

DRAYCOTT HOUSE

Draycott, Derbyshire

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Draycott, Derbyshire, DE72 3PD

GRADE II LISTED PRINCIPAL GEORGIAN HOUSE, COACH HOUSE AND DETACHED FARMHOUSE
SET IN ABOUT 146 ACRES OF PERMANENT PASTURE LAND.

EXTENSIVE EQUESTRIAN FACILITIES INCLUDING ABOUT 50 STABLES, OUTDOOR MANÉGE,
EXERCISE AREA, HORSE WALKER AND FURTHER GENERAL PURPOSE BUILDINGS.

FOR SALE AS A WHOLE OR IN UP TO 8 LOTS.

Draycott: 1 mile • Derby: 5 miles • Nottingham: 8 miles
(All distances are approximate)

IN ALL ABOUT 166 ACRES (67 HECTARES)

(Your attention is drawn to the important notice on the last page of the text)

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LOCATION

Draycott House lies to the north of Draycott village in South East Derbyshire. The property lies between the cities of Nottingham and Derby (8 and 5 miles respectively) providing a full range of facilities, shops and mainline rail links.

The M1 Motorway (Junction 25) runs north to south about 2 miles east and the A52 dual carriageway (Nottingham to Derby) dissects the farm towards the northern boundary. These transport links in turn provide excellent access to the rest of the country.

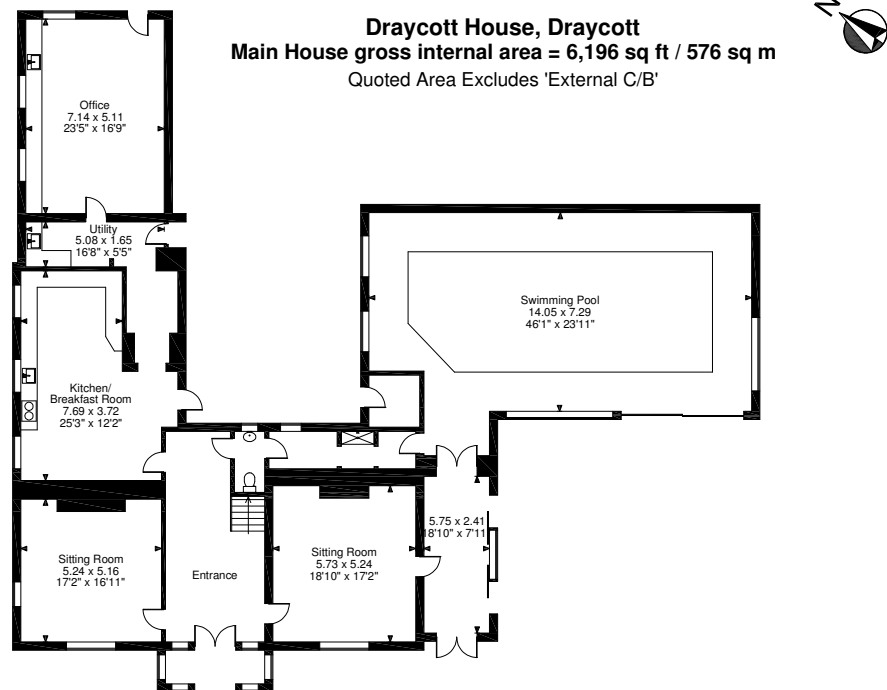
The farm is bordered to the west by the B5010 (Nottingham Road) which provides direct access both to the main House and to the pasture land. Access from the east may be taken directly off Hopwell Road, and is suitable for more modern agricultural machinery.

International Airports – East Midlands (5.5 miles) and Birmingham (35 miles).

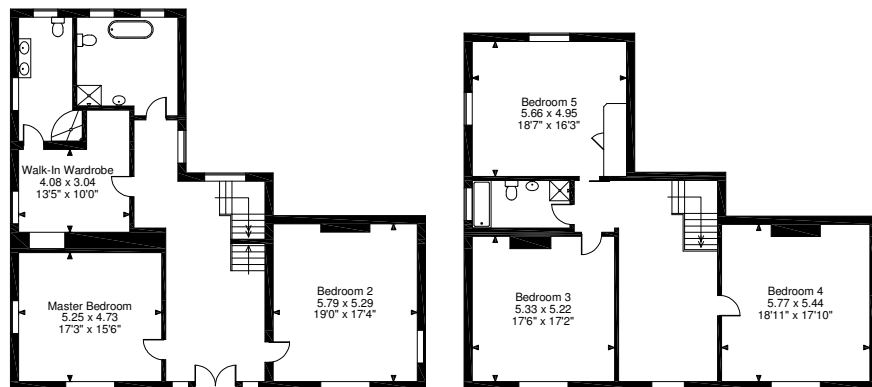
The public schools of Ockbrook (1.5 miles), Trent College (2.5 miles), Derby High School (7 miles) and Repton (10 miles) are all within easy reach.

