



EARLES
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**Park Hill Farm,
Idlicote Road, Halford, Shipston-On-Stour, CV36 5DQ
Guide Price £4,250,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Introduction

Park Hill Farm is being offered for sale by the Long family, well-known dairy farmers in south Warwickshire, with their herd under the "Wagtail" prefix.

Well located with easy access to the A429 "Fosse Way" and A3400 Stratford upon Avon to Chipping Norton Road, the farm is situated in rolling Warwickshire countryside, at the crossroads of two main road arteries (the A429 and A3400). The M40 J11 at Banbury is within easy driving distance, with the M40 itself giving fast access to London, the south-east and northwards to the M42 (south Birmingham orbital motorway), which has connections to the M1, M5 and M6 motorways, with much of the country being within 1-1.5 hours driving distance.

There is a mainline railway station at Banbury with fast trains south to London (Marylebone) and north to Birmingham (Snow Hill), whilst from Moreton-in-Marsh trains on the Cotswold line run to London (Paddington) and west to Worcester and Hereford.

Birmingham International Airport is within easy driving distance, together with the future HS2 hub.

The farm is situated on the edge of the Cotswold Hills Area of Outstanding Natural Beauty, there are a number of national hunt racecourses locally (Warwick, Stratford-upon-Avon, Worcester and Cheltenham). Also a number of private preparatory and secondary schools, together with excellent state schools in Shipston on Stour, Stratford upon Avon and Warwick.

The farm was purchased by the Long family in 1947, initially some 108 acres milking Guernsey and Shorthorn cows. In 1968, the vendors took over the farm, milking 12 Friesian/Guernsey cows, and entered into a partnership with other family members in 1969. Over the years further land was acquired, with land rented on both short- and long-term agreements, the farm was extended to some 320 acres, with a new range of steel framed buildings and a new dairy erected adjacent to the public highway and the farmhouse.

Dairy cow numbers increased to some 100 cows, milked through an 8/8 herringbone parlour, with a substantial amount of agricultural contracting work undertaken for neighbouring farmers. The

vendors' brother emigrated to Canada in 1986, certain land was sold off, and the cow numbers were increased to 180 Holsteins. A considerable portion of the dairy herd was sold to a stock farm in Cumbria, after foot and mouth in 2001, but the in-calf heifers were kept and numbers increased to over 200 cows, when the decision was made to either exit the dairy industry or construct a new dairy complex on a green field site. The latter decision was taken and in 2010/2011 substantial buildings were erected with a 20/40 50-degree ADF rapid entry/exit parlour for three times a day milking. The cow accommodation was further extended in 2015/2016 to accommodate 500 cows producing over 17,000 litres per day, utilising fodder produced both at home and on adjoining farms, which has proved beneficial to all parties, manure being spread on rotational maize ground and several cuts of silage taken from a neighbour's farm.

Post-Brexit, labour challenges, together with an easing of the milk price, resulted in cow numbers being reduced, and milking reverting to twice a day. Due to this, age and health challenges, the difficult decision has been taken, after almost 80 years, to sell the farm and take well-earned retirement.

There is therefore an excellent opportunity for a purchaser to take on and further develop the farm, perhaps diversifying, as it is felt that there are opportunities for barn conversions and perhaps redevelopment for residential use of the original farmyard and move the farm forward with residential properties, extensive dairy buildings and great potential for alternative enterprises/uses.

The joint agents commend the property and encourage an early inspection to fully appreciate the potential.

PARK HILL FARMHOUSE

The attached Victorian property is constructed of brick elevations under a pitched, blue slate roof, and is approached directly off Grandby Road, via a mainly concreted parking and turning area, with steps up to the rear door. This opens into the

Utility Room

12'0" max x 9'10" max (3.66m max x 3.02m max)
With a run of storage cupboards under, full length work top with stainless steel single bowl sink and drainer, space for washing machine and dryer.
Door to Pantry with shelving.

Door to

Shower Room/W.C.

