small parcel of permanent pasture.

The land is classified as Grade 3 by the Agricultural Land Classification of England and Wales. The soil belongs to the Whimble 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 temporary grassland. The land is divided into 3 parcels split by mature hedgerows and internal ditches.

**Lot 4 – Land off Stragglethorpe Road**  
**13.58 acres (5.50 ha)**  
**Guide price: £160,000**

The land in Lot 4 comprises a single parcel of approximately 13.58 acres (5.50 ha) arable land. The land is principally accessed from Stragglethorpe Road and has road frontage onto Hollygate Lane.

The land is classified as Grade 3 by the Agricultural Land Classification of England and Wales. The soil belongs to the Whimble 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 temporary 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 is reserved to permit the storage of machinery, crops & sundries in the farm buildings. 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.

There is a bridleway over the land in Lot 2. There is an easement in respect of the pylons that cross Lot 3 & 4. Further details are available from the vendor's agent.

**Basic Payment:** The entitlements to the Basic Payment Scheme (BPS) are not included in the sale, and the vendor reserves the right to all future payments associated with the BPS entitlements.

**Environmental Schemes:** The land is not subject to any environmental schemes.

**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.

**Ingoing valuation:** In addition to the purchase price the purchaser will be required to pay for:-Growing crops and all beneficial cultivations, sub soiling, mowing and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable; Seed,

fertilisers, manures and sprays applied to the growing crops since the last harvest at invoice cost; All seeds, sprays, fertilisers, fuel, oil and other consumables in store at invoice cost. Enhancement of £30/acre/month from the date of establishment to completion. Lime and chalk applied since the last harvest at invoice cost of the materials and spreading.

**Overage:** The land in Lots 1,2,3 & 4 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.

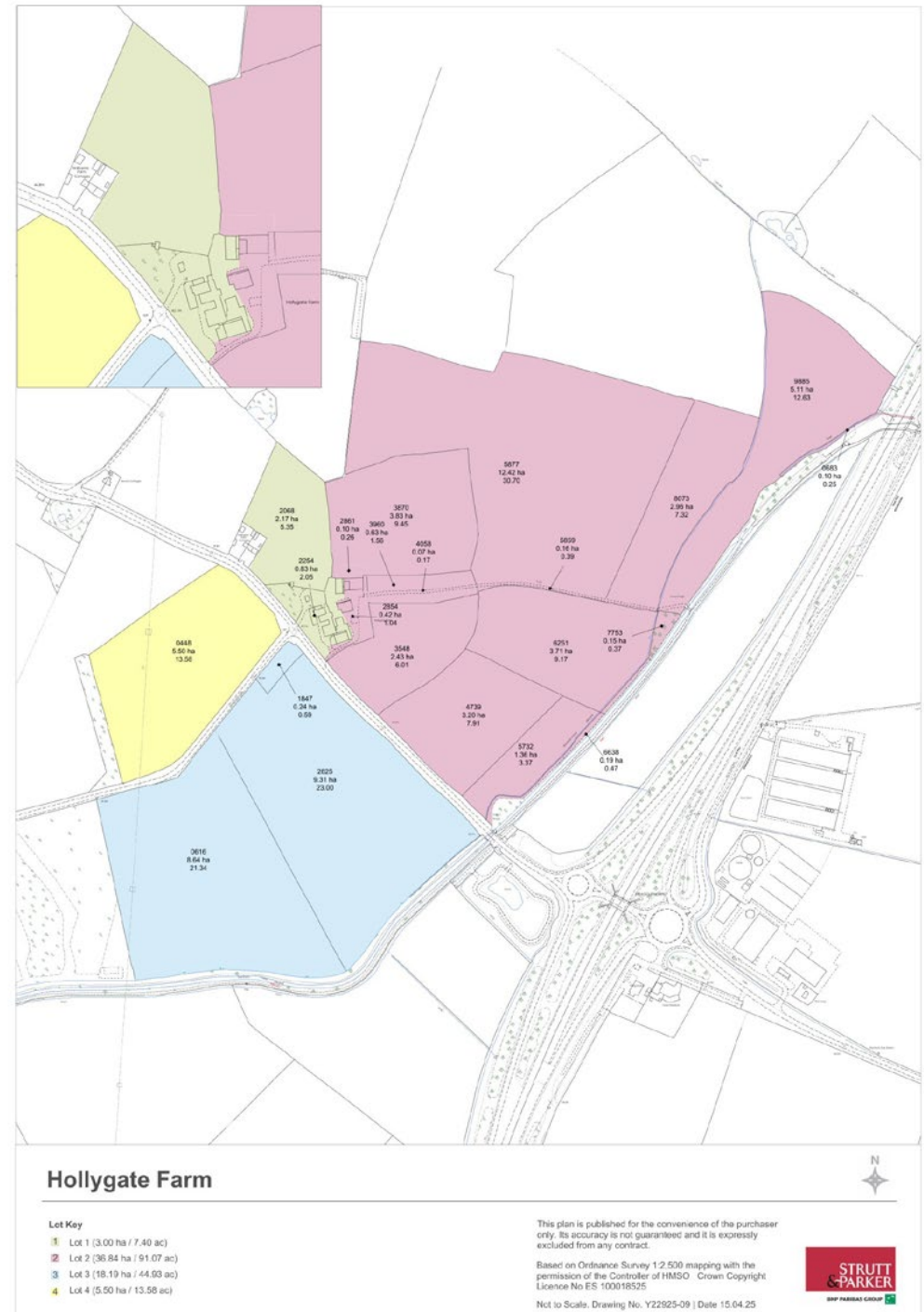
The overage is not intended to apply to the farmhouse and existing farmyard. An Overage Plan is available from the vendor's agent.

