



BUILDING PLOT AND LAND

WILLOW HOLT FARM, BISBROOKE

Guide Price £800,000

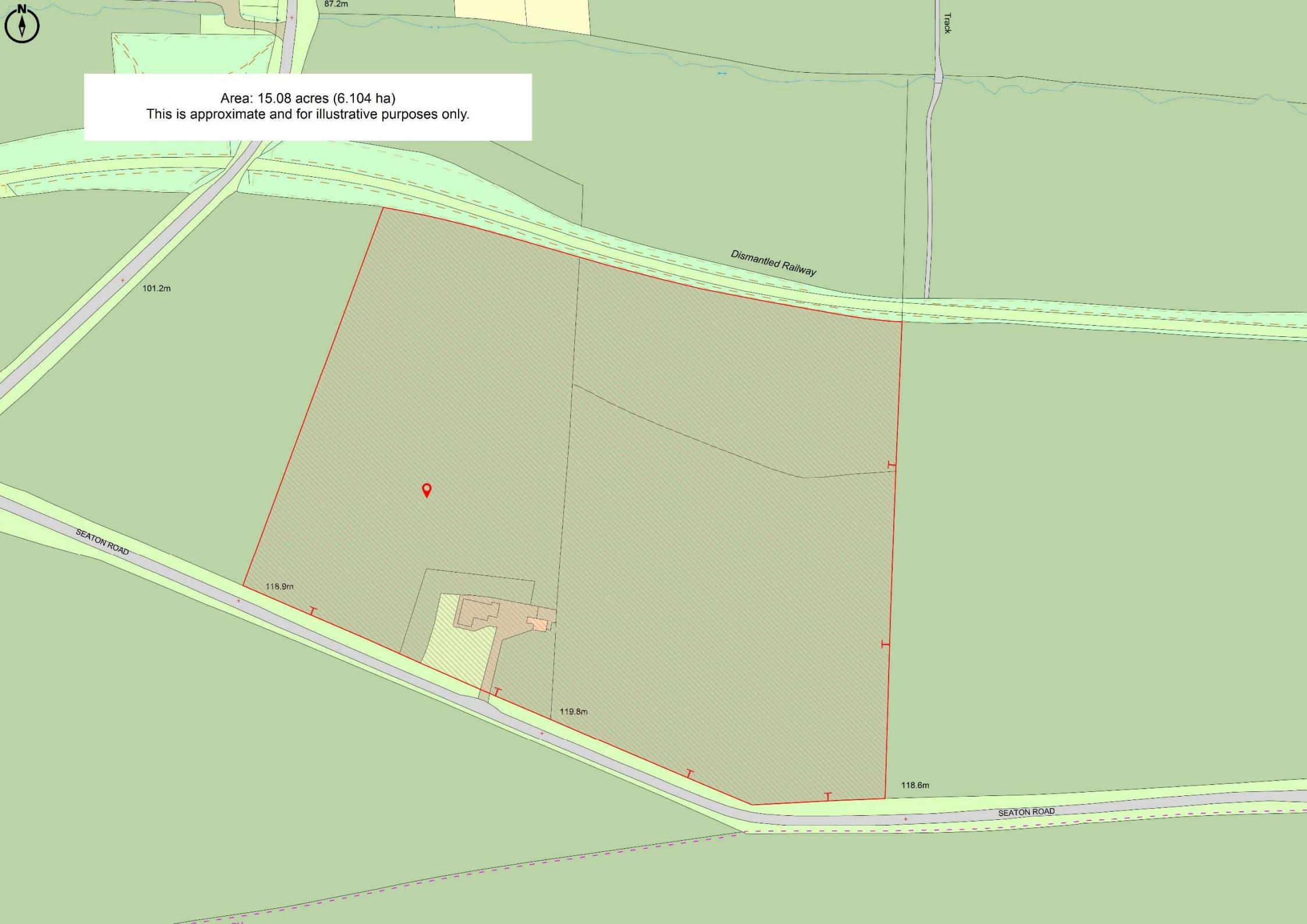
JAMES  
SELLICKS



87.2m

Area: 15.08 acres (6.104 ha)

This is approximate and for illustrative purposes only.



# “... A SUBSTANTIAL COUNTRY HOUSE AND STABLING, SET IN APPROXIMATELY 15 ACRES...”

**An extremely rare opportunity to acquire a building plot with an extant planning permission for a substantial country house and stabling, set in approximately 15 acres with far-reaching countryside views across the valley to Bisbrooke, Morcott and beyond.**

Building Plot • Approx. 3700 ft<sup>2</sup> Accommodation • Approx. 2500 ft<sup>2</sup> Stable Block • Approx. 15 Acres • Wonderful Countryside Views • Detailed Planning Permission • Edge of Village Location •

## Willow Holt Farm

Willow Holt Farm is a unique and extremely rare visitor to the open market and represents an opportunity for a potential buyer to build a substantial country home with stabling if required in an elevated position with tremendous views over undulating farmland.

The current owners have started the scheme (house and garage) including footings, floor slab and as a result is deemed commenced and the planning consent has been implemented.

The approved design is iron-stone walls, ashlar quoins and heritage range “Collyweston” slates. The layout has been carefully designed for family living and working from home but could be reorganised if required and provides over 3700 ft<sup>2</sup> of accommodation.

A later consent provides for a stable block of approximately 2500 ft<sup>2</sup>, courtyard and associated landscaping to the east of the main house with direct access to paddocks. This includes, seven stables, tack/feed store and machinery store.

