



Smiths  
your property experts

# Eastern Old Parks Farm

Ashby-de-la-Zouch

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## General Description

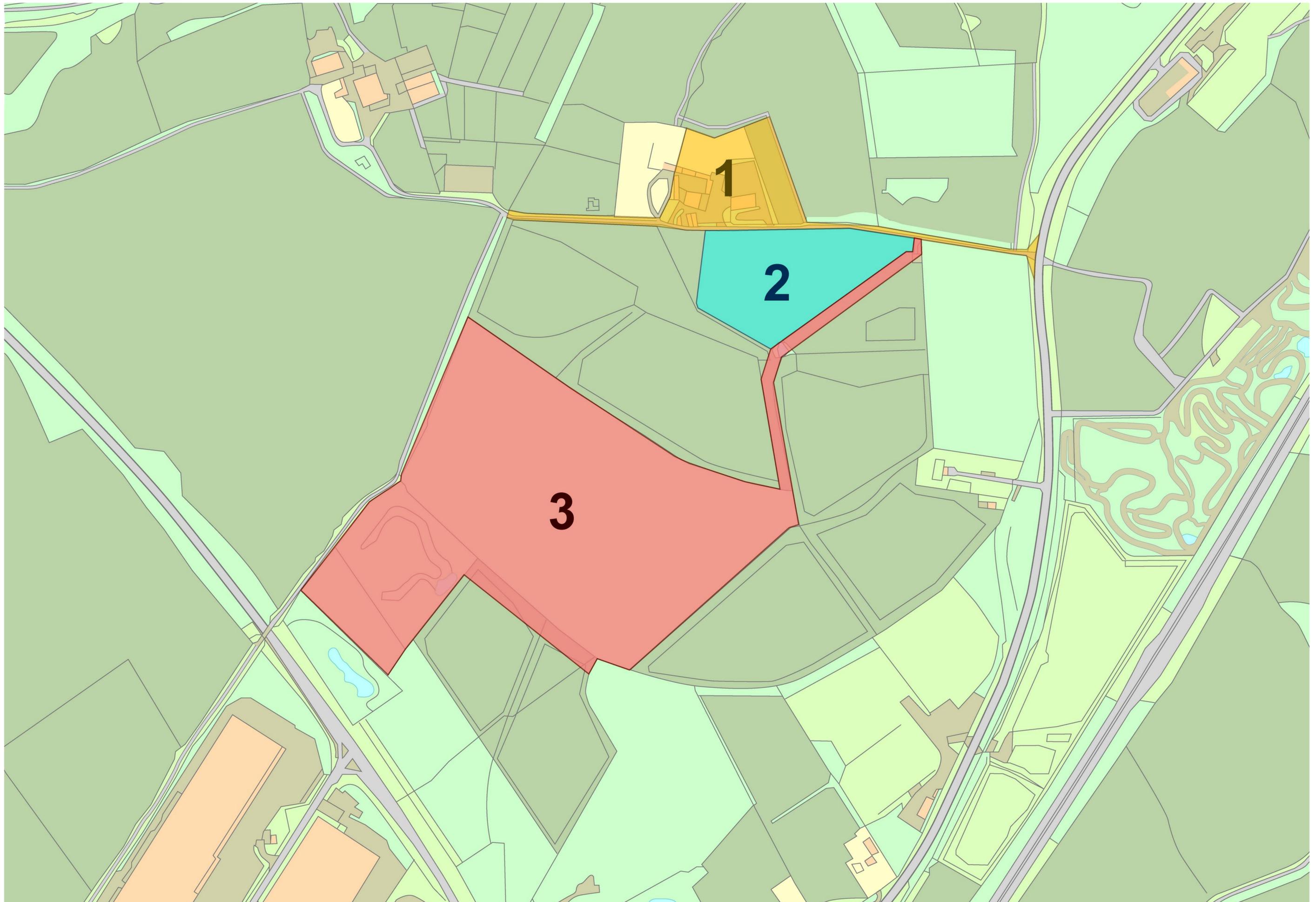
Smiths Property Experts offer to the market a strategically valuable agricultural farmyard with considerable commercial and residential potential subject to the new owner obtaining the necessary planning consents. Eastern Old Parks Farm is offered to the market in three lots, and offers are invited for individual lots or on an 'as whole' basis.

## Location

Eastern Old Parks Farm affords a superb position strategically, geographically, and locally. The revered market town of Ashby-de-la-Zouch is just 1 mile away, and the M42/A42 road network (1 mile) gives excellent access to Nottingham, Derby and Birmingham.

The site boasts uninterrupted views of open countryside and holds land that subject to the necessary consent could have use as anything from agricultural to equine or amenity space.





1

2

3

# Lot 1

## 4 Acre Farmyard with Barns

Guide price £1,000,000



An interesting agricultural farmyard with ownership of the access drive and vision splays onto the main Nottingham Road. The driveway has been recently re-laid and is in excellent condition. There are a large collection of mixed barns on the site, some historic and some more modern that total circa 18,000 square feet. The site has tenants in situ with an ongoing rental income, and there is temporary planning permission in place for some commercial use. The site measures circa four acres including the drive.

In our opinion there is considerable commercial and residential development potential should the eventual purchaser wish to pursue these avenues. There is historic evidence of residential, commercial, and agricultural use on the site dating back over 100 years.



# Lot 2

## 6 Acre Paddock

Guide price £100,000



A paddock of circa 6 acres or thereabouts of greenfield land. The parcel has direct access from the main driveway and has several potential uses subject to the approval of planning consent. The site also has strategic value as part of the green belt on the edge of Ashby-de-la-Zouch.



# Lot 3

## 35 Acres of Land

Guide price £300,000



A swathe of approx. 35 acres of land, mainly planted to nursery and forest. The land has vehicular access from the main driveway and has several potential uses subject to the approval of planning consent. The site also has strategic value as part of the green belt on the edge of Ashby-de-la-Zouch.





### Viewing

Viewing and access is strictly via the sole marketing agent, Smiths Property Experts. Subject to interest levels offers are invited in writing and before close of business Friday 14th April 2023.

Tenure: Freehold.

Local Authority: North West Leicestershire.

### Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

### Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



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