5'7" max x 4'10" (1.72m max x 1.48m)
With white W.C. and shower cubicle, part tiling to walls.

Door opens from Utility Room into

Fully Fitted Kitchen

10'11" x 10'9" (3.35m x 3.29m)
With an extensive range of built-in kitchen units, cupboards and drawers under roll top work surfaces, inset cooker and Stanley oil-fired range, doorway through to

Dining Room

10'11" x 8'0" (3.33m x 2.45m)
Exposed ceiling timbers and stone wall.

A door returns from the Kitchen to

Living Room

18'11" max x 13'8" max (5.79m max x 4.18m max)
Open fireplace with 'Hornton stone' surround, double opening French windows to rear elevation.

Open tread steps lead to

First Floor Landing

13'10" x 3'3" (4.22m x 1.01m)
With linen store/airing cupboard off, with factory insulated hot water cylinder and immersion.

Doors radiate to

Bedroom One

19'7" x 11'5" (5.97m x 3.5m)
Dual aspect with built-in wardrobe.

Bedroom Two

13'11" x 9'1" (4.25m x 2.78m)
Steps down to

Bedroom Three

19'7" x 9'6" (5.99m x 2.9m)

Family Bathroom

7'6" x 6'4" (2.29m x 1.95m)
With matching white suite of W.C., wash hand basin and bath with shower attachment over.

Exterior

Accessed from the parking area is

Outside W.C.

5'5" x 3'11" (1.67m x 1.2m)
With W.C. and wash hand basin.

Door to





Lower Ground Floor Storage Area
18'10" x 9'4" (5.76m x 2.87m)

Park Hill Farmhouse benefits from
Replacement uPVC double glazing, Oil-fired central heating and hot water, mains water, mains electricity and septic tank drainage.

ELMEDENE

An extended 'Banbury' building, system-built bungalow. Approached from the farm drive via a stoned entrance way, leading to mainly stone paths to the front and side of the property, which benefits from a combination of uPVC sealed unit and aluminium framed unit replacement windows.

From the front door, access to

Dining Room

16'3" max x 10'6" max (4.96m max x 3.22m max)
With wood burner

Door to

Living Room

20'0" x 12'7" (6.12m x 3.85m)
Dual aspect.

Door returns to

Utility Room

10'8" x 6'1" (3.27m x 1.87m)
With work surface and stainless steel single bowl drainer, Grant Vortex Combi 21C oil-fired boiler.

Rear Hallway

9'3" x 2'9" (2.83m x 0.86m)
Giving access to

Shower Room

8'9" x 2'11" (2.69m x 0.9m)
With W.C. and built in shower cubicle.

Doors from the Utility Room and Dining Room provide access to

Kitchen/Breakfast Room

20'8" max x 8'10" max (6.32m max x 2.7m max)
Newly refitted with beech top work surfaces, ceramic one and a half bowl inset sink, Rangemaster electric oven, riven slate floor, door to two pantries, double opening French windows to rear elevation. Doorway to

Inner Hallway

7'8" x 3'1" (2.36m x 0.96m)
Doors radiate to



Bedroom One

11'0" x 10'9" (3.36m x 3.29m)

Bedroom Two

10'9" x 8'9" (3.28m x 2.69m)

Bedroom Three

8'11" x 7'7" (2.74m x 2.32m)

Family Bathroom

7'8" x 5'5" (2.35m x 1.66m)
Recently refitted, fully tiled, with centre-fill bath with shower attachment over, matching white suite of wash hand basin and W.C.

Elmedene benefits from

Oil-fired central heating and hot water, mains electricity and mains water, together with septic tank drainage,

It should be noted that the property is subject to an agricultural occupancy condition (full details to be found in the planning portal of Stratford on Avon District Council.)

WAGTAIL FARMHOUSE

The recently built, detached 'Hornton' stone-faced property is traditionally constructed with reconstituted stone sills and headers, under a multi-pitched clay tiled roof, with open and extensive views over the surrounding farmland.

