



# WHITACRE HALL

Nether Whitacre, Coleshill, Warwickshire, B46 2PD

**BROWN & CO**

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## SALE BY PRIVATE TREATY

**Totalling 320 acres (or thereabouts)**

**Available as a whole or in two Lots**

## DESCRIPTION

Whitacre Hall is a picturesque rural property steeped in history. It is nestled in the heart of Warwickshire and presents a unique opportunity to acquire a charming historical property, boasting extensive grounds and farmland totalling 320 acres (or thereabouts).

The property is being offered as a whole or in two lots.

This captivating small country estate has a rich heritage offering a perfect blend of tranquillity and easy access to local amenities, with Birmingham city centre being approximately 11.5 miles away as the crow flies. Nether Whitacre is also ideally located for access to the motorway network at nearby Coleshill at the intersection of the M6 and M42. A mainline railway station can be found at Birmingham International (NEC) with the adjoining Birmingham International Airport.

The sale of Whitacre Hall presents an exciting opportunity for those seeking a prestigious historical property with exceptional potential, whether you envisage a grand family home, a luxurious retreat, or an exclusive development (subject to planning permission), this versatile estate offers a wealth of possibilities.

The centre piece of the estate is the impressive Whitacre Hall, which is in need of renovation and modernisation. It is a substantial Hall dating largely from the Seventeenth and Eighteenth Century. There is a rear wing, which is likely to be of Seventeenth Century origin. The property is Grade II listed.

It is complimented by an extensive range of traditional brick and tiled buildings, some of which have been used for equestrian purposes. There is a range of modern buildings, which are let on a commercial basis and an extensive range of modern portal framed buildings, which are currently used for livestock and arable farming purposes.

The land surrounds the homestead with the land and woodland positioned to aid the sporting value of the property.

In the last few years, the Vendors have diversified their farming business with the Tea Room business and access to the farm via country walks.

## THE HISTORY OF WHITACRE HALL

The history of the property starts with evidence of a ceremonial mace head, which was ploughed up at the farm in 1988 and may have been linked to a Stone Age Settlement believed to be located in the nearby village of Hurley.

After the Norman Conquest, the manor of Nether Whitacre was held by the Marmions of Tamworth. After a succession of generations, Whitacre Hall came into the ownership of Henry Cheyney who latterly conveyed it to Lawrence Washington of Sulgrave, Northamptonshire, who was an ancestor of George Washington, the first President of the United States of America.

The Washington family sold the estate to George Villiers who became the High Sheriff of Leicestershire in 1591. George Villiers was the father of another George who was a favourite of King James I and he was given the title of the Duke of Buckingham. George sold Whitacre Hall to the Brabazon family who conveyed the property to Sir Robert King of Boyle Abbey in Roscommon, Ireland in 1631.

Sir Robert's son, John, resided at the Hall and was a Roundhead during the Civil War, with records showing that the property was used as a garrison at this time.

In 1681, the descendants of the King family conveyed the Hall to Humphrey Jennens of Erdington Hall. Humphrey Jennens was a wealthy Birmingham iron founder, and it was Humphrey's grandson, Charles, who was a patron of the arts and was a friend of George Frideric Handel of Handel's "Messiah" fame. It is believed that Charles selected elements of "Messiah" during the time that he lived at Whitacre Hall and nearby Gopsall Hall.

Over the coming years, the estate changed hands a number of times and in 1887 became the ownership of the Holder family brewing business, which then became part of the Mitchell and Butlers brewing empire.

The estate was eventually purchased by Arthur Lloyd, who was a Tenant at the property when the Hall was under the ownership of the Holder family, and it was from the Lloyd family that the present owners, being the Pickworth family, purchased the property in 1959.

## OVERALL

The sale of Whitacre Hall presents a rare opportunity to purchase a piece of English heritage.

This historic small estate boasts the historic Hall which is in need of some renovation and modernisation. There is an extensive range of modern and traditional buildings which offer a wealth of potential. There is also a tearoom at the property.

## WHITACRE HALL

The Whitacre Hall residence is situated within the Medieval moat which is a testament to the property's long and fascinating history and its link to Tamworth Castle.

