



Westfields Farm

Carlton, Nuneaton, CV13 6PH



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285 ac

An exceptional and rare opportunity to acquire a fully operational arable farmstead, set within the Leicestershire countryside and strategically positioned for highly accessible transport links — offering both agricultural productivity and long-term investment potential.

The property is situated to the north of Market Bosworth, a popular town in West Leicestershire.

The ring-fenced farm comprises versatile arable land offered in numerous lots.

The land is easily accessed by a central farm track and benefits from grass margins, abundant hedgerows, numerous mature trees and fishing pools.

In all, extending to 285.30 acres (115.46 hectares).

Holdover is reserved to harvest the 2025 crop.

For Sale as a Whole or in up to 5 Lots.

Photographs taken May 2025.

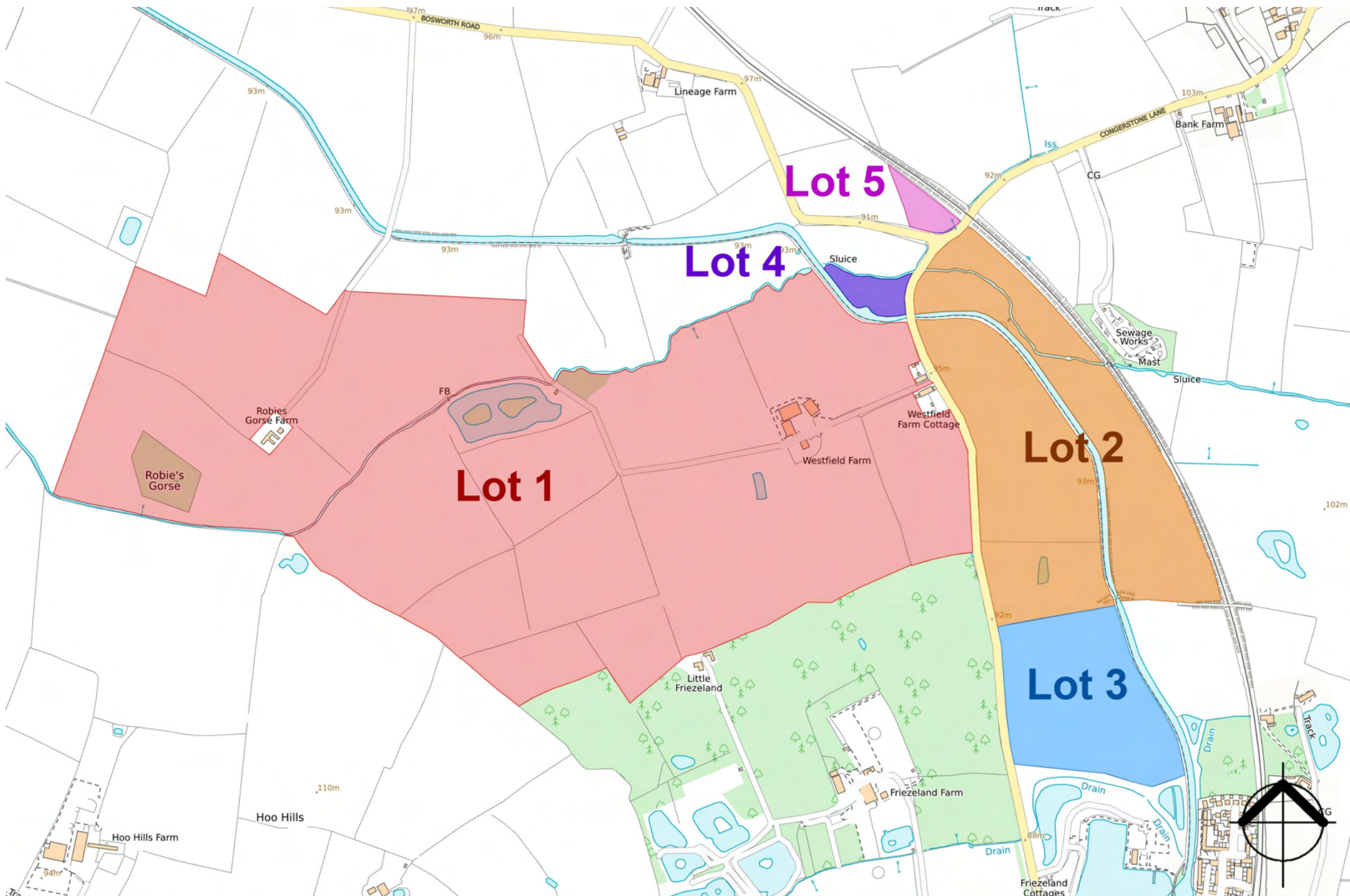


Ashbourne Office - 01335 342201



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Introduction

On behalf of the Trustees and Executors of the late Mr & Mrs Albert Brindley, Bagshaws are pleased to offer to the market a genuine sale of an exemplary arable farm in west Leicestershire.

Location

The property is conveniently located just a mile southwest of the village of Carlton and 1.5 miles north-west of the town of Market Bosworth, which offers a range of useful amenities. Other nearby towns include Atherstone being 8 miles south-west, Nuneaton being 10 miles south and Leicester City being only 12 miles east. The property also boasts good connectivity to major arterial roads such as the M42, A444 and A5.