The property is approached from the concreted farm drive, which opens into a stoned parking and turning area, with slabbed path to the rear and front doors.

The front door, which lies under a tiled canopy porch, opens into

Large Reception Hall

16'0" max x 11'9" max (7'10" ceiling height) (4.9m max x 3.6m max (2.4m ceiling height))
With tiled flooring (which extends throughout the ground floor of the property), Honeywell control panel for underfloor heating, door to

Cloakroom

5'4" x 4'4" (1.63m x 1.34m)
With matching white suite, wall mounted W.C., basin with cupboard under

Doors radiate to

Kitchen/Living/Dining Room (L-shaped)

29'9" max x 27'9" max (9.08m max x 8.48m max)
Fitted with an extensive range of painted base and storage units under work surfaces, with 1 ½

bowl ceramic sink, space for fridge/freezer, mirrored recess, space for range with mantel shelf over, extensive run of larder cupboards, central island unit with matching work top/breakfast bar, with pan drawers under, long run of bifold doors to rear patio (door to possible future extension).

Part glazed stable door to

Utility Room

11'0" x 9'10" (3.37m x 3.02m)
With run of work surfaces with cupboards under, space and plumbing for washing machine and tumble dryer, ceramic 1 ½ bowl sink, door to

Plant Cupboard

Housing Tempest heat pump, pressure vessels, circuit switches for control panel, pumps, etc., the whole controls the underfloor heating to both ground and first floors. Half glazed stable door to rear elevation.

From the Reception Hall, a decorative timber staircase with glazed panels rises to the

Galleried First Floor Landing

17'1" max x 11'8" max (5.23m max x 3.57m max)
The first floor is light and airy, with access to loft with ladder, Honeywell control panel for underfloor heating. Doors radiate to airing cupboard and

Bedroom One

12'5" max x 9'7" (3.81m max x 2.93m)
Door to airing cupboard

Family Bathroom

9'4" x 7'6" (2.86m x 2.29m)
Part tiled, large walk-in shower cubicle with Grohe shower and rainfall head, matching white suite of wall mounted W.C., wall mounted wash hand basin with drawer under, large centre-fill bath, chrome ladder towel rail.

Bedroom Two

13'0" max x 11'8" max (3.97m max x 3.56m max)
Twin aspect, walk-in wardrobe, French windows opening to balustrade and glass panel.

Bedroom Three

13'1" x 9'2" (3.99m x 2.80m)
Twin aspect, with walk-in wardrobe.

Serving the above two bedrooms is a

'Jack and Jill' En Suite Bathroom

7'1" x 6'3" (2.16m x 1.92m)
Part tiled, with corner shower and screen, Grohe

shower and rainfall shower head, matching white suite of wall mounted W.C., vanity basin with cupboard under, chrome ladder tile rail.

Bedroom Four (L-shaped)

10'5" max x 7'4" max (3.18m max x 2.25m max)

Exterior

Surrounding the property is an extensive run of paving with ACO drainage to the front and side elevations. Samsung air source heat pump. To the rear of the property is a large patio seating area with part timber retaining wall, whilst the remainder of the garden gives ample opportunity for the purchaser to landscape/plant to their requirements, around what is a perfect sun trap, with extensive views over the adjacent farmland.

To the east of the property provision has been made for an extension. Planning permission was granted on appeal in April 2021, for a ground floor study, lounge with inglenook and conservatory off. To the first floor would be a large master bedroom with en suite bathroom, and considerable extension to Bedroom Four (accessed off the existing galleried landing), to provide a substantial property of approximately 3500 sq. ft. (or thereabouts). Although no foundations have been constructed, passive provision has been provided by the door from the dining area (sealed), which would have led into the lounge.

The whole has been well designed, with its location taking full advantage of extensive open views north, east and south, screened from, yet conveniently located for the modern farm buildings and dairy unit that lie to the west. Although possibly seen as a 'work in progress', there is ample scope for a purchaser to put their own mark on the property, and with the possible extension, would provide a substantial farmhouse to complement and be commensurate with the scale of the farming enterprise.

