Collective Auction
April 2020

Thursday 2nd April 2020 at 6:30pm

Kilworth Springs Golf Club
South Kilworth Road, North Kilworth, Leicestershire, LE17 6HJ

howkinsandharrison.co.uk
SALES / LETTINGS / COMMERCIAL / FARM & RURAL / PLANNING & DEVELOPMENT / AUCTIONS / VALUATIONS
Welcome to our first collective Property Auction of 2020. Whichever way you voted in the referendum I think I can speak for most when saying it is nice not to have to listen to someone with an opinion about Brexit talking about it 24 hours a day. We now just have to keep up with the various storm names!

Howkins & Harrison have been auctioneering since 1888 and as a firm we are committed to making property auctions a success and for buyers and sellers to have the opportunity to buy and sell property in that way. We will be running further collective property sales later in the year across our branch coverage combining the skills and geographical coverage of our offices. If you are interested in selling your property at auction then please talk to one of our team.

The first few months of 2020 have seen the property market across our region go from strength to strength, instructions for buyers and sellers to have the opportunity to refurbishment projects, and within the catalogue are full details of the lots on offer, we will make any necessary announcements before the sale of any changes that are not described within the brochure. If you would like to view any of them – please contact our team.

The legal packs will be available electronically a couple of weeks before the sale so please get in touch if you would like one to be sent to you.

If you have any questions then please let us know, we will be happy to help and if you are intending to bid, good luck!

Shelagh Markham
Managing Director
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Our Land & Property Team

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Auction Buyers’ Guide

Welcome

Lots available

1. Land off Hoo Ash Island, Coalville, Leicestershire. Nearest postcode LE67 8RH

2. Development Plot at Lutterworth Road, Walcote, Leicestershire LE17 4JU

3. Development Plot at Spikes Lane, Rugby Road, Harborough Magna Rugby, Warwickshire CV23 0HQ

4. Rose Cottage, Main Street, Beford, Rugby CV23 ONB

5. Equestrian Property at AS, Kilsby, Near Rugby, CV23 8YE

Auction Buyers’ Guide

Money Laundering Regulations (full details are available on page 10)

In order to bid you must register before or on the day. You will need to provide the following:-

- Certified copy, or original passport or photo driving licence
- Current utility bill of current address

Your bid cannot be taken without this information.

Investment Residential Agricultural Development Equestrian

Collective Auction April 2020
Land off Hoo Ash Island, Coalville, Leicestershire. Nearest postcode LE67 8RH

A block of amenity land with development potential subject to the necessary planning consents

Extending to approximately 0.89 acres

Guide price
£40,000 - £50,000

Situation
The property is situated just off Hoo Ash Island between A511 and Hough Hill, Swannington. Ideally located for major road links and for access into the market towns of Ashby de la Zouch and Coalville. Major road links are within easy reach, with junction 13 of the A42, 4 miles away and junction 22 of the M1, 8 miles away.

Description
The property comprises of a block of amenity land with planning potential subject to obtaining the necessary planning consents.

The land extends to 0.89 acres which slopes gently down towards the road overlooking farm land with Charnwood Forest in the distance. The access is via a dropped kerb onto Hough Hill. The site is bordered by post and rail fencing and mature hedging.

Planning Permission
The land may have development potential for residential or commercial use subject to obtaining necessary planning permission. Purchasers are advised to make their own enquiries with North West Leicestershire District Council.

The land has been submitted into the Strategic Housing and Economic Land Availability Assessment, more information can be found on: https://www.nwleics.gov.uk/pages/strategic_housing_and_economic_land_availability_assessment

Services
The property is not connected to any services. Purchasers are asked to make their own enquiries to connectivity.

Overage
The property is to be sold subject to an overage clause reserving 25% clawback over a 30 year period for any enhanced value over and above existing use value attributable to any residential or commercial planning permission. The overage clause will not be triggered by agricultural or equestrian development.

Viewing
By appointment only. Please contact Anna Meynell on 01530 877977 (option 2) or email anna.meynell@howkinsandharrison.co.uk

Local Authorities
North West Leicestershire District Council – 01530 454545

Vendor Solicitor
Jessica Carter – Josiah Hincks Solicitors
The Manse, 22 De Montford Street, Leicester, LE1 7UB
Development Plot at Lutterworth Road, Walcote, Lutterworth, Leicestershire LE17 4JU

Guide price
£225,000 - £250,000

A site with outline permission for the construction of two detached properties
Extending to approximately 0.18 acres (0.07ha)

Situation
The plot is situated on Lutterworth Road to the east of the Leicestershire village of Walcote which benefits from a pub, garage and shop, approximately 3 miles from junction 19 of the M1 and 3 miles from Lutterworth town centre, offering a range of facilities, amenities and everyday services.