## ACCOMMODATION

The accommodation at Whitacre Hall can be summarised as follows:

### Ground Floor:

**Front Porch:** With quarry tiled floor, door leading to inner hallway with quarry tiled floor with six doors leading to the ground floor accommodation.

**Boot Room:** 4.85m x 4.66m (max) with historic features including an alcove fireplace and bread oven. Beamed ceiling and quarry tiled floor, plumbing for washing machine, central heating boiler and access to water softener system.

**Kitchen/Breakfast Room:** 4.89m x 4.83m with fitted floor to wall units, gas hob (from a bottled gas source), with Terrazzo tiled floor, multi-fuel burner with cupboard off and a beamed ceiling.

**Reception Room:** 4.86m x 4.66m (excluding bay window) with feature brick fireplace and bay window.

**Dining Room:** 5.36m (excluding bay window) x 4.87m (max) with Victorian style cast iron fireplace with marble mantle and picture rail to wall.

**Study/Reception Room:** 3.33m x 3.24m with beamed ceiling and a hatch leading to understairs cupboard and access to semi-cellar.

**Office One/Study:** 3.29m x 2.67m with beamed ceiling and raised concrete floor.

**Utility Room:** 5.37m x 3.23m.

### First Floor:

Staircase leading to first floor landing with the servant bells being a distinctive feature:

**First Floor Lounge:** 5m (max) 4.09m (min) x 4.96m (max) with Victorian style cast iron fireplace and cupboard to side.



**First Floor Kitchen:** 5.16m x 3.54m with fitted floor and wall units, five ring gas hob and twin ovens with stainless steel sink and mixer tap and drainer.

**Bedroom One:** 3.51m x 2.75m.

**Bedroom Two:** 3.36m x 3.26m.

**Bathroom:** 4.94m (max) 2.35m (min) x 2.74m (max) 1.11m (min).

**Bedroom Three (Master Bedroom):** With Victorian style cast iron fireplace, storage cupboard to each side and pedestal wash basin.

**Bedroom Four:** 4.67m x 4.44m with two storage cupboards off.

**Bedroom Five (Storage Room):** 3.07m x 1.8m.

**Bedroom Six:** 5.36m (max) x 4.9m (max) 4.41m (min) with storage cupboard off.

Split level landing leading to separate W.C and staircase to second floor.

**Second Floor:**

**Room One:** 5.51m x 4.82m (restricted headroom) and beamed ceiling.

**Room Two:** 5.04m x 4.82m (restricted headroom) with Victorian cast iron fireplace.

**Outside:**

There is access from the garden to an old W.C./Store.