Sporting opportunities include hunting with the South Notts, Quorn and Meynell and South Staffordshire and racing at Nottingham, Leicester and Uttoxeter.

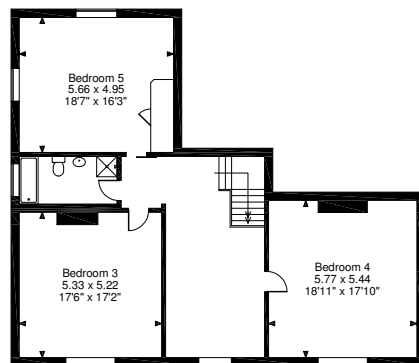




Ground Floor



First Floor



Second Floor

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DESCRIPTION

Draycott House extends to about 166 acres (67 hectares) with substantial residential accommodation, extensive equestrian facilities and further modern and traditional agricultural buildings.

Draycott House

The principal residential property is Draycott House, a Grade II Listed Georgian House built in the late 18th Century, with later additions. The property is believed to have been designed by Joseph Pickford (1734–1782) of Derby who is considered one of the leading architects of his time with an impressive list of appointments including some notable country houses across Derbyshire.

The property extends to about 6,196 sq.ft. (576 sq.m.) over three floors.

The ground floor comprises; entrance hall with stairs leading to first floor and separate WC. The entrance hall leads off to a well appointed sitting room with feature open fireplace, hardwood flooring, full height sash windows and free standing cast iron radiators. A second sitting room leads off the entrance hall and benefits from hardwood flooring, timber sash windows and open fireplace.

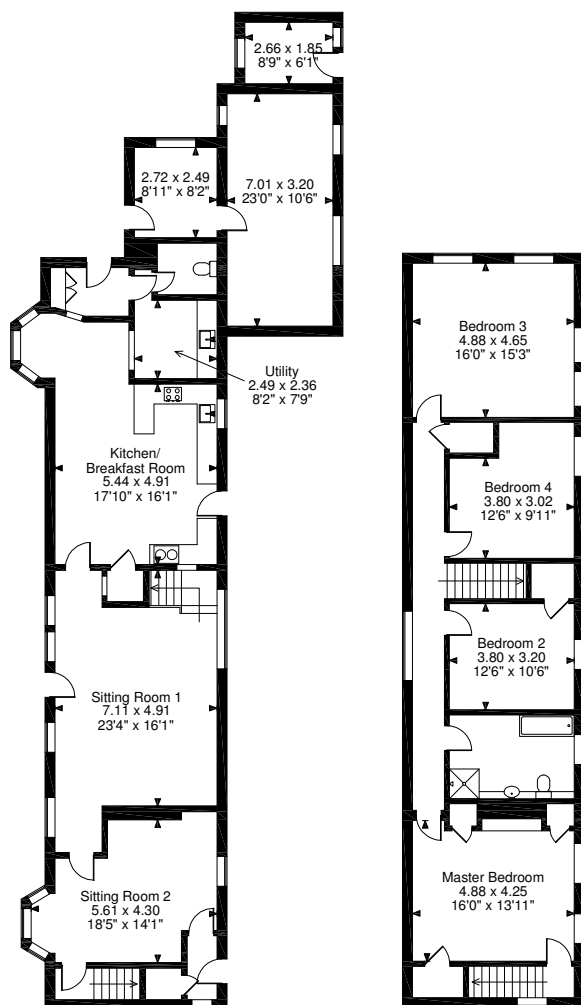
The entrance hall leads through to the kitchen and dining room which benefits from fitted units with inset ceramic sink and an AGA. Stone flooring and exposed timber beams along with timber sash windows.

To the rear of the property there is a useful home office with adjoining utility room. The swimming pool with adjoining wash room completes the ground floor.

The first floor comprises; master bedroom leading into walk-in wardrobe and en-suite shower room; a second double bedroom and family bathroom with free standing bath and walk in shower completes the first floor.

The second floor comprises 3 double bedrooms and a second family bathroom with walk in shower and bath.