Market Harborough is approximately 12 miles to the east and Leicester is approximately 12 miles to the north. The M6, A5, M1/A14 Catthorpe Interchange are all within easy reach together with main line railway stations with direct services to Birmingham and London at Rugby.

The property is shown in more detail on the plan.

Description
The plot extends to 0.18 acres (0.07 hectares) or thereabouts and is a level triangular site with frontage to Lutterworth Road where it is assumed that mains services exist.

Planning Permission
Outline planning permission with all matters reserved has been granted for the erection of two dwellings on the site with a new access that will need to be provided from Lutterworth Road.

Permission was granted by Harborough District Council under reference 19/01354/OUT on 22nd November 2019, a copy of the planning application, decision notice and approved site plan can be seen on Harborough District Council’s website or from the agent’s office.

Prospective purchasers should make themselves aware of the eight conditions and the implications of these prior to the auction.

Services
The property does not benefit from any mains service connections although it is believed that water, electricity and telephone services are available within Lutterworth Road.

It will the responsibility of the purchaser to connect into and install new connections and it is assumed that drainage will be connected into the mains system and not a private system.

Local Authority & Utility Companies
Harborough District Council Tel. 01858 828282
Severn Trent Water stwater.co.uk/building-and-developing/house-developments/new-house/
Western Power Tel. 0800 0963080

Viewing
Viewing during daylight hours with a copy of the sales particulars to hand.

Vendor Solicitor
Mark Anderson, Broomfields Solicitors, Minerva House, 7 St John’s Business Park, Rugby Road, Lutterworth LE17 4HB, telephone 01455 559444.

Kilworth Springs Golf Club
Thursday 2nd April 2020
Development Plot at Spikes Lane, Rugby Road, Harborough Magna
Rugby, Warwickshire CV23 0HQ

A site with permission for the construction of two semi-detached three bedroom properties
Extending to approximately 0.31 acres (0.13ha)

Guide price £225,000 - £250,000

Situation
The property is situated on a piece of land known as Spikes Lane off Rugby Road in the centre of the village of Harborough Magna, approximately 3 miles from the centre of Rugby.

Rugby has a good range of everyday services, facilities and amenities together with excellent links with Junction 1 of the M6, Junction 18 of the M1 and Junction 19 of the M1/A4 Catthorpe Interchange. The main line rail station at Rugby offers direct services to Birmingham and London.

Coventry, Nuneaton, Lutterworth and Leamington Spa are all within easy reach of Harborough Magna and the situation of the plot is shown in more detail on the site plan.

Description
The plot extends to 0.31 acres (0.13 ha) is rectangular in shape with road frontage to Rugby Road. The site has formerly been used as an agricultural access to the vendor’s retained property to the east of the site but this access and use will cease following the sale.

A public right of way runs along the northern boundary of the site and as part of the planning permission will need to be fenced off and enclosed.

The two semi-detached properties have access and parking to the front of the site. The total gross developable area in 3,372 sq ft (330 sq m) with each plot measuring approximately 1,686 sq ft (156 sq m).

The approved accommodation provides for an entrance hall with WC off, snug or study, open plan ‘L’ shaped lounge/dining/kitchen area. To the first floor will be a master bedroom with en suite, family bathroom, laundry room and two double bedrooms to the rear.

The garden will lie to the east of the site with the approximate length of the site between the east and west boundaries approximately 57m.

The proposed plans are shown below.

Covenants
The purchaser will be required to construct a close boarded fence at least 8’ high along the eastern boundary, except for the public footpath section, within three months of completion.

A covenant will be placed on the land in favour of the vendor’s retained property and that no more that two residential dwellings will be permitted to be constructed on the site.

Services
The property does not benefit from any mains services connections although it is believed that water, electricity, gas and telephone services are available within the village.

It will be the responsibility of the purchaser to connect into and install new connections and it is assumed that drainage will be connected into the mains system rather than a private system. The vendor would consider granting a right for surface water outfall into the ditch to the east of the site.

Local Authority & Utility Companies
Rugby Borough Council Tel. 01788 533533
Severn Trent Water stwater.co.uk/building-and-developing/house-developments/new-house/
Western Power Tel. 0800 0963080

Viewing
Viewing during daylight hours with a copy of the sales particulars to hand although it should be noted that there is a working farm near to the site and care should be taken when viewing.

Vendor Solicitor
Kate Austin, Arnold Thomson LLP, 205 Watling Street, Towcester, Northamptonshire NN12 6BX, telephone 01327 350266, email kate.austin@arnoldthomson.com
Do you have commercial property? Can we help?