**Fixtures and fittings:** All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, 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 farmhouse. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. The farmhouse has a solid fuel heating and hot water boiler system which can be easily switched to kerosene. Part of the farmhouse is heated by electric storage heaters.

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

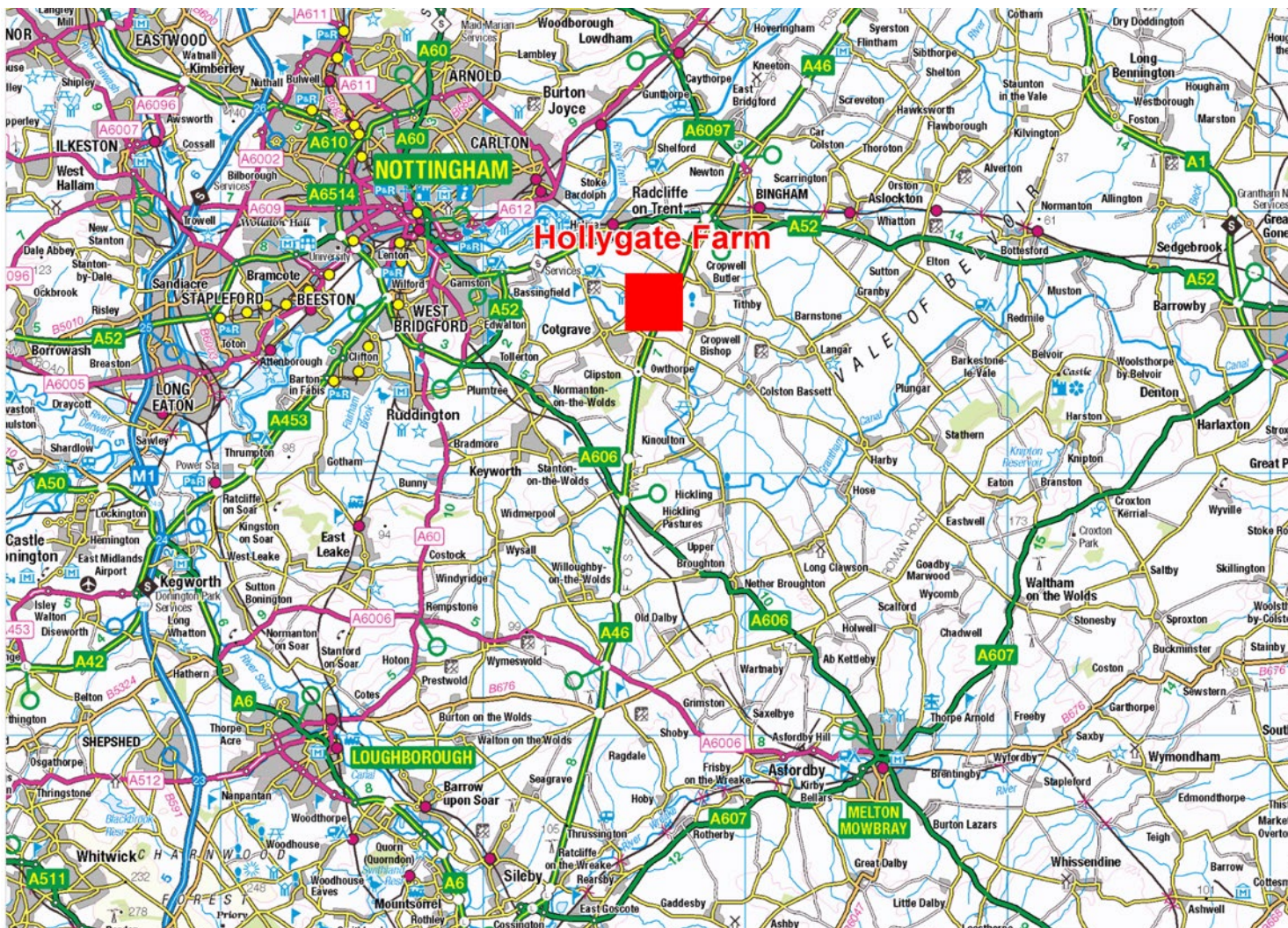
Some land parcels are serviced by water troughs connected to the mains water supply.











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

Postcode: NG12 2JW

What3words

Lot 1: ///fixed.luxury.hospitals

Lot 2: ///shock.reforming.nearing

Lot 3: ///stage.cheerily.scared

Lot 4: ///anthems.fabric.dabbing

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

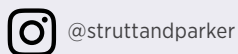
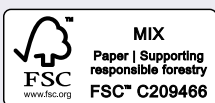
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