## FARM BUILDINGS

**The Boffey:** A small stone built Boffey located within the moated grounds of the Hall.

**Building One:** A range of stone and brick buildings consisting of six stables with a tiled roof.

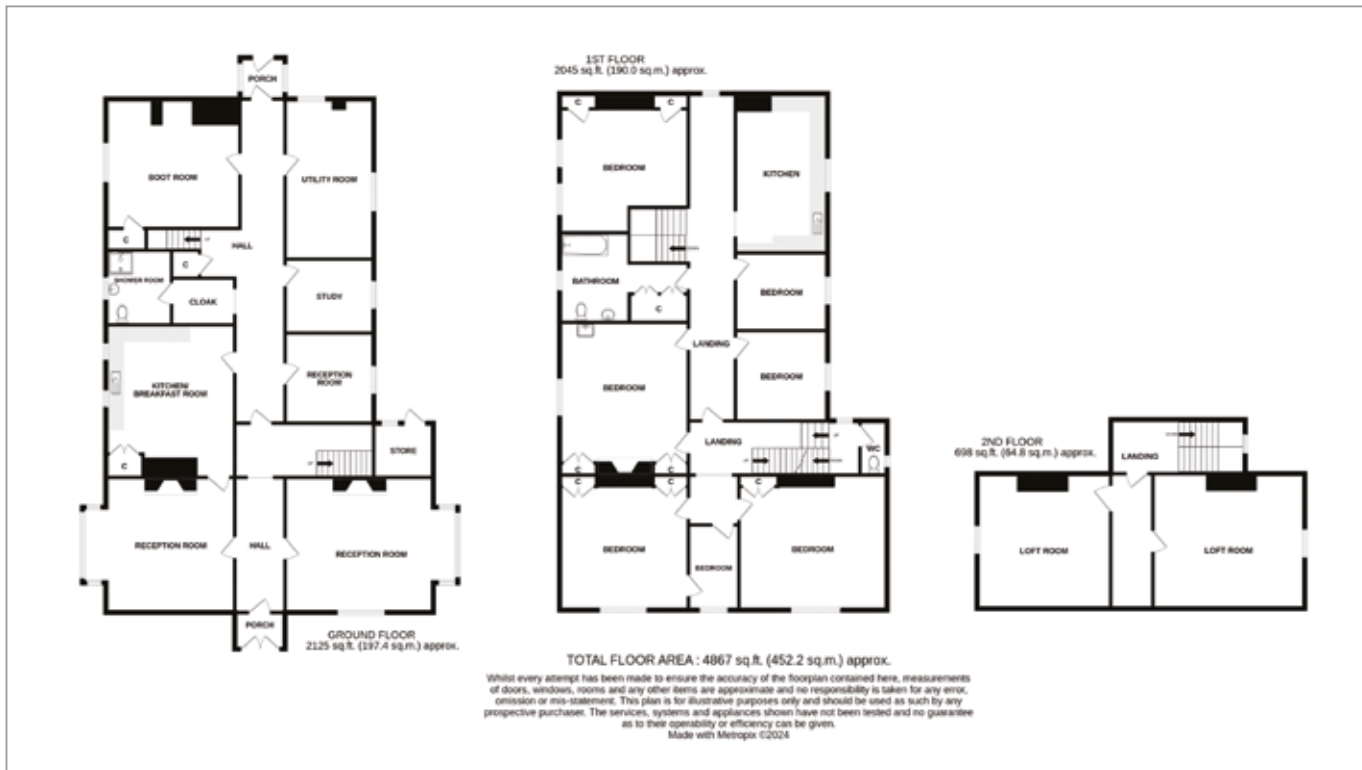
**Building Two:** A range of loose boxes and stables and Tack Room with brick floor.

**Building Three:** Brick and stone with tiled floor, garage and Tack Room which contained a cast iron fireplace

**Building Four:** Two Stables, storage and Carport .

**Building Five:** "The Threshing Barn" a substantial brick and tiled building, presently used as a Workshop and for storage.

**Building Six:** A six-bay grain store with concrete panel and brick sides and box profile sheeting with access via two roller shutter doors - 90ft x 80ft.



**Building Seven:** Eight-bay "Atcost" buildings with eight bay lean-to with part concrete block and York boarding sides: 120ft x 75ft.

**Building Eight:** Former open silage clamp.

**Building Nine:** Eight bay portal framed livestock building with concrete block and York boarding side - 120ft x 35ft.

### COMMERCIAL BUILDINGS:

**Building A:** Portal framed and concrete blocks. Approx 80ft x 50ft

**Building B:** Five Bay portal framed covered yard with concrete floor – Approx 80ft x 25ft

**Building C:** Portal framed building with brick sides with sheeted roof. Approx 80ft 30ft

**Building D:** Six Bay portal framed yard-90ft x 30ft

**Building/Area E:** Area of open container storage

### TEA ROOM

A brick and timber constructed building with a sheeted roof which comprises of:

**Shop/Retail Area:** 4.45m x 4.36m.

**Kitchen:** 4.37m x 2.82m.

**Dining Area One:** 9.85m x 5.5m.

**Dining Area Two:** 9.0m x 4.8m with log burner.

To the side of the Tea Room is an extensive timber decking area with views over the adjoining lake.

### THE LAND

The land surrounds the Hall and buildings, and it consists of approximately 278 acres of arable land, 12.5 acres of permanent pasture, 22.5 acres of woodland with the remainder being the Hall and grounds.

It is classified as both Grade 2 and 3 on the MAFF produced land classification plans.

On the Soilscape Scale, the soil is predominantly classified as "slightly acid loamy and clayey soil with inputted drainage and some loamy and clayey flood plain soils with a naturally high ground water.

