HOWKINS & HARRISON

CHARTERED SURVEYORS · AUCTIONEERS · ESTATE AGENTS · VALUERS
7-11 Albert Street · Rugby · CV21 2RX
Telephone: (0788) 60321
Fax: (0788) 540257
DX 29402

Our Ref: JCW/SLR/S.343 Your Ref:

21st May, 1990.

Dear Sir/Madam,

Re: Hall Farm, Newbold Verdon and part Kirkby House Farm, Kirkby Mallory.

We have pleasure in enclosing Particulars of Sale of the above farm which represents a fine opportunity of purchasing a prime residential, arable and pasture farm with a 17th Century Manor House, excellent productive farmland and farm buildings and barns with considerable development potential.

The property is being offered for sale by auction as a whole or in 9 lots. The guide prices issued include the relevant allocated milk quota which is currently valued at some 33/34p per litre.

Lot 1	Hall Farm - 289 acres and 119,000 litres milk quota	**£750,000**	NEWBOLD
Lot 2	Dragon Field - 18 acres	**£40,000**	NEWBOLD
Lot 3	Water Furrows - 12½ acres and approximately 37,000 litres of milk quota	**£40,000**	KIRKBY
Lot 4	Brick Kiln Meadow and Sandhole Spinney - 10¾ acres and approximately 23,000 litres of milk quota	**£25,000**	KIRKBY
Lot 5	Cross Highways and Brick Kiln Close - 15¾ acres and 47,000 litres milk quota	**£40,000**	KIRKBY
Lot 6	Newbold Lane and Spinney Rye Hill - 43 acres and 128,000 litres milk quota	**£90,000**	KIRKBY
Lot 7	Mill Field - 22¼ acres and 65,000 litres milk quota	**£50,000**	KIRKBY

Lot 8	Cows and Asps Close - 16¾ acres and 50,000 litres milk quota	**£37,000** KIRKBY
Lot 9	Green Spinney - 5 acre hardwood plantation	**£3,000** KIRKBY,

If you require any further information regarding the property then please contact Jeremy Watson at our Rugby Office (0788) 60321.

Yours faithfully,

Hawkins & Harrison

HALL FARM Newbold Verdon and Part KIRKBY HOUSE FARM Kirkby Mallory



HOWKINS & HARRISON

LEICESTERSHIRE

Leicester 10 Miles Loughborough 12 miles Hinckley 8 miles

HALL FARM, NEWBOLD VERDON
and
PART KIRKBY HOUSE FARM, KIRKBY MALLORY

Prime Residential Arable and Pasture Farm

Including

Fine Listed late 17th Century Manor House
Buildings and Barns Complex with Development Potential
Productive Arable, Pasture and Rotational Grassland
470059 Litres Milk Quota

ABOUT 434 ACRES

For Sale by Auction
As a Whole or in Nine Lots

At
Hall Farm, Newbold Verdon

On Wednesday 27th June 1990 at 6.30 p.m.

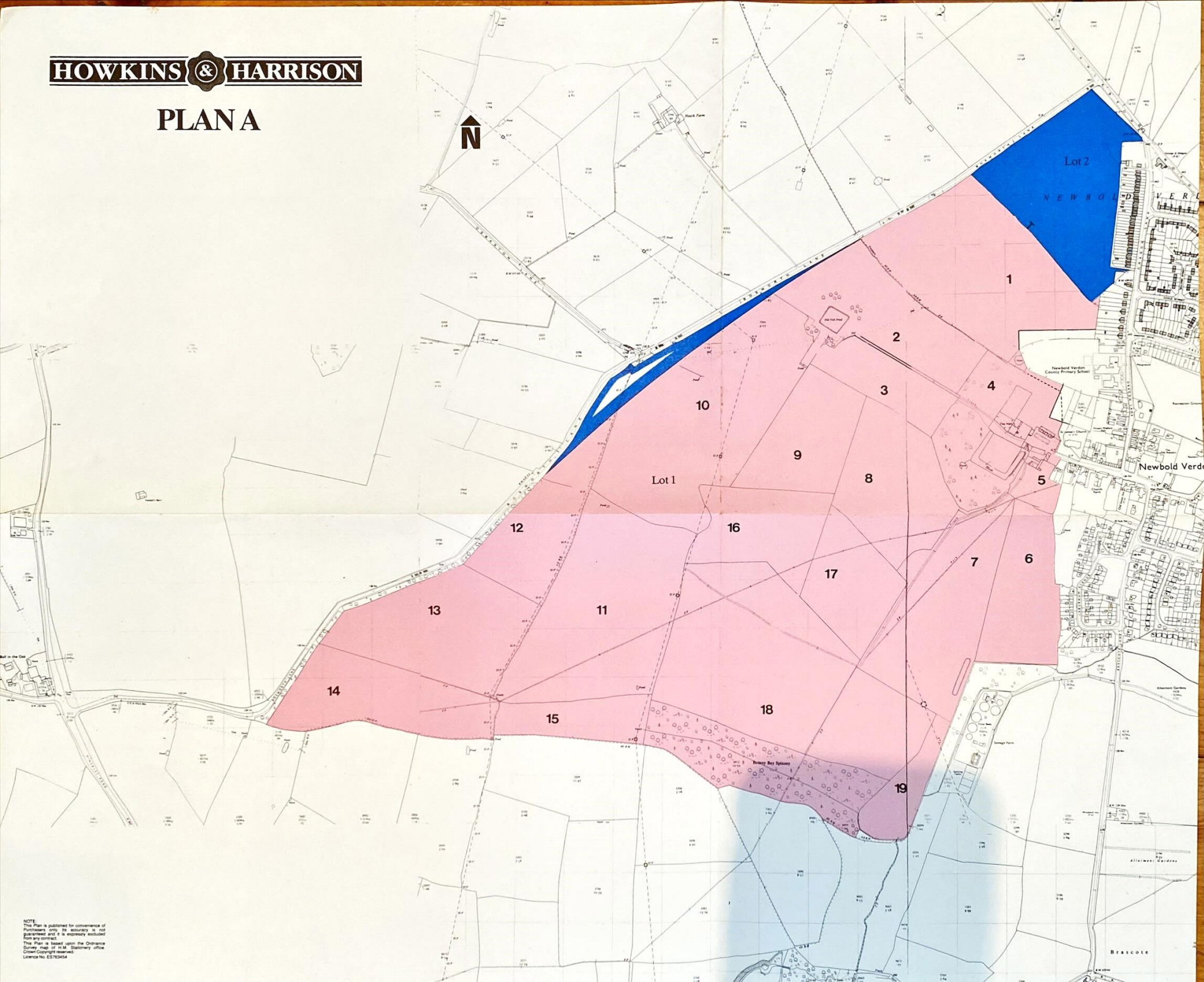
Agents:
Howkins & Harrison
7–11 Albert Street
Rugby
Warwickshire
CV21 2RX
Tel: (0788) 60321

