



Meadow Gate Farm, Priors Marston,
Southam CV47 7RY

HOWKINS &
HARRISON



Description

Meadow Gate Farm comprises approximately 65.58 acres of agricultural land which is all currently sown to pasture but is eligible for arable rotation. There is a park home located on the property obtained under planning reference 14/03375/FUL as well as a wide range of agricultural buildings.

The Park Home is subject to an Agricultural Occupancy Condition (AOC) and is powered by a generator located in Building 1. This generator is not included in the sale.

The above-mentioned planning consent has historically been upgraded to a full residential consent (but never implemented) – full details are available from the selling agents Towcester office.

Farm Buildings

The farm buildings are shown on the numbered inset plan. They extend to approximately 13,859.18 sq ft (1,287.56 sq m). Access is achieved via the driveway past the Park Home and the agricultural buildings comprise:

- 1) Brick and Tiled Building (7.25m x 4.97m) single storey building under red clay tiles, 1 door to either side and an opening to loft.
- 2) Dutch Barn (18.24m x 6.97m) complete with Lean to (18.24m x 9.03m) - steel frame, clad roof and tin clad gable, part concrete floor, block walls and tin sides.
- 3) Pole Lean to (18.24m x 6.54m) pole frame, tin roof and part tin sides.
- 4) Steel Portal Frame Building (31.88m x 16.92m) 7 bays, steel frame, concrete floor, box profile roof, tin and Yorkshire boarding on sides.
- 5) Steel Portal Frame Building (27.25m x 17.09m) 6 bays, steel frame, box profile roof, Yorkshire board cladding to the rear, tin cladding to the sides.



Land

The land at Meadow Gate Farm is pasture extending to approximately 65.58 acres. The land is in good heart and is suitable for both arable and pasture purposes with the current cropping being pasture, used for livestock grazing purposes.

The land is identified as being predominantly Grade 3 on the land classification plans for England and Wales being slowly permeable seasonally wet loamy-clay soil with moderate fertility and impeded drainage suitable for pasture and combinable crops.

Tenure & Possession

The property will be sold freehold with vacant possession given upon completion.

Rural Land Register & Environmental Schemes

The land is registered with the Rural Land Register and the fields can be transferred to the purchaser upon completion, from the vendor. The vendors will retain the historic element of previous Basic Payment Scheme claim.

The land is not currently within an SFI scheme or any other environmental management scheme.

Services

Mains water is connected to the property with drainage via a private system.

Electricity is provided by an onsite generator – this is excluded from the sale but the connection point will remain.

The Park Home is connected to mains gas.

The purchasers should make their own enquiries as to availability and adequacy of the services.

Planning

There are elements of the property which may be suitable for alternative uses subject to obtaining the necessary planning consent for that alternative use.

Schedule of Acreage

Field No.	Description	Acres	Hectares
	Park Home and Garden	0.36	0.15
SP4860 4928	Pasture	7.96	3.22
SP4860 5810	Pasture	4.87	1.97
SP4860 6216	Pasture	1.01	0.41
SP4860 6509	Pasture	0.25	0.10
SP4859 6195	Pasture	6.75	2.73
SP4859 2992	Pasture (arable potential)	23.94	9.69
SP4859 2975	Pasture (arable potential)	19.62	7.94
	Yard and Buildings	0.82	0.33
	Total	65.58	26.54





Plan, Area & Description

The property is sold as Title Number WK393790

Please note field numbers quoted may not match the RPA field numbers and a plan is for identification purposes only.

The plan, area and description are believed to be correct in every way but no claim will be entertained by the vendor or the agents in respect of any error, omissions and misdescriptions.

Boundaries

Where known the boundary ownership is shown on the plan as an inward marked T on the plan.

Rights of Way Etc

There is a byway running through field parcel 4928 and continuing alongside parcel 2992. There are no other public rights of way.

EPC Rating

The property has a rating of D (68) with potential of C (73).

Council Tax

Meadow Gate Farm is within Council Tax Band A and the amount payable is £1,499.92

Local Authority & Utility Companies

Stratford District Council Tel. 01789 267575
Western Power Tel. 0800 096 3080

Sporting, Timber & Mineral Rights

All rights are believed to be held with the freehold owner and will be included within the sale.

Method of Sale

The property is offered for sale by private treaty and any interested party should submit their unconditional offers to the Agent's Towcester Office.

Lotting

The vendor reserves the right to offer the property for sale in any other order than that described in these particulars, subdivide, amalgamate or withdraw the property from sale without prior notice.

Fixtures & Fittings

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.