Do you know we carry out the following services:
- Property for sale or to let
- Market Appraisals
- Red Book Valuations
- Professional / advisory
- Planning

Speak to the Ashby, Atherstone or Rugby team or email commercial@howkinsandharrison.co.uk

Ashby de la Zouch 01530 877977 (Option 2) Atherstone 01827 718021 Rugby 01788 564666

Get your property seen in London

Instruct Howkins & Harrison by the end of March 2020 and we’ll promote your property at the London & Country Show in London on the 28th April.

Your home will be seen by motivated London buyers looking to move to, or invest, in your area.

Tuesday 28th April 2020, 13:30 - 18:30
The Chelsea Old Town Hall, Kings Road, London SW3 5EE
Free Admission
Situation
The property is situated on Main Street in the village of Bretford, part of the Fosse Way. Bretford is approximately 3 miles from Rugby town centre which benefits from a mainline railway station with direct services to Birmingham and London.

The cottage is approximately 6 miles from the centre of Coventry which along with Rugby to the east, has an excellent range of facilities and amenities together with employment opportunities.

The Fosse Way gives access to the A45 London Road which links the M6, M42 and M1. The M69 and A5 are also both within easy travelling distance.

Description
Rose Cottage is a semi-detached two-bedroom cottage constructed of red brick under a tiled roof. The property would benefit from renovation.

The accommodation extends to about 1,106 sq ft (106 sq m) over two floors and comprises the following:

Ground Floor
Rear Entrance Porch with Bathroom off / Kitchen / Dining Room / Sitting Room

Inner Hall with stairs to:

First Floor
Bedroom 1 / Bedroom 2 with airing cupboard and store

Outside
The cottage has the benefit of planning permission for a new vehicular access off the main road to the south of Rose cottage. The vendors have commenced development and therefore the permission is extant although not yet complete.

0.24 acres with the garden lying to the south and east of the property enclosed by mature hedge boundaries and being down to lawn, an orchard and vegetable plot.

Planning
Permission for the formation of a new vehicular access was granted on 23rd June 2014 under Reference R14/0901 with a certificate of lawful use granted under Reference R17/0949 to confirm that works had commenced granted on 22nd June 2017.

Home Farm
A potential purchaser should note that a planning application for the stables at Home Farm has been granted for the conversion to one dwelling together with the demolition of the existing agricultural building and the construction of an attached double garage. It is the intention of the vendor to offer for sale The Stables and Home Farm as two lots later in the year.

Rights of Way, Wayleaves and Easements
The relevant rights will be granted to the purchaser of Rose Cottage and to the owner of the adjoining Home Farm house for repairs, alterations and improvements to be carried out on the boundaries of their properties and to be able to use the immediately adjoining land for access to carry out works subject to making good any damage and not causing a nuisance.

Services
It is understood that main services ie water, electricity and drainage are available but not connected to the site and the availability of these services will need to be checked by the purchaser.

Council Tax
Formerly band B

EPC
The EPC Rating is E with the potential to be B.

Local Authority & Utility Companies
Rugby Borough Council  Tel. 01788 533533
Severn Trent Water  stwater.co.uk/building-and-developing/house-developments/new-house/
Western Power  Tel. 0800 0963080

Viewing
Viewing is by appointment only via the Howkins & Harrison Rugby office, telephone 01788 564680.

Please note when viewing that parking will be within the farm yard of Home Farm which will be locked at all other times.

Vendor Solicitor
James Spreckley, Lodders, Number Ten Elm Court, Arden Street, Stratford Upon Avon, Warwickshire CV34 6PA, telephone 01789 293259.
Equestrian Property at A5, Kilsby, Near Rugby, CV23 8YE

Guide price
£125,000

Highly desirable equestrian property with stables and parking yard off the bridleway between Kilsby & Crick
Extending to approximately 5.21 acres (2.06ha)

Situation
The land is situated to the east of the village of Kilsby just off the A5 and access to the land is via a hard-surfaced public bridleway. Rugby town centre is approximately 4 miles distant, Daventry 6 miles and Northampton 15 miles. The A5 is approximately 500m from the property providing access to the M1, M6 and A14.
The location is shown in more detail on the site plan.

Description
An equestrian property with a flat and level pasture field of approximately 5 acres and 0.21 acres of yard and parking area for vehicles and trailers. The yard has an equestrian barn (30 ft x 60 ft) and a wooden stable.
The barn has four sections one of which has three stables and a hay loft above. A number of fruit trees have been planted on the bund to the south of the barn.
The field has two drinking troughs and is accessed off the bridleway between the villages of Kilsby and Crick.