Coach House, Draycott
 Coach House gross internal area = 2,372 sq ft / 220 sq m
 External Rooms gross internal area = 385 sq ft / 36 sq m
 Total gross internal area = 2,757 sq ft / 256 sq m

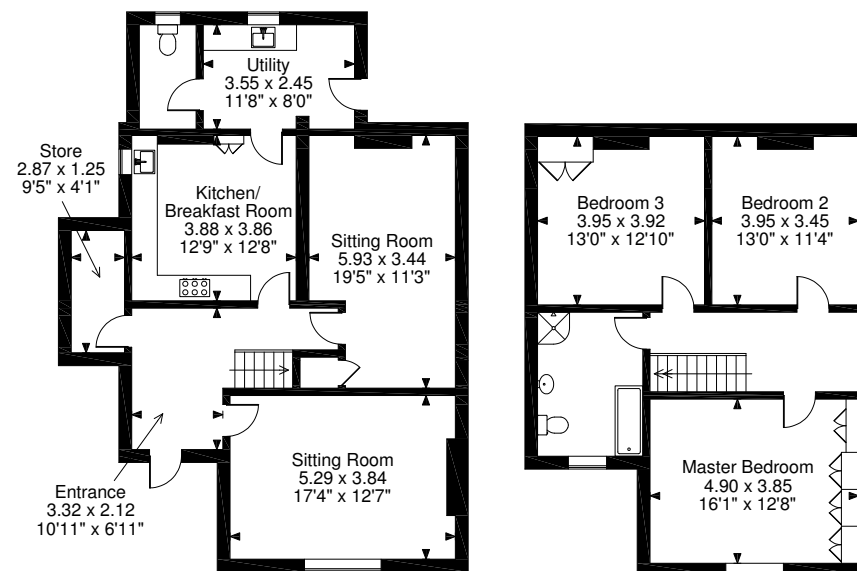


**Coach House
Ground Floor**

**Coach House
First Floor**

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Draycott Farmhouse, Draycott
 Farm House gross internal area = 1,675 sq ft / 156 sq m



**Farm House
Ground Floor**

**Farm House
First Floor**

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DESCRIPTION

The Coach House

The Coach House lies adjacent to the principal residence and provides a Grade II Listed detached two storey red brick dwelling. The property extends to about 2,757 sq.ft. (256 sq.m.).

The ground floor comprises; Kitchen/ Breakfast room with floor and wall mounted units, electric oven and an AGA. A utility room and adjoining WC lead off the Kitchen. Two further sitting rooms, one with a wood burning stove and access to the front garden and the second with a three bay sash window and open fire complete the ground floor.

The first floor comprises; 4 double bedrooms and a family bathroom with hand wash basin, WC, bath and shower.

Draycott House and The Coach House enclose a courtyard area with the addition of a further attractive red brick traditional building which comprises a one bedroom dwelling. The courtyard provides substantial parking for the properties. To the east of the courtyard lies the former walled garden.

Draycott Farmhouse

Further residential accommodation is provided within Draycott Farmhouse, a detached red brick two storey dwelling extending to about 1,675 sq.ft. (156 sq.m.).

The ground floor comprises; entrance hall leading off to a sitting room and storage cupboard. A second sitting room/ dining room with adjoining storage cupboard leads off the entrance hall. The kitchen benefits from fitted floor and wall mounted units, sideboards and gas oven. A utility room and adjoining WC complete the ground floor.

The first floor comprises; 3 double bedrooms one with fitted wardrobe, and a family bathroom with hand wash basin, WC, bath and shower.







FARM BUILDINGS AND EQUESTRIAN FACILITIES

Draycott House provides an extensive range of traditional and modern farm buildings. Briefly the farm buildings are as follows;

1. Open fronted agricultural shed and adjoining barn. Steel Portal frame with profile sheet roofing.
2. Workshop of steel portal frame construction under profile sheet roofing with brick walling in part.
3. Workshop/ cover area for boiler and hot water tank.
4. Brick outbuilding, single storey, under tiled roof.
5. Stable block/ kennels of breeze block construction under profile sheet roofing.
6. Kennels of breeze block construction under corrugated tin roof.
7. Stable block with tack room and storage areas.
8. Livestock building of steel portal frame construction under a profile sheet roofing. Adjoining lean-to building and former pig shed.
9. Former pig pens. Now converted into secure storage units and stabling.
10. Stable block with internal storage/ tack room.
11. Redundant open fronted agricultural storage building under profile sheet roofing.
12. Stable block with two loose boxes.
13. Traditional two storey brick outbuilding under slate roof.
14. Traditional single storey brick outbuilding, formerly livestock housing.
15. General purpose agricultural building of steel frame construction with profile sheet roofing and profile sheet cladding.
16. Lean-to general purpose building.
17. General storage building of steel frame construction under profile sheet roofing with profile sheet cladding.
18. Stable block of timber frame construction with brick walling in part.
19. Outdoor manège approximately 40m x 20m with sand base.
20. Outdoor exercise area adjoining manège approximately 13m x 20m.
21. Horse walker.