Directions

When travelling along the M42 heading northbound towards Ashby-de-la-Zouch, exit at the Appleby Magna interchange (Junction 11). At the roundabout take the fifth exit, signposted for Nuneaton, via the Atherstone Road (A444). Continue along the A444 for 6.7 miles, before turning left onto Bosworth Road, signposted for Market Bosworth, for 2.1 miles. Turn left at the triangle onto Carlton Road, and continue for 0.5 miles, before turning left into the driveway for Westfields Farm (Lot 1). Lots 1-5 sit east and west of Carlton Road and are identified via Bagshaws 'For Sale' boards in the gateways to each lot.

What3Words:

Lot 1 ///cubic.joystick.bookcases

Lot 2 ///amaze.glosses.uppermost

Lot 3 ///challenge.birthing.tailed

Lot 4 ///second.witless.loads

Lot 5 ///blending.puncture.lizards

Lot 1

Offers in the Region of £3,300,000

Extending in all to 210.80 acres (125.41 hectares) of mainly arable land, including recently established herbal leys and comprising the farmhouse, the range of modern agricultural buildings, fishing pools and a small area of amenity woodland.





Westfields Farmhouse

Set apart from the farm buildings, Westfields Farmhouse offers excellent spacious family living, with commanding views over its surrounding arable land.

The extended 4-bedroom stone farmhouse accommodation comprises an entrance porch, into an imposing entrance hallway, into the dining room and sitting room, each with marble surround fireplaces and bay windows.

The farmhouse kitchen has a large pantry, an extensive range of fitted units, up to date appliances and electric Aga. A further hallway leads to the snug, guest WC and downstairs bedroom accommodation with wet room and door leading to the garden.

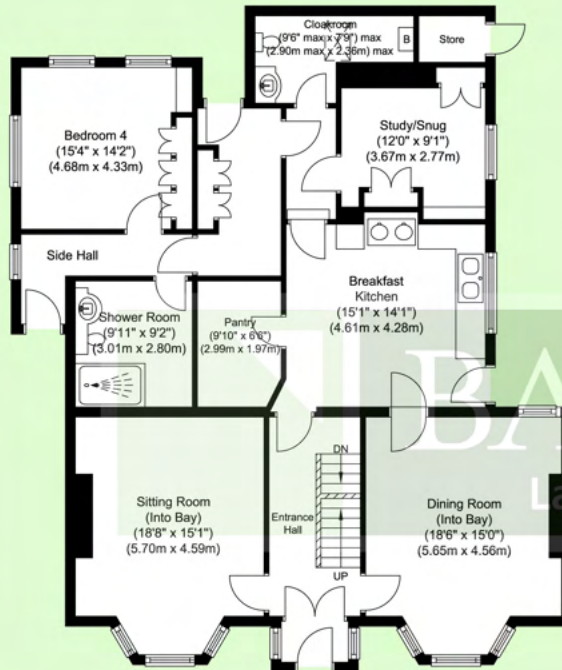
On the first floor, there are three good-size bedrooms and a large family bathroom. The central stairwell leads to a landing with two further attic rooms situated off.



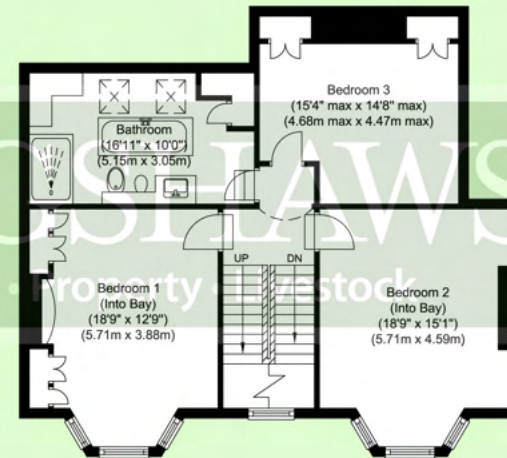
Basement



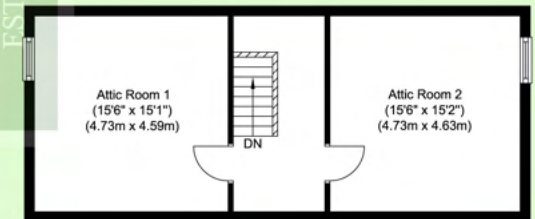
Ground Floor



First Floor



Second Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



Buildings

Located a short distance from the farmhouse are a range of agricultural buildings, utilised for the storage of grain, farm machinery and equipment:

- 1. Workshop** – located nearest the farmhouse and adjoining Building 2, a concrete block workshop with three phase electricity connection.
- 2. Dutch Barn with lean-to** – 6 bay steel frame barn with a curved corrugated iron roof and a 6 bay lean to off the rear.
- 3. Grain Store** - 8 bay steel portal frame grain store being 120ft long (former cattle building) with precast concrete walls to part, a concrete floor, sliding door to two sides and electricity supply.
- 4. Dutch Barn with twin lean-tos** – 4 bay steel frame barn with lean to off either side being 60ft long and having no services connected.