Wagtail Farmhouse benefits from

Mains water (metered) and mains electricity. Throughout the property there are numerous low voltage downlighters and full sealed unit double glazing. Drainage is to a modern 'Klargester' type system (requiring work).

It should be noted that the property is subject to an agricultural occupancy condition (full details to be found in the planning portal of Stratford on Avon District Council Ref: 18/00723/FUL)

FARM BUILDINGS

Traditional Threshing Barn

58'0" x 17'8" (17.7m x 5.4m)

Former part Cotswold Stone, part brick, (dilapidated – roof collapsed) flag stone floor, timber beams, part tile roof, 95.58 sq. m.

Lean-To Above

28'10" x 14'1" (8.8m x 4.3m)

Former workshop and store, timber frame, tile roof (partially collapsed), 37.84 sq. m.

Steel Portal Frame Machinery Store

40'4" x 20'11" m (+3'4" overhang) (12.3m x 6.4 m (+1.02m overhang))

Open fronted, clad three sides box profile sheeting, asbestos roof, 78.72 sq. m (+1.02 m overhang)

Brick and Tile Former Cow House

57'4" x 14'5" (17.5m x 4.4m)

Timber frame, 77 sq. m.

Pole Barn Rear Lean-To

34'1" x 31'5" (10.4m x 9.6m)

Corrugated iron roof, 99.84 sq. m.

Former Dairy & Plant Room

17'4" x 16'0" (5.3m x 4.9m)

Concrete block part brick walls, loft over, 25.97 sq. m.

Range of Steel Framed Buildings

60'4" x 55'9" + 68'10" x 60'4" (18.4m x 17m + 21m x 18.4m)

To include; dutch barn, and lean-to, plus pole barn extension, incorporating former parlour, Yorkshire board clad, asbestos roof, concrete floor, water and electricity connected, 699.2 sq. m.

Steel Portal Frame C/W Lean-To

90'6" x 86'11" (27.6m x 26.5m)

Former silage clamp, 6-bay, concrete floor, cantilever feed passage, Yorkshire board clad, internal concrete panels, asbestos roof, electricity and water connected, 706.56 sq. m.

Twin Span Steel Portal Frame Building

91'2" x 84'11" (27.8m x 25.9m)

Comprising; cattle building and feed store, concrete panel, sleeper walls, Yorkshire board clad, asbestos roof, concrete floor. Feed store accessed via 2 roller shutter doors, and pedestrian door, electricity and water connected, 720.20 sq. m.

Open Fronted Cattle Yard

75'5" x 50'10" (23m x 15.5m)

Steel portal frame, 5-bay, clad with concrete

panels, Yorkshire board, and asbestos roof, concrete floor, electricity and water connected, diagonal feed barriers, cantilever overhang over feed passage, 256.5 sq. m.

Steel Portal Frame Cattle Building

90'6" x 90'2" (27.6m x 27.5m)

6-bay, central division of concrete panels, yoke feed barriers and diagonal feed barriers, clad with concrete panels, and Yorkshire board ends, asbestos sheet roof, concrete floor, electricity and water connected, 759 sq. m.

Pole Barn

70'6" x 36'8" (21.5m x 11.2m)

Mono pitch stables/field shelter, box profile rood and cladding, 240.8 sq. m.