GENERAL REMARKS AND STIPULATIONS

Tenure The property is offered for sale freehold, subject to any existing leases, licences or tenancies of any kind.

Method of Sale and Lotting The property is offered for sale by private treaty as a whole or in lots as described within these particulars. Consideration may be given to further subdivision of lots and combinations of lots.

In the event of a sale in lots, cross rights and reservations may be imposed and granted for the provision of access, maintenance and services.

Holdover Subject to the date of completion, the Vendors may wish to retain a right of holdover to remove certain fixtures and machinery off the property. There may also be a right of holdover on the farm buildings and further rights of holdover may be required to remove any livestock off the property. Rights of holdover may be required into 2018.

Employees/TUPE Where applicable, the purchaser will be responsible for taking on existing employees, eligible under the Transfer of Undertakings (Protection of Employment) Regulations.

Unregistered Land The title to the Property is registered save that the access drive off Hopwell Road to the east of the farmstead is currently unregistered. The Vendors believe that this access drive was originally public highway but was stopped up when the A52 dual carriage way to the north was built. Please note that the Vendors will sell the Property (both registered and unregistered parts) with no title guarantee.

Overage Provision The property will be sold subject to an uplift provision.

Lots 1, 4 and 5 will be sold subject to an uplift clause specifying that 30% of any increase in value of the land or buildings due to development (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the Vendors should such development occur within 25 years from the date of completion. The uplift will be payable upon sale or implementation but shall not be triggered by any development for agricultural and/or equestrian purposes.

Lots 2, 3, 6, 7 and 8 will be sold subject to an uplift clause specifying that 20% of any increase in value of the land due to development (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the Vendors should such development occur within 25 years from the date of completion.

Services We understand that mains electricity and water supplies are connected to the property. We understand that drainage is to a private system. (Savills have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise).

Council Tax Draycott House – Band G.

The Coach House – Band D. Draycott Farmhouse - Band D

Energy Performance Certificates (EPCs) Draycott Farmhouse – EPC rating E

Sporting, Timber & Minerals The sporting and timber rights, so far as they are owned over the freehold of the property, are included in the sale. The mineral rights and ancillary powers of working are reserved to a third party across the majority of the property.

Wayleaves, Easements and Rights of Way The property is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way whether public or private and covenants whether mentioned or not. There are a number of public footpaths that cross the property.

There is a right of way in favour of Severn Trent Water to access a pump station located upon the property. The pump station lies to the north west of Draycott Farmhouse. The property is also subject to an easement in favour of Severn Trent Water.

Basic Payment Schemes and Grant Schemes We understand the land is registered to receive payments under the Basic Payment Scheme but no entitlements are to be transferred to any incoming purchaser.

Designations Draycott House and The Coach House are both Listed buildings. The property is located within the greenbelt.

Drainage We are not aware of any under drainage across the land. There are no drainage plans available.

Planning Permissions and Development The property offers scope to develop the traditional and modern farm buildings subject to necessary consents. All of the land is offered for sale subject to any development plans, Tree Preservation Orders, ancient orders and public rights of way.

Boundaries and Fencing Obligations The vendor and vendor's agents will use all reasonable endeavours to specify the ownership and boundaries, hedges, fences and ditches, but will not be bound to determine these.

Value Added Tax Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof, or any right to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Fixtures and Fittings All tenants' fixtures and fittings are specifically excluded from the sale of the freehold of the property.