The Farmland

The field parcels are well configured for ease of working with large agricultural machinery, with many being serviced by the central farm track.

A cereal cropping rotation of winter wheat, spring barley and spring oats has been in place for several years and a schedule of the previous 5 years cropping on each of the fields can be provided upon request from the selling agents.

The land lies level at between 90-95 metres above sea level, being classified as mainly Grade 2 and 3 under the MAFF Agricultural Land Classification Scheme. The soils are well-drained, loamy and clayey.

As well as a smaller amenity pond nearby the farmhouse, an attractive fishing pool is situated within Lot 1 to its north western boundary. The pool and its well maintained surrounding pastureland extends to approximately 6.01 acres (2.431 hectares). The pond is spring and ditch fed, with access via the central farm track.

Secondary access is available via a right of way over a track leading from Bosworth Road. This access is over a canal bridge and for agricultural purposes only to the western land of Lot 1 known as Robies Gorse Farm, which includes an area of amenity woodland, extending to 2.76 acres (1.116 hectares).

Lot 2

Offers in Excess of £525,000

This lot extends to 51.35 acres (20.782 hectares), comprising five parcels of productive arable land, which benefit from four direct roadside access points from Carlton Road.

The land is currently cropped with winter wheat and one field of spring barley, being surrounded by mature hedgerows, with a small pond and intersected by the Ashby-de-la-Zouch Canal. A heritage steam railway, Battlefield Line Railway, runs down the eastern boundary of the land.



Lot 3

Offers in Excess of £250,000

This lot extends to 19.62 acres (7.941 hectares), comprising a single parcel of productive arable land, which benefits from direct roadside access from Carlton Road. The land is currently cropped with mainly winter wheat and a small area of recently established herbal ley along its southern boundary and is surrounded by mature hedgerows.



Lot 4

Guide Price: £40,000 to £50,000

An excellent opportunity to purchase a single enclosure of arable land extending to 1.71 acres (0.694 hectares), benefitting from roadside access off Carlton Road. The land is bounded by mature hedgerows to the main, with the Ashby-de-la-Zouch Canal enclosing the parcel to its southern boundary.



Lot 5

Guide Price: £40,000 to £50,000

This lot offers another excellent opportunity to purchase a single parcel of arable land extending to 1.86 acres (0.751 hectares), benefitting from roadside access off Carlton Road and is bounded by mature hedgerows.



General Information

Tenure and Possession - The property is being sold freehold with vacant possession upon completion. Holdover is reserved to harvest the 2025 crop and the vendors reserve the right to hold a farm dispersal sale at the property in autumn 2025.

Rights of Way, Wayleaves and Easements - The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

The farm is crossed by three public footpaths. Lot 1 is crossed by one (S78) which runs from Carlton Lane down the farm drive and continuing along the track and down the grass margin of an arable field. Lot 2 is crossed by two further footpaths, one (S71) follows the northern side of the Ashby-de-la-Zouch Canal and a second follows the southern boundary of the lot and over the canal bridge before exiting the property.

The first part of the Westfields Farm drive, before the gated entrance leading to the main farmstead, is used by three residential properties. Additionally, Lot 1 benefits from a secondary access via a right of way over a track from Bosworth Road, for agricultural purposes only, which also passes over a canal bridge. Two neighbouring residential properties at Robies Gorse Farm also use the full extent of the track. Further details of the access rights are available from the selling agent.

Viewings - Strictly by appointment through the Ashbourne Office of Bagshaws.

Solicitors - BHW Solicitors Ltd, 1 Smith Way, Grove Park, Enderby, Leicestershire, LE19 1SX

EPC - E **Council Tax Band** - F **Local Authority** - Hinckley & Bosworth Borough Council



Method of Sale - The property is for sale by Informal Tender, with the closing date for all tender forms to be submitted being **Wednesday 30th July 2025**. All tenders must be received by Bagshaws Ashbourne Office, Vine House, Ashbourne, Derbyshire, DE6 1AE by 30th July 2025 at 12 Noon.

It should be noted that the vendor is not bound to accept the highest or indeed any tender. Any accepted offer is at the seller's absolute discretion.

To request a tender form, please contact the selling agent.

Services - The property is connected to a metered mains water supply and three phase electricity connection, which supplies the farmhouse and buildings. The farmhouse benefits from oil fired central heating.

The farmhouse has drainage to a septic tank. Due to its age, the drainage system is not expected to comply with current regulations.

Prospective purchasers are advised to make their own enquires regarding compliance and any associated costs of upgrading the foul drainage at the property and must satisfy themselves as to the availability and suitability of all services.

Environmental Schemes - The majority of the land at Westfields Farm was under a Sustainable Farming Incentive (SFI) agreement. Further information of previous environmental actions, which formed this agreement, is available upon request from the selling agents.

Fixtures and Fittings - Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Money Laundering Regulations - Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Broadband Connectivity - Broadband connectivity is not presently available at the property however it is understood that this can be obtained via mobile and/or satellite. We recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

Mobile Network Coverage - The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes - Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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