Noborough Lodge Farm, Brockhall, Flore, Northamptonshire NN7 4LA

Daventry 4 miles, Rugby 12 miles, Northampton 12 miles, London 80 miles

A residential, pasture and arable farm in a strategic location with house suitable for modernisation and a range of barns for possible conversion with potential for alternative uses.

Extending to about 370 acres (150 ha) or thereabouts

For sale as a whole or in three lots
**Situation**

The property is situated centrally within the villages of Dodford, Norton, Flore and Brockhall in Northamptonshire, just off the A5 next to the Heart of the Shires shopping outlet. The nearest market town is Daventry (4 miles) which provides a good range of everyday services, facilities and amenities.

The property is conveniently situated with access to the Midland motorway network and the towns of Northampton (12 miles), Rugby (12 miles) and the city of Birmingham (40 miles) all of which have direct train services to London taking under an hour.

The A5 gives access to the J16 M1 south (5 miles), M1, M6 and A14 in the north at Rugby 16 miles away. The A5 and M1 south lead to London which is approximately 80 miles south.

The property is shown on the location plan.

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**Description**

Noborough Lodge is a residential, pasture and arable farm comprising a farm house and a range of traditional farm buildings and stables, as well as more modern portal frame buildings and land which extends in all to about 370 acres. The farm house would benefit from modernisation and the farm buildings have potential for alternative uses subject to obtaining the necessary planning consents, permission has been sought to allow the conversion of some of the pasture land into an arable rotation.

Three generations of the Thomas family have farmed the land since 1938 originally starting out with a short horn dairy herd changing to a small suckler and beef herd with a commercial sheep flock and arable enterprise since. The vendor will retain the barn and surrounding land known as Noborough Farm to the south of Norton Road.

The property is being offered for sale as a whole or in three lots although the vendor will consider other lotting proposals put forward by a prospective purchaser.

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**Lot 1**

**Farm house, buildings and approximately 158 acres (Red)**

Noborough Lodge Farm lies on the north of Norton Road (an unclassified public highway) with access to the land via the yard and also gates into fields 1807 and 7518.

The block plan below shows the layout of the house and farm yard, the yard having two access points to the farm buildings and also to the stables. The house is a traditional Northamptonshire stone farm house with brick and tiles extensions and a lovely south facing lawned, walled garden lying to the west of the yard.

The accommodation and measurements of the **Farm House** (shaded and edged red) are shown on the floorplan but the house comprises the following.
The house has a total gross floor area of about 342 sq m (3,682 sq ft). To the rear of the house is a Workshop of brick construction under a tiled roof and with a gross floor area of 28 sq m (305 sq ft). There is a timber framed car port attached to the rear.

The Gardens of the house are south facing and laid mainly to lawn enclosed by a wall, hedge and the rear of the buildings with mature herbaceous borders and a Leylandii hedge to the west. There is also a small lawned area to the rear of the house enclosed with stock fence overlooking the fields. To the west of the house and gardens is a productive allotment and vegetable garden.

A range of brick and Northamptonshire stone Traditional Buildings and stables lie to the east of the house within a concrete courtyard together with their own access from Norton Road. These are shown shaded and edged blue on the block plan and floorplan. The buildings extend to a total of 348 sq m (3,747 sq ft) floor area and provide the potential for conversion with the possibility of alternative uses subject to obtaining the necessary consents.

A Class Q (Part A) application has been made to Daventry District Council for permission to change the use of these buildings into residential accommodation (June 2018).
The Modern Farm Buildings have been constructed over time by the vendor and are accessed by the farm access off Norton Road. There are four buildings shown shaded green on the plan surrounding the grey shaded access and yard. These comprise the following.

**Building 1** (17m x 14m) (232 sq m/2,506 sq ft) Steel portal frame grain building, sliding doors, box profile and clad sides, fibre cement roof, concrete floor, grain drying equipment and fan house.

**Building 2** (22m x 7m) (163 sq m/1,758 sq ft) Steel portal frame open fronted hay barn with fibre cement clad roof and adjoining:
**Building 3** (18m x 8m) (148 sq m/1,596 sq ft) Steel framed open fronted lean-to with box sides and roof

**Building 4** (10m x 6m) (59 sq m/637 sq ft) Workshop of steel frame construction, box profile sides and sloping roof, concrete floor with three roller shutter doors, personnel door and concrete pad to the front.

The farm yard then gives access to the land to the north.

The land at the farm, classified as Grade 3, extends in all to about 158 acres of pasture which has been grazed predominantly by sheep and cattle over the years and is contained within four enclosures within stock proof fencing and mature hedge boundaries. There are some natural features within the land as well as interconnecting field gates and highway access, there are several natural drinking water points as well as access to the spring fed well via a trough.

**Soil Type**

Oxpasture and Ashley, both described as fine loam over clay soils with slowly permeable subsoil suitable for winter cereals and grassland.