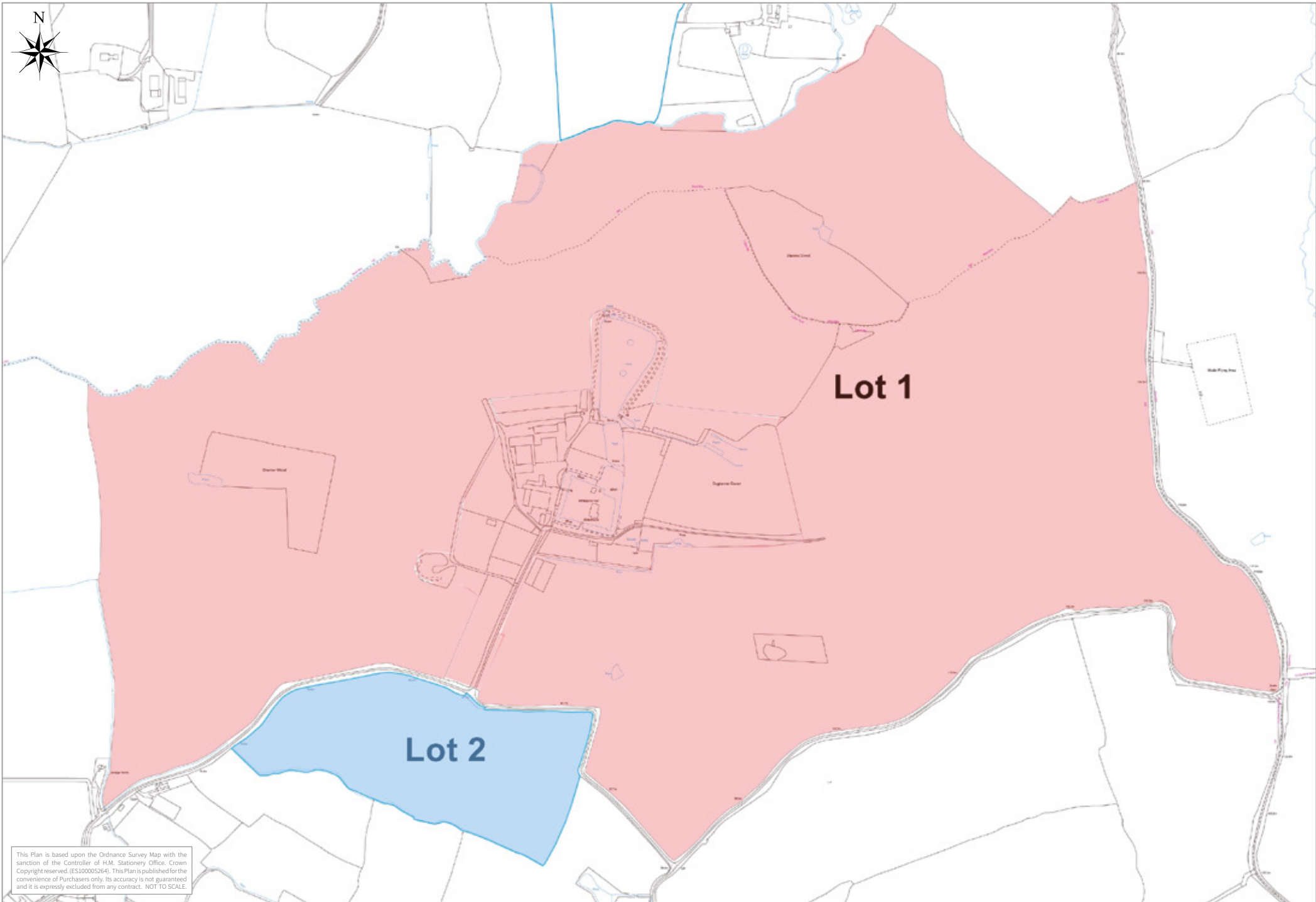
The land has been farmed for a number of years on a predominantly arable rotation, with areas of permanent pasture used for grazing.





