



Hill Farm, Avon Dassett, Southam,
Warwickshire, CV47 2AA

HOWKINS &
HARRISON

Hill Farm, Avon Dassett, Southam, Warwickshire, CV47 2AA

An attractive fully equipped arable farm with a traditional farmhouse and a range of traditional and modern farm buildings with scope for redevelopment.

Extending to approximately 337.73 acres (136.68 ha)

Features

- Period Farmhouse
- 25,000 sq ft of Modern and Traditional Buildings
- 337.73 acres of productive Arable Land
- Secluded position with countryside views
- Potential for Development (subject to planning)

Situation

Hill Farm is an attractive predominantly arable farm located between the villages of Avon Dassett, Fenny Compton and Farnborough within the Stratford upon Avon District of Warwickshire. The local market town of Banbury is approximately 8 miles to the south, with the town of Southam approximately 10 miles to the north, with both providing a range of local and amenity services. Warwick and Leamington Spa are also easily accessible and add to the available employment and education opportunities.

Junction 12 of the M40 is 6 miles to the North West and junction 11 is 8 miles to the south providing good midlands connectivity.

Banbury and Leamington Spa provide mainline rail stations to London and Birmingham.

The property is shown on the location plan.

Distances Approximate

- Banbury - 8 miles
- Southam - 10 miles
- Leamington Spa and Warwick - 15 miles
- London - 86 miles





Description

Hill Farm is a fully equipped arable farm comprising a traditional farmhouse with a range of traditional and modern farm buildings suitable for a variety of alternative uses (subject to planning). The farm stands in a secluded position yet is conveniently located close to midlands conurbations, motorway and transport links.

The farm is being offered for sale as a whole or in up to 3 lots.

Lot 1: (edged red)

Hill Farm, Buildings and 219 acres (88 Ha)

Hill Farm is approached direct from the public highway via a tree lined drive which leads gently down to reveal the house and farmyard, located centrally within the surrounding 217 acres of arable land.

The Farmhouse is a period house (Grade II Listed) with original flagstone floors to the ground floor. The accommodation arranged over three floors with scope for further accommodation with internal re-configuration. Externally the property is rendered stone with a pitched tile roof and a large number of period features throughout the house. The front elevation provides access to a lawned garden with landscaped borders, and the rear entrance opens out onto a small courtyard with outbuildings.

The property has an outdoor heated swimming pool with changing facilities and an extended patio area detached from the house.

The accommodation is shown on the floorplan and comprises:

Ground Floor:

Kitchen
Utility
Larder
Dining Room
Sitting Room
WC
External Store

First Floor:

Main Bedroom with en-suite bathroom
Bedroom 2 with washing facilities
Family Bathroom
Bedroom 3
Office

Second Floor (requires refurbishment but would provide):

Bedroom 4
Bedroom 5
Bedroom 6
Bedroom 7

There is a workshop and barn building of approximately 349 sq ft to the west of the house within the grounds which offers additional storage space.

The house also benefits from a cellar.



Inset Plan



Farm Buildings

The farm buildings are shown on the numbered inset plan and the detailed plans. They extend to 25,000 sq ft (2,322 sq m) and surround a concrete yard. Access is currently achieved via the driveway past the house and the agricultural buildings comprise:

- 1) Portal frame building with a lean-to (8,658 sq ft) under box profile sheeting with a concrete floor, part concrete panel walls on two sides.
- 2) Steel portal frame building (2,516 sq ft) of part concrete block part profile sheeting construction under box profile sheeting with a concrete floor and roller shutter door currently used as a farm workshop. A mezzanine is situated on the southern half of the building. A concrete panel lean-to under profile sheeting roof is adjoining the northern side of the building with an earth floor.
- 3) A former piggery (3,500 sq ft) of breeze block construction under profile sheeting roof.
- 4) General purpose building (6,477 sq ft) with wall of building 6 acting as the enclosing wall with part stone part Yorkshire boarding walls to the north and west and concrete floor under fibre cement roof.
- 5) Single storey stone building (881 sq ft) under fibre cement roof with concrete floor split into two, currently used for storage.
- 6) Stone built building (3,015 sq ft) under fibre cement roof – would be suitable for alternative uses subject to obtaining necessary planning consents.
- 7) In-field building (1,237 sq ft) Brick outhouse single storey brick-built building under asbestos roof previously used as a livestock shelter.