Solicitors:
Ironsides Ray & Vials
Macaulay House
10 Friar Lane
Leicester
LE1 5QD
Tel: (0533) 515253


HALL FARM
and KIRKBY HOUSE FARM
N
Barlestone
Newbold Heath
Newbold Verdon
Hall Osbaston
Fields Fm
Great Fox Covert
Lindridge Fm
Halifax Fm
Lindridge Hall Fm
Botcheston
Merry Lees
Polebrook Ho
Burroughs
Burr Camp
Holy Well
Ratby
The Woodlands
Newtown Unthank
Tropical Bird Garden
Hunt's Lane
Bull in the Oak
Desford
Park House Fm
Oaks Fm
Elms Fm
Kirby Muxloe
Kirby Fields
Industrial Estate
Glenfield
New Parks
Western Park
Braunstone Park
Braunstone
Leicester Forest East
Forest House Fm
Old Warren Fm
Kingstand Fm
Forest Ho
Hospl
Stud Fm
Naneby Hall Fm
Kirkby Old Parks
Shericles Fm
Lockey Fm
Brascote
Cadeby
Brascote Ho
Stocks Ho
Broomhills Fm
Alder Hall
Lawn Fm
Thurlaston Lodge Fm
Enderby Lodge
New House Fm
Hat Fm
Spring Wood
New Fm
Kirkby Lodge
Sand Pit
Peckleton Ho
Peckleton
Old Brake
Roundabout Spinney
Stretchnook Fm
Huncote Grange
Hoefields Fm
Abbey Fm
Manor Ho
Hall
Kirkby Mallory
Sutton Cheney
Mallory Park
Tooley Spinneys
Knoll Fm
Newhall Park Fm
Grove Fm
Kirkby Wood
Wood View Fm
Folly Fm
Long Spinneys
Bassett Fm
Bungalow Fm
Clump Fm
Hill Fm
Cook's Lodge
The Park
Enderby
Hangman's Hall
Stapleton Brockey
Brockey Fm
Tooley Fm
Thurlaston
Harwicke Lodge Fm
Gee's Lock
Manor Fm
Barwell Fields Fm
Normanton Turville
Normanton
Dairy Fm
Yennards Fm
Green's Lodge
Sand Pit
Stapleton
Lodge Fm
Harper's Hill
The Brockey
Westfield Fm
Tweed Barn Fm
Abrahams Br
Glebe Fm
Brook Hill Fm
Barwell
Odd House Fm
Earl Shilton
Mirfield Fm
Huncote
Copt Oak Fm
Red Hill
Narborough
Whetstone
Elms Fm
Littlethorpe
Quarry (dis)
Huit Fm
Elmesthorpe
Shaw's Fm
Potters Marston
Thorney Fields Fm
Hissar House Fm
BLABY DISTRICT
River Soar
Thurlaston Brook
Stony Br
Fish Ponds
M1
M69
A47
A46
A5
A426
A563
B4114
B582
B585
B5380
B5325
B581
A447
NOTE:
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HOWKINS & HARRISON

PLAN A



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PLAN B