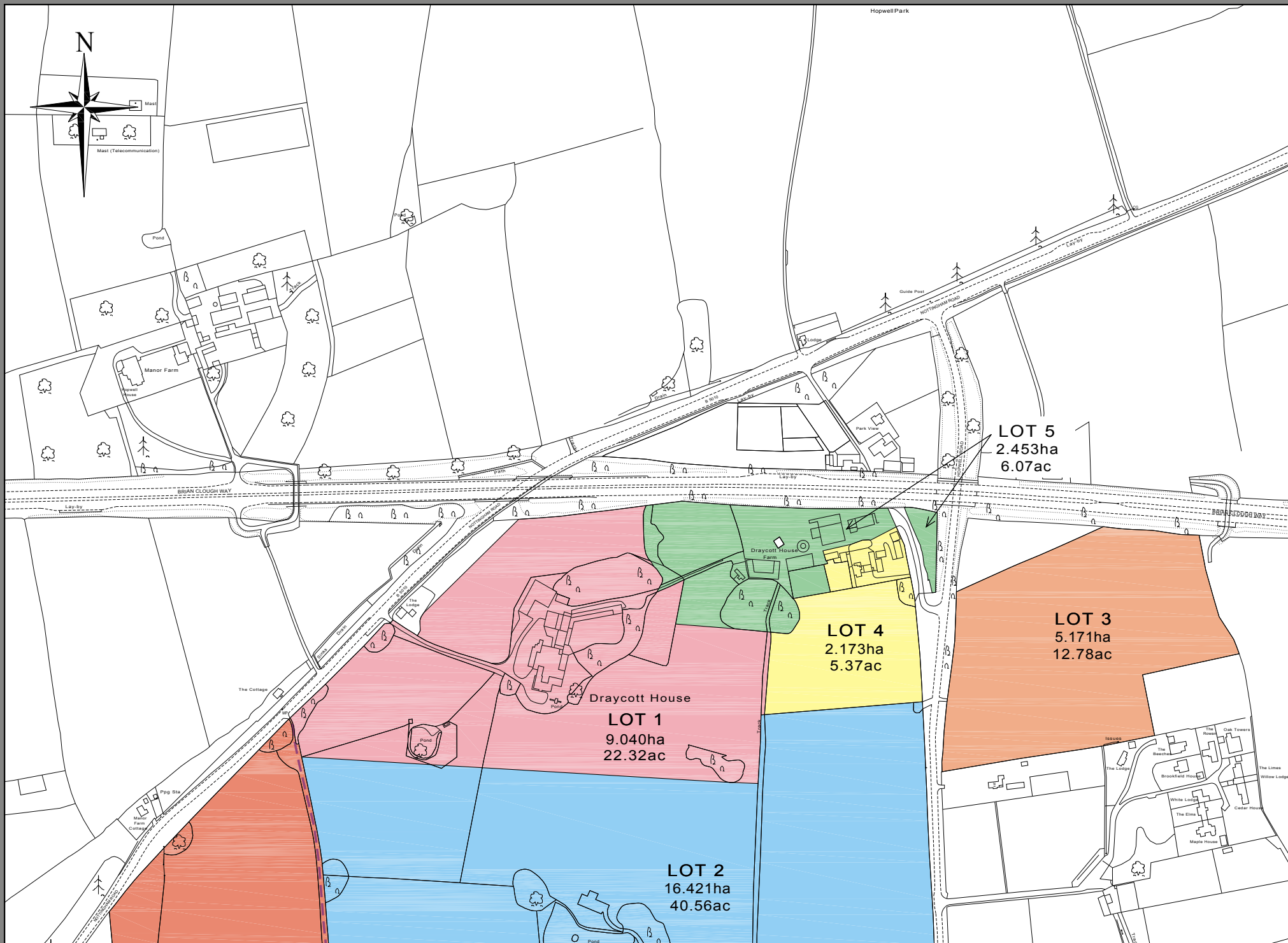
Local Authority The Property lies within an area controlled by Erewash Borough Council.

Solicitors Foot Anstey LLP, Senate Court, Southernhay Gardens, Exeter, EX1 1NT
Tel: 01392 411221 Contact: Mr. J. Woolf

Postcode Draycott House: DE72 3PD

Viewings All viewings are strictly by appointment with the selling agent. Access to all and any part of the property is strictly prohibited without prior appointment.

Health and Safety Given the potential hazards of a working farm all viewers should take care and precaution and be as vigilant as possible when viewing the land and buildings.



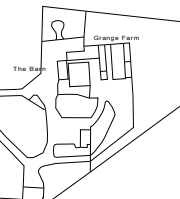
LOT 6
13.032ha
32.21ac

LOT 7
9.190ha
22.71ac

LOT 8
9.509ha
23.50ac

FOOTPATH

Draycott Fields



Stone

Draycott Fields Farm

Aynhoe Fields Farm

Brookside

Cycle Path

NOT TO SCALE

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MCL: 23173/DRAYCOTT HOUSE_r1 Date: 14/06/2017
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The rights of way shown on this plan are for indicative purposes only. For legal purposes refer to the definitive rights of way map.



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IMPORTANT NOTICE

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