Land

Lot 1: (edged red)

The ring fenced Lot 1 land (shown edged red), extends to 216.29 acres and comprises 7 fields of arable land with three small areas of woodland, enclosed by mature hedgerows and stockproof fencing. The land gently undulates up and down between the two containing highways to the east and west.

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.

Lot 2: (edged blue)

Lot 2 (shown edged blue) extends to 107.82 acres, comprising 4 arable land parcels relatively level lying enclosed between the public highways known as The Slade and the A423. Access from The Slade (a quiet gated road). The land is classified as Grade 3 and the soil described as a slowly permeable seasonally wet loamy-clay soil with moderate fertility and impeded drainage suitable for pasture and combinable crops.

Lot 3: (edged green)

Lot 3 (shown edged green) comprises one 10.63 acre field of arable and two substantial stone buildings. Access is achieved from The Slade (a quiet gated road), with the land parcel adjoining lot 1.

The buildings located in the parcel are:

- A Stone outhouse single storey building (1,277 sq ft) under slate roof with west facing wooden door opening.
- A smaller single storey stone building (980 sq ft) under slate roof in need of structural attention.

The land would be suited to agricultural or equestrian use, and the buildings may be suitable for conversion subject to obtaining planning consent.

Schedule of Acreages

Field No.	Description	Acres	Hectares
	House and Garden	0.89	0.36
SP4251 9521	Arable	24.31	9.84
SP4250 8290	Arable	62.94	25.47
SP4251 2522	Arable	30.12	12.19
SP4251 1512	Arable	39.76	16.09
SP4150 9665	Arable	15.20	6.15
SP4150 7493	Arable	14.43	5.84
SP4151 6308	Arable	21.50	8.70
SP4250 2183	Woodland	4.77	1.93
SP4250 1260	Woodland	1.90	0.17
SP4151 8606	Woodland	1.36	0.55
	Yard and Buildings	2.10	0.85
	Lot 1 Total	219.28	88.14
SP4351 0434	Arable	19.62	7.94
SP4351 3963	Arable	27.26	11.03
SP4351 4631	Arable	35.98	14.56
SP4351 3403	Arable	24.96	10.10
	Lot 2 Total	107.82	43.63
SP4251 6930	Arable	10.63	4.30
	Lot 3 Total	10.63	4.30
	Grand Total	337.73	136.07



Tenure & Possession

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

A small number of the buildings are currently let out on commercial arrangements with vacant possession available on the service of a 3-month notice. Details of the rental income is available from the Agent's Towcester office.

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 and mains electricity is connected.

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.

Plan, Area & Description

The property is sold as Title Numbers WK432613, WK432614, WK432607 & WK463924.

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.



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Local Authority & Utility Companies

Stratford Borough 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.

Holdover or Ingoing Valuation

The vendor reserves the right of holdover in respect of the growing crop if necessary or the appropriate ingoing valuation will be undertaken.

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.

Rights of Way Etc

There is a footpath running North to South and East to West across title WK432607. Neither of the footpaths are in the vicinity of the farmhouse or buildings.

Council Tax

Hill Farm is within Council Tax Band F and the amount payable is £3,370.85.

EPC Rating

The property has a rating of G (1) with potential of D (63).

Hill Farm, Avon Dassett
Approximate Gross Internal Area
Main House = 334 sq.m/3594 sq.ft
Outbuilding = 40 sq.m/434 sq.ft
Total = 374 sq.m/4028 sq.ft

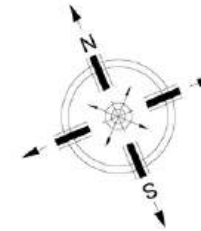


Illustration for identification purposes only, measurements are approximate, not to scale.
JonHolmesPhotography © 2024

What3Words

Using the WhatThreeWords app the following will take you to the entrances of each Lot:

Lot 1: ///overdrive.sticks.messy

Lot 2: ///green.published.lucky

Lot 3: ///refrained.musically.ruins

Vendors Solicitor

Rhiannon Beswick

Arnold Thomson, 205 Watling Street West, Towcester NN12 6AX

rhiannon.beswick@arnoldthomson.com | 01327 350666

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 arable 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 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.

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