## SCHEDULE

NG.No	Description	Area Ha	Area Acres
<b>LOT 1 - (VERGED RED ON PLAN)</b>			
5667	Arable	29.64	73.24
	Hard Standing	0.016	0.04
	Track	0.019	0.05
5874	Pond	0.068	0.16
6875	Woodland	1.7250	4.62
9851	Woodland	0.6703	1.65
9865	Permanent Pasture	0.4599	1.14
0152	Permanent Pasture, Hardstanding and Track	0.1903	0.47
0164	Residential Garden	0.1704	0.42
0173	Permanent Pasture	0.5394	1.33
0361	Permanent Pasture	0.1072	0.26
0582	Farm Buildings	0.7812	1.93
0665	Permanent Pasture	0.2081	0.51
0765	Permanent Pasture	0.0171	0.04
1085	Woodland	0.4545	1.12
1465	Permanent Pasture/Hardstanding	0.1668	0.41
1478	Permanent Pasture	0.3766	0.93
1561	Permanent Pasture	0.0161	0.04
1583	Farm Buildings/Hardstanding	0.0943	0.23
1690	Permanent Pasture	0.3011	0.74
1773	Pond and Woodland	0.3355	0.83
1862	Permanent Pasture	0.3793	0.94
1879	Pond	0.1610	0.40
1945	Pond	0.0205	0.06
1991	Farm Buildings/Woodland/Pond	0.8647	2.14
2275	Permanent Pasture	0.7237	1.79
2388	Permanent Pasture	0.2875	0.71
3082	Permanent Pasture	0.7603	1.88
3265	Permanent Pasture/Pond	0.5734	1.42
3473	Woodland/Pond	2.8014	6.92
4448	Woodland	0.3919	0.97
5491	Arable	73.92	182.66
	Woodland	0.1135	0.28
9993	Hard standing	0.0555	0.14
0722	Woodland	0.1326	0.32
3027	Woodland	0.1748	0.43
4605	Woodland	2.7357	6.76
5011	Pond	0.0332	0.08
1465	Pond	0.0227	0.56
1560	Arable	0.0624	0.15
1952	Arable/Hardstanding	0.3561	0.88
<b>TOTAL</b>		<b>120.933</b>	<b>298.66</b>
<b>LOT 2 - (VERGED BLUE ON PLAN)</b>			
9036	Arable	8.5416	21.10
<b>TOTAL</b>		<b>8.5416</b>	<b>21.10</b>



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## GENERAL REMARKS & STIPULATIONS

### DIRECTIONS

From Coleshill, proceed out of Coleshill along the Blythe Road, via the village of Shustoke to the village of Furnace End. At the crossroads, turn left (B4098) towards Nether Whitacre. In Nether Whitacre, take the right turn into Dog Lane and Whitacre Hall is located on the left-hand side after approximately 1.5 miles.

**what3words Location:** impaled.races.darts

### TENURE AND POSSESSION

The property is being sold freehold and predominantly with vacant possession of the commercial units. The details of the occupier and terms of occupation are available on request.

### METHOD OF SALE

The property is being offered for sale by Private Treaty as a whole or in the two lots as described.

The Vendors reserve the right to conclude the sale by an alternative method at their discretion or to further lot the property if it is appropriate.

### CONTRACT FARMING AND INGOING VALUATION

The arable land is presently farmed on a contract basis with a local contractor, with the agreement running until the harvest of 2025. The Purchaser will be required to take the position of the Vendors as the farmer and to pay for any cultivations or crops as an addition to the purchase price at the time of completion of the purchase. A copy of the Contract Farming Agreement will be available on request.

### SERVICES

Mains electricity is connected to the property. Water is from a private borehole well and drainage is to a private system.

### SPORTING RIGHTS

It is understood that the Sporting Rights are in hand.

### AUTHORITIES

Local Authority: North Warwickshire District Council  
County: Warwickshire County Council

### ARBITRATION

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars or Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

### WAYLEAVES, EASEMENTS AND RIGHT OF WAY

The property is crossed by a public footpath, and it is understood that there is a gas main across the property. Otherwise, the property is sold with the benefit of all wayleaves, easements and rights of way, whether mentioned or not.

### FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other items are expressly excluded regardless of the inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale is in satisfactory order. The fixtures and fittings in the Tea Room are available via separate negotiations if they are required.