What3Words

Using the WhatThreeWords app the following will take you to the entrance:

///graduated.intention.signal



Vendors Solicitor

Nicola Beach

Lodders Solicitors, Glensanda House, 1 Montpellier Parade, Cheltenham,
GL50 1UA
nicola.beach@lodders.co.uk | 01242 229085

Viewing

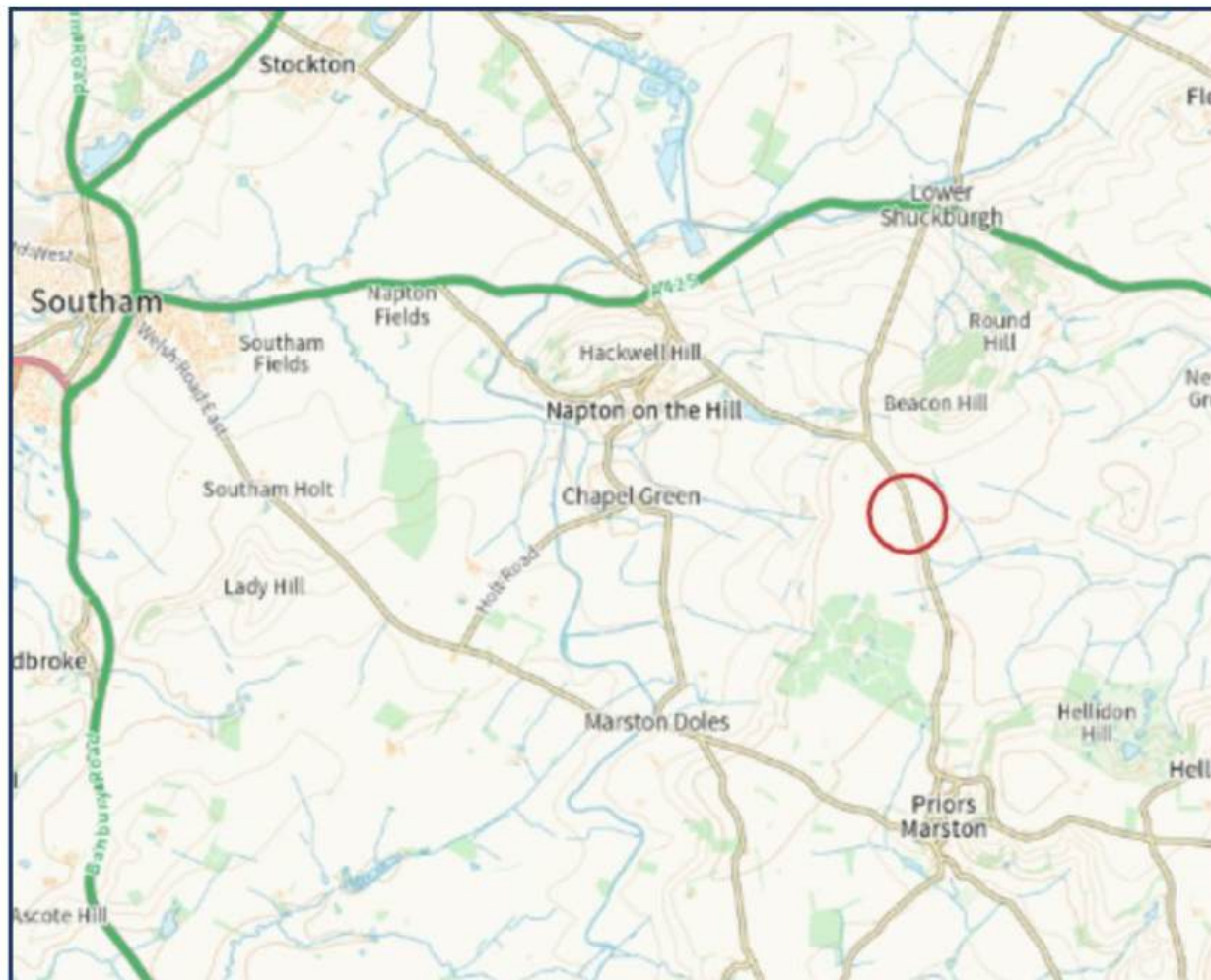
Viewing is strictly by appointment by contacting Andrew Pinny or Tayla Cave on 01327 397979 or email towrural@howkinsandharrison.co.uk. Please note this is working farm therefore appropriate health and safety advice and bio-security measures must be taken.

Anti Money Laundering Regulations

We are required under due diligence, as set up under HRMC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our Agricultural Mortgage Corporation, AMC agents (James Collier or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.



Important Notice

1. These particulars have been prepared in all 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 such 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 displayed in the photograph/s. No assumptions should be made with regard to parts of 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.

Howkins & Harrison
98A Watling Street, Towcester NN12 6BT

Email towrural@howkinsandharrison.co.uk

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