Planning
Planning permission has been granted for the construction of a barn and change of use of the land from agricultural to equine use under reference DA/2012/0061, granted on 16th April 2012 by Daventry District Council.

Tenure & Possession
The property is offered freehold with vacant possession being given upon completion.

Services
The property has a water connection. Mains electricity is not connected to the property but overhead electricity cables are believed to be available nearby.

Restrictive Covenant
Not at any time hereafter to build erect or place or allow to be built erected or placed on the property or any part thereof any hut, tent, temporary dwelling, caravan, house on wheels or encampment intended for use as dwelling.

Sporting, Timber & Mineral Rights
The mines and minerals are excluded from the sale, all other rights are believed to be held with the freehold owner and will be included with a sale of the land.

Local Authority & Utility Companies
Daventry District Council Tel. 01327 871100
Anglian Water Tel. 0345 791915

Viewing
Strictly by prior appointment through the agent’s Rugby office on 01788 564680 or email rugrural@howkinsandharrison.co.uk

Vendor Solicitor
Kate Austin, Arnold Thomson 205 Watling St, Towcester NN12 6BX, telephone 01327 350266 Email kate.austin@arnoldthomson.com

Kilworth Springs Golf Club
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12

Collective Auction April 2020

13
General Property Information For Each Lot Offered

Money Laundering Regulations

Under the new money laundering directive (SI 2017/692) we, as auctioneers and estate agents, are required by the HMRC to obtain proof of identity of all potential and prospective purchasers. Therefore, if you are intending to bid, you will need to bring the appropriate identification – in the form of photographic driving licence or passport, together with a current utility bill, showing the same name as the photographic id. Please be aware of this and have the information available prior to the auction at registration.

Please note that we are unable to accept cash or debit or credit cards. The deposit should be paid by cheque, banker’s draft or by prior arrangement using a telegraphic or electronic transfer.

To further comply with the regulations, buyers will be required to also provide proof of identity, in the form of a photographic driving licence or passport together with a current utility bill to the solicitor who is collecting the deposit monies.

Important Notice

1. These particulars have been prepared in 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 a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on 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 depicted in the photograph(s). No assumptions should be made with regard to 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 their appointed advisers.

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Planning to make changes?

Howkins & Harrison has a dedicated team of Chartered Town Planners and Surveyors who are able to draw upon a number of years of consultancy and local authority experience in the Midlands region, to provide you with an effective planning consultancy service.

If you have a development project in mind, whether it is a small extension to your house, through to a larger residential or commercial scheme, Howkins & Harrison’s Planning & Development Team would be pleased to assist.

John Clarke
BA (Hons) MA MRTPI
Senior Planner

Nigel Brotherton
BA (Hons) MSc MRICS FAAV
Planning Consultant

Matt Taylor
BA (Hons) DipTP MRTPI
Senior Planner

Anna Meynell
BA (Hons) MRICS FAAV
Surveyor

Total property, land & estate services for residential, commercial & rural clients

Our offices cover: Warwickshire, Leicestershire, Northamptonshire, Staffordshire and Derbyshire. Our team offer a broad range of professional services for a wide range of property, land & estate needs including: residential and rural property, farms and land, development land and commercial properties.

Contact one of our teams to discuss your land or property needs

Ashby de la Zouch
01530 877977

Atherstone
01827 721380

Dynevor
01327 316880

Northampton
01604 823456

Rugby
01788 564680

Towcester
01327 397979

Henley-in-Arden
01564 793137

The London Office
0207 839 0888

hannah@howkinsandharrison.co.uk
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The Old Cottage Hospital, Leicester Road, Ashby de la Zouch, Leicestershire LE65 1DB
Telephone 01530 877977 (Option 2)
Email ashby@howkinsandharrison.co.uk

Atherstone
15 Market Street, Atherstone, Warwickshire CV9 1ET
Telephone 01827 712380
Email athrural@howkinsandharrison.co.uk

Rugby
7-11 Albert Street, Rugby, Warwickshire CV21 2RX
Telephone 01788 564680
Email auctions@howkinsandharrison.co.uk

Towcester
98A Watling Street, Towcester NN12 6BT
Telephone 01327 397979
Email towcester@howkinsandharrison.co.uk

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Atherstone 01827 718021
Coventry 024 7622 7384
Daventry 01327 316880
Northampton 01604 823456
Henley-in-Arden 01564 793137
The London Office 0207 839 0888
Lutterworth 01455 559203
Rugby 01788 564666
Towcester 01327 397979

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TWITTER HowkinsLLP
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