### MONEY LAUNDERING REGULATIONS

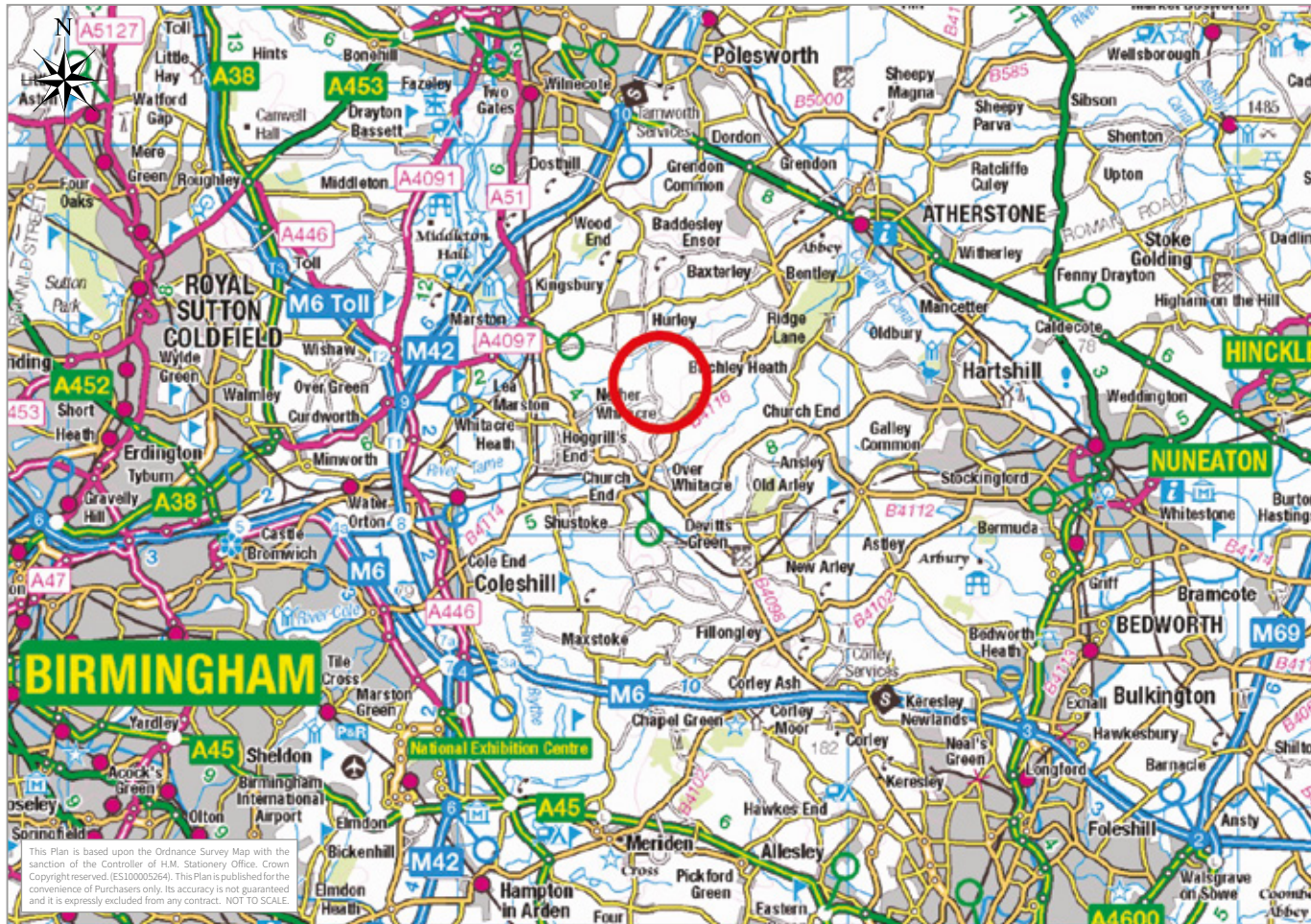
Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

### PLANS AND PARTICULARS

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

### FURTHER ENQUIRIES AND VIEWINGS

For further information and an appointment to view, please contact Richard Newey on 0116 2814931.





#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in May 2024. Brochure by wordperfectprint.com.

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