COMPUTER GENERATED IMAGE



COMPUTER GENERATED IMAGE



## Location

Bisbrooke is a small hamlet, a mile or so from the ever-popular village of Lyddington and a 20-minute walk across glorious open countryside into the market town of Uppingham with its excellent schools and shops. The nearby A47 provides quick transport links to Peterborough and Leicester, with the Kings Cross mainline running through Peterborough to London and trains from Kettering station travelling into London St Pancras.

## Directional Note

From Uppingham Market Place continue along the High Street, at the roundabout turn right onto Seaton Road and continue for about a mile until you reach a crossroads. You will find the gate to Willow Holt Farm on your left-hand side approximately 300 yards after the crossroads.

**Google Reference:** <https://goo.gl/maps/cd6ATNe7MVycDZ8c9>

## Services

**Water** - available to the site and the drainage will be to a private system.

**Electricity** - supply has been agreed with National Grid.

**Communications** - there is a BT line which is currently disconnected.

Further information can be found within the purchaser's pack.

## Tenure

Freehold. The property is held in two titles, details are included within the purchaser's pack.

## N.B.

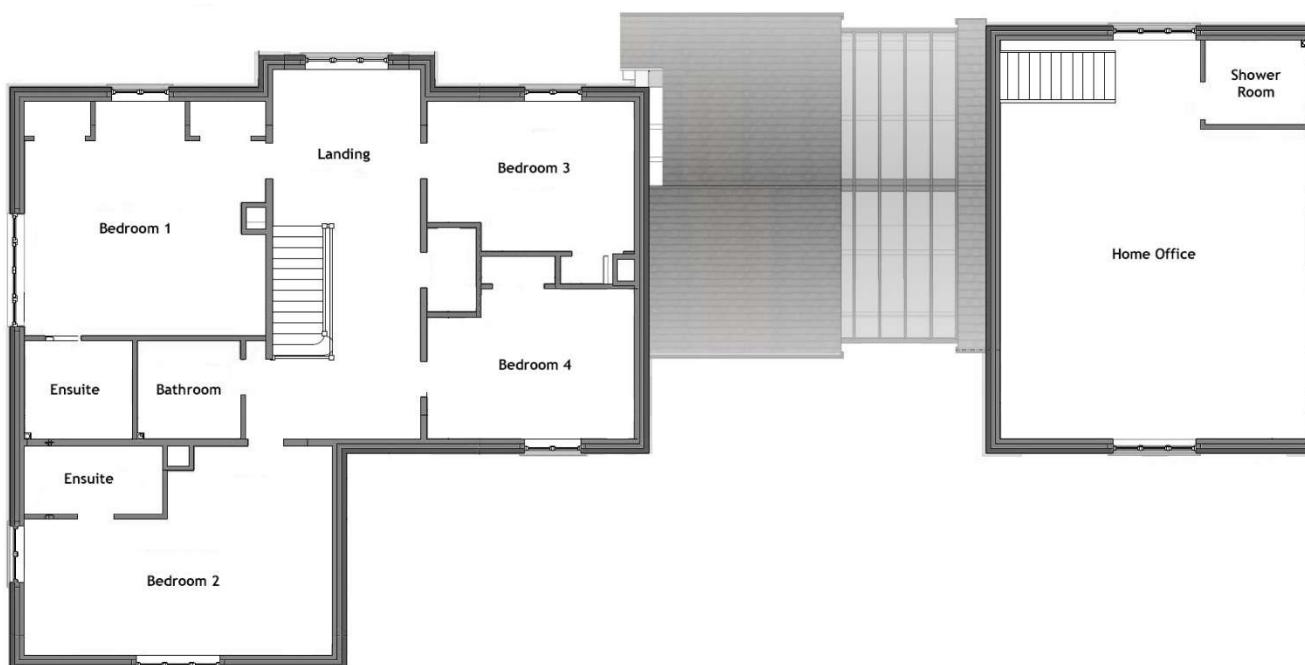
- The amount of land is negotiable.
- The post code is to be confirmed.

**“... FAR-REACHING COUNTRYSIDE  
VIEWS ACROSS THE VALLEY...”**



Taken on 2/12/2022





## Measurements

All measurements are approximate and for indicative purpose only.

**Hall** 3.73m x 3.15m

**Kitchen** 7.20m x 4.56m

**Breakfast Area** 4.05m x 3.15m

**Family Room** 5.90m x 5.15m

**Dining Room/Library** 6.56m x 4.46m

**Downstairs WC** 1.80m x 1.20m

**Boot Room with Shower Room**  
4.30m x 3.50m

**Utility** 2.65m x 1.80m

**Conservatory** 3.39m x 3.73m  
**/Glazed Link**

**Landing** 7.88m x 3.15m

**Bedroom 1** 5.15m x 4.15m  
**Ensuite** 2.31m x 2.10m

**Bedroom 2** 4.46m x 6.56m  
**Ensuite** 1.45m x 2.90m

**Bedroom 3** 4.42m x 3.20m (max)

**Bedroom 4** 4.42m x 3.20m (max)

**Family Bathroom** 2.20m x 2.10m

**Home Office** 8.5m (max) x 6.56m

House Total Approx. Gross Internal  
Floor Area excl. Garage =  
**3700 ft<sup>2</sup> / 344 m<sup>2</sup>**

Stables Total Approx. Gross Internal  
Floor Area = **2458 ft<sup>2</sup> / 228.35 m<sup>2</sup>**



# JAMES SELLICKS

jamessellicks.com



Oakham Office  
6-8 Market Place  
Oakham  
Rutland  
LE15 6DT  
01572 724 437  
oakham@jamessellicks.com

Market Harborough Office  
01858 410 008  
Leicester Office  
0116 285 4554



**Important Notice**

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let, or withdrawn.

**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.