Steel Portal Frame Building

196'10" x 104'0" (60.00m x 31.70m)

Timber and Yorkshire board clad, with concrete panels and block walls, fibre cement roof, concrete floor, ten bays, erected in 2012, comprising; 20/40 50-degree ADF rapid entry/exit parlour, auto EID head collars, dump line vacuum; 4 x AI Stalls; auto foot baths; cattle race with 2 head yokes, and auto EID shedding gate; collecting Yard for 220 cows with electric forcing gate; ADF dairy control room – compressor room, plate coolers, Onyx control wash system, 2 x 20,000 litre tanks feeding wash down pumps, 10,000 litre tank feeding a flood wash system for the parlor, handling race and collecting yard. 40kva 6 cyl generator; feed storeroom, bulk tanks, 1 x 10,000 litre Alfa Laval, 1 x 13,000 litre Mueller tank, WC, mess room, office/medicine cupboard, viewing gallery, straights and feed stores, 2 x calving/bull pens, 55 x cubicles, LED lighting, feed passage with cantilever overhang, scrape passage, open ridge roof vent, cow brushes, 1,902 sq.m.

Steel Portal Frame Building

380" x 121" (115.82m x 36.88m)

Yorkshire board clad, with concrete panels, fibre cement roof, concrete floor, 19 x bays (14 constructed in 2012 and 5 added in 2019), comprising; 450 cubicles, c/w Mayo mattresses (new 2023), central feed passage, 4 x scrape passages/feed/loafing passages, LED Lights, electronic blinds, open ridge vents, cattle brushes, 4271.6 sq. m.

Pemberton Monte Carlo Static Caravan

37'5" x 12'1" (11.38m x 3.68m)

Three bedrooms, living area, kitchen, shower room, LPG gas, 42.18 sq. m.





Static Caravan

35'9" x 12'1" (10.9m x 3.7m)

Two bedrooms, shower room, kitchen/living area, 40.33 sq. m.

Concrete Panel Silage Clamp

Concrete floor, capacity 2,000T, 9000-gallon (40,900 litres) steel effluent tank.

Earth Bunded Silage Clamps

2 x Maize silage clamps. 5,000 ton capacity each.
1 x Floor 3/4 concrete and 1/4 stone and 1 x stone floor.

Slurry Lagoon

With NC separator 1.5 million gallon capacity plus concrete muck pad with room to store solid FYM 180' x 90' (54.86m x 27.43m)

THE LAND

The land, which extends to approximately 266.63 acres (107.90 ha), lies in three main blocks well served by adopted public roads on the outskirts of Halford.

A block of 'water meadows' has frontage to the River Stour and also the A429 Fosse Way. The remaining land is gently undulating and the majority well above the floodplain. Bounded to the south-east by the Wagtail brook and north-east to the River Stour.

The majority of the land lies in convenient sized enclosures with a small proportion in permanent grass and the remainder in arable, having been mainly used for maize and wheat, producing a significant proportion of the fodder used in the dairy unit.

The boundaries are in the main well tended quickthorn hedging with a number of mature hedgerow trees with a small area (5 acres/2.02 ha) of woodland towards the southern boundary of the farm. A number of the fields are served by internal farm tracks.

The soils are typical of the area, Grade 3, with some gravel in the river valley and capable of producing good arable and grass crops.

GENERAL INFORMATION

Services

Mains electricity (3-phase) is connected to the farm, together with a 65mm water main.

Heating and drainage to each of the residential properties is as described. Prospective purchasers should make their own enquiries with the appropriate utility companies as to the availability or otherwise of services.

Authorities

Warwickshire County Council

(www.warwickshire.gov.uk)

Stratford-on-Avon District Council

(www.stratford.gov.uk)

Severn Trent Water (www.stwater.co.uk)

National Grid (www.nationalgrid.co.uk)

Tenure & Possession

The property is freehold and vacant possession of the whole will be given on completion. (Early entry to the land could be available at the purchaser(s) risk and following negotiation.)

The property is registered with the Land Registry under title numbers WK297741 and WK451628.

Tenant Right

There will be no ongoing valuation for UMWs/RMWs, and no claim for dilapidations (if any) will be entertained from the purchaser(s).

Farm Sale

The right is reserved to hold a farm dispersal sale of machinery and livestock on the premises up to two months after completion.

Basic Payment Scheme (BPS)

The land is registered with the Rural Payments Agency (RPA) for BPS purposes. All delinked payments and entitlements relevant to the land will be retained by