**Lot 1 Schedule of Acres**

<table>
<thead>
<tr>
<th>OS No.</th>
<th>Description</th>
<th>Hectares</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>5118</td>
<td>Permanent Pasture</td>
<td>15.97</td>
<td>39.45</td>
</tr>
<tr>
<td>4999</td>
<td>House and Buildings</td>
<td>0.44</td>
<td>1.09</td>
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<td>4399</td>
<td>Allotment</td>
<td>0.11</td>
<td>0.28</td>
</tr>
<tr>
<td>4100</td>
<td>Paddock</td>
<td>0.29</td>
<td>0.73</td>
</tr>
<tr>
<td>1807</td>
<td>Permanent Pasture</td>
<td>6.82</td>
<td>16.86</td>
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<tr>
<td>1147</td>
<td>Permanent Pasture</td>
<td>12.23</td>
<td>30.23</td>
</tr>
<tr>
<td>7518</td>
<td>Permanent Pasture</td>
<td>28.14</td>
<td>69.53</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>64.00</strong></td>
<td><strong>158.18</strong></td>
</tr>
</tbody>
</table>
Lot 2

166 Acres of Pasture, Arable and Wood Land (Green)

The land lies to the south of Norton Road and benefits from a number of field gates. The vendor is retaining the central part of the property known as Noborough Farm in order to convert it into a residential property.

The land extends to approximately 166 acres of pasture and arable land together with two small mature spinneys known as Noborough and Underhill Spinney, containing mature broadleaf and conifer trees and offer potential for amenity and sporting use.

The land slopes with the highest point of the property to the south and the lowest running parallel with Norton Road.

The land, classified as Grade 3 has been grazed by sheep and cattle for a number of years and is enclosed with mature hedge and stock proof fencing together with a number of interconnecting field gates, there are several natural drinking water points as well as access to the spring fed well via a trough.

Soil Type

Oxpasture, described as fine loam over clay soil with slowly permeable subsoil suitable for winter cereals and grassland.

Lot 2 Schedule of Acres

<table>
<thead>
<tr>
<th>OS No.</th>
<th>Description</th>
<th>Hectares</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>4182</td>
<td>Permanent Pasture</td>
<td>5.40</td>
<td>13.31</td>
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<tr>
<td>2329</td>
<td>Permanent Pasture</td>
<td>4.81</td>
<td>11.89</td>
</tr>
<tr>
<td>3160</td>
<td>Arable</td>
<td>5.91</td>
<td>14.60</td>
</tr>
<tr>
<td>1350</td>
<td>Noborough Spinney</td>
<td>1.56</td>
<td>3.85</td>
</tr>
<tr>
<td>2930</td>
<td>Arable</td>
<td>8.77</td>
<td>21.66</td>
</tr>
<tr>
<td>0525</td>
<td>Arable</td>
<td>9.31</td>
<td>23.01</td>
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<tr>
<td>8541</td>
<td>Permanent Pasture</td>
<td>2.66</td>
<td>6.59</td>
</tr>
<tr>
<td>6634</td>
<td>Permanent Pasture</td>
<td>4.03</td>
<td>9.96</td>
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<tr>
<td>5250</td>
<td>Permanent Pasture</td>
<td>4.19</td>
<td>10.34</td>
</tr>
<tr>
<td>5060</td>
<td>Underhill Spinney</td>
<td>0.62</td>
<td>1.53</td>
</tr>
<tr>
<td>5681</td>
<td>Arable</td>
<td>14.76</td>
<td>36.47</td>
</tr>
<tr>
<td>2996</td>
<td>Permanent Pasture</td>
<td>5.26</td>
<td>13.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Permanent Pasture</strong></td>
<td><strong>67.28</strong></td>
<td><strong>166.21</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Arable</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The total area is 166.21 acres.
Lot 3
46 Acres of Arable and Pasture Land (Blue)
The land extends to approximately 45 acres of predominantly arable land with the smaller of the two fields being permanent pasture with frontage to a gated road leading from Norton to the A45.

The land, classified as Grade 3, is relatively level and benefits from stock proof fencing and mature hedge boundaries.

Soil Type
Banbury, well drained fine and coarse loam over ironstone suitable for winter cereals and grassland.

Lot 3 Schedule of Acres

<table>
<thead>
<tr>
<th>OS No.</th>
<th>Description</th>
<th>Hectares</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>0548</td>
<td>Arable</td>
<td>12.31</td>
<td>30.43</td>
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<tr>
<td>9726</td>
<td>Permanent Pasture</td>
<td>6.44</td>
<td>15.90</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>18.75</td>
<td>46.33</td>
</tr>
</tbody>
</table>

Please note that there are a further 28.02 acres (11.34 ha) of arable land to the south of Lot 3 which is being offered for sale by a different vendor that used to be rented by the vendor. For more details please contact the selling agent.
General Information

Tenure & Possession

The property is offered for sale freehold with vacant possession of the whole being given upon completion which will be no sooner than 31st October 2018.

There will be a farm dispersal sale at the holding on Thursday 11th October 2018. For further details please contact the auctioneer on 01788 564746.

