



Hillside Farm, Wood Lane,  
Gotham, NG11 0LF

# Hillside Farm, Wood Lane, Gotham, NG11 0LF

Hillside Farm presents an opportunity to create a unique family home or an equestrian facility with beautiful countryside surrounds.

The existing farm house would provide three bedroom accommodation of around 1431 sq ft. It is understood that this footprint could be extended up to 50%, dependent on gaining the correct consents.

The property stands in around 12.02 acres, which includes 10 acres of paddock. A number of outbuildings (approx 1562 sq ft) may also provide additional living accommodation or would lend themselves to equestrian use, subject again, to gaining the correct consents.

Situated in semi rural countryside, on the edge of the village of Gotham, Hillside Farm is close to an excellent range of facilities including shops, schools, public houses and a post office. Main road routes give access to Nottingham, Derby and Leicester, while the East Midlands Parkway station ensures an easy commute to London. Nearby East Midlands airport caters for domestic, international and cargo flights.

Guide Price £750,000





### **DIRECTIONS**

Wood Lane can be located off Kegworth Road, Gotham.

### **ACCOMMODATION**

#### **GROUND FLOOR:-**

The entrance door opens into an entrance lobby which in turn opens into the kitchen.

There is a larder store and a further door leading to the inner hallway. This inner hallway gives access to the sitting room and bathroom.

Also accessed from the kitchen is the dining room, from which the stairs rise to the first floor.

#### **FIRST FLOOR:-**

Three bedrooms are situated on the first floor.

### **OUTSIDE**

A private approach gives access to an excellent size area for vehicular hard standing, and to the garden areas.

There is a former fruit and vegetable patch, and a small orchard.

To the rear, there are a number of existing outbuildings, and the footprints of former outbuildings. These outbuildings are in various states of repair, and would suit a variety of differing purposes.

A grazing paddock to the west extends to approximately 10 acres.

### **NOTE**

The selling agents have made pre-application enquiries though Rushcliffe Borough Council for the refurbishment and extension of the farmhouse, and use of the outbuildings. A copy of the Local Authority's reply can be made available on request.

The seller reserves the right to request a 25% contribution towards the upkeep of any shared private roads/tracks leading to the property.

Restrictions will be included within the Transfer for the use of the property to a single residential unit. Uses other than residential, agricultural and equestrian will not be permitted.

### **TENURE**

The freehold of the property is for sale with vacant possession on completion.

### **SERVICES**

Mains electric is connected.

Drainage is via a private system, it is believed that the mains water lies nearby.

Interested parties must make their own enquiries and investigations as none of the services, plumbing or electrical systems have been tested by the selling agents.

### **RIGHTS OF WAY, EASEMENTS & WAYLEAVES**

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

### **LOCAL AUTHORITY & COUNCIL TAX BAND**

Rushcliffe Borough Council (0115 981 9911).

Council Tax Band B.

### **Referral Arrangement Note**

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

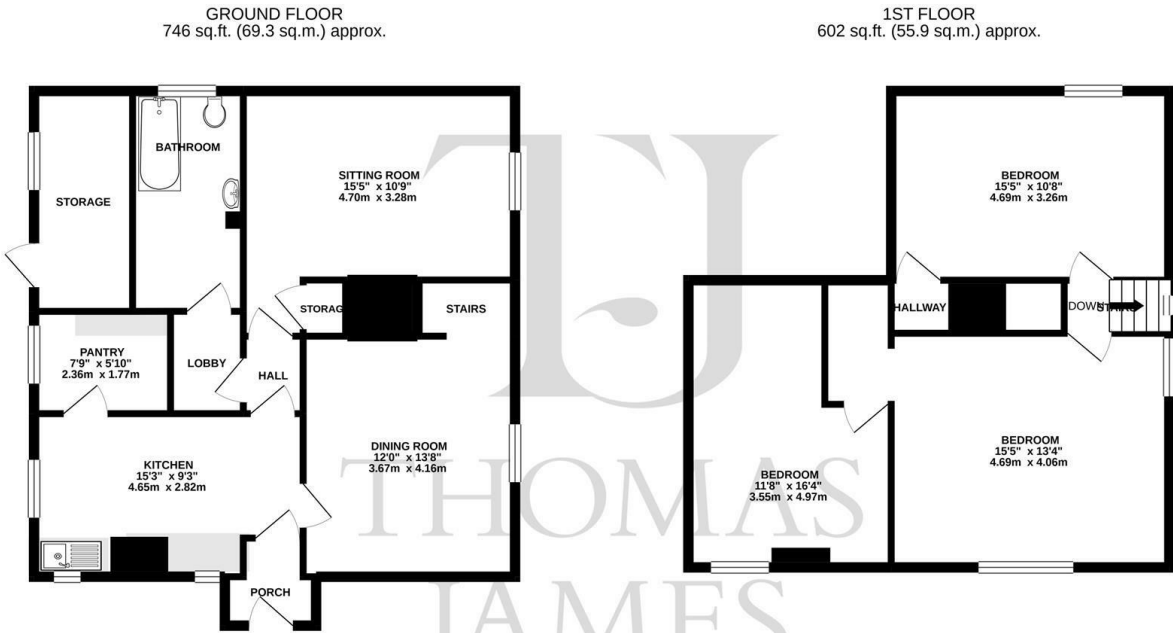
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

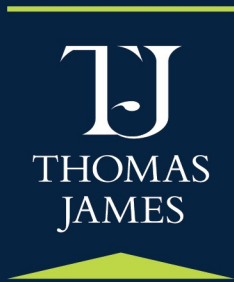
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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