EPC Rating

The current EPC rating for the house is G6 with the potential to increase to D62.

Council Tax

Noborough Lodge Farmhouse is within Council Tax Band E with the amount payable for 2018/2019 being £2,021.69.

Basic Payment Scheme

The land is registered to receive entitlements under the Basic Payment Scheme. The vendor has applied for and will retain the 2018 payment but will transfer the appropriate number of entitlements on completion (or when the RPA system allows).

There will be an indemnity clause within the sale contract to protect the seller from any breaches of cross compliance between completion and 31st December 2018.

Cropping Schedule

The vendor confirms that the cropping schedule for the last three years has been as follows:

<table>
<thead>
<tr>
<th>Field No.</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
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<tbody>
<tr>
<td>3160</td>
<td>Winter Oats</td>
<td>Winter Wheat</td>
<td>Spring Barley</td>
</tr>
<tr>
<td>2930</td>
<td>Winter Wheat</td>
<td>Fallow</td>
<td>Winter Wheat</td>
</tr>
<tr>
<td>5681</td>
<td>Winter Beans</td>
<td>Winter Wheat</td>
<td>Winter Wheat</td>
</tr>
<tr>
<td>5250</td>
<td>Winter Wheat</td>
<td>Fallow</td>
<td>Winter Wheat</td>
</tr>
<tr>
<td>0548</td>
<td>Winter Wheat</td>
<td>Winter Wheat</td>
<td>Winter Oats</td>
</tr>
<tr>
<td>0525</td>
<td>Permanent Pasture</td>
<td>Winter Wheat</td>
<td>Winter Wheat</td>
</tr>
</tbody>
</table>

Environmental Impact Assessment (EIA)

The vendor has applied to Natural England for an EIA screening decision for permission to convert some of the permanent pasture into an arable rotation. This relates to field numbers 9726, 6634, 4182, 1147.

Services

Lot 1 benefits from a private supply of water via a well, the farm house and yard benefit from mains electricity (single and three phase) and a private drainage system. The ‘Ram’ to pump the water to the farm is situated on land retained by the vendor (marked ‘X’) – a right of access will be granted.

Lot 2 benefits from natural water supplies to some of the fields and troughs fed via the well.

Lot 3 benefits from a main water supply.

If the property is sold in further lots there may be a requirement for sub-meters for water use and/or easements to be put in place, if applicable, full details will be available at the point of sale.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of main water, electricity and drainage services.

Rights Of Way Etc

An oil pipe crosses Lot 2, details of the easement will be contained within the sale pack.

A main water pipe crosses third party land to serve Lot 3.

The vendor reserves the right to cross Lot 2 to his retained land with electricity, telephone, drainage and water supplies, easements will be put in place.

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the same whether disclosed or not.

Sporting, Timber & Mineral Rights

All rights are believed to be held with the freehold owner and will be included within a sale.

Planning – Option Agreement – Lot 3

The vendors entered into a Call Option agreement on 18th May 2007 with Prologis Developments Limited on the land extending to about 45 acres known as Lot 3. This agreement expires on 17th May 2025.

Overage Clause

The vendor reserves a right to impose an overage clause on the land within Lot 1, 2 and 3 to retain 30% of any value received from any development or mineral extraction on the agricultural land only for a period of 30 years from the point of sale.

This clause will not be imposed on the farm buildings or farm house.

Boundaries & Fencing

The purchaser will responsible for the erection and future maintenance of the fence lines A-B and C-D with posts, sheep netting and two strands of barbed wire, within three months of completion or prior to their stock grazing the land.

The vendor is not aware of the legal ownership of the boundaries but has always maintained his side of the boundary and roadside hedges.

Lotting

The vendor reserves the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice.

Method of Sale

The property will be offered for sale by private treaty as a whole or in three lots and interested parties should submit their offers to the agent’s Rugby office.

Viewing

Please be aware that livestock graze the land, therefore please keep gates locked and take appropriate bio-security measures.

Strictly by prior appointment through the agent’s Rugby office on 01788 564680 or email tim.howard@howkinsandharrison.co.uk.
Vendor Solicitor
Arnold Thomson Solicitors, 205 Watling Street, Towcester, Northamptonshire NN12 6BX, reference Mike Thomson, telephone 01327 350266, email enquiries@arnoldthomson.com

Local Authorities
Anglian Water  Tel. 0345 606 6087  Email connections@anglianwater.co.uk
Western Power Distribution  Tel. 0800 096 3080  Email wpdnewsupplies@westernpower.co.uk

Fixtures & Fittings
Only those items specifically mentioned in the sale particulars are included within the sale, all other items are specifically excluded.

There may be the possibility to purchase various fixtures and fittings by separate negotiation.

Plan, Area & Description
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.
Lot 1
158 acres

Lot 2
166 acres

Lot 3
45 acres
IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by the appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the sole Agents nor their employees have any authority to make or give any representations or warranty whatever in relation to this property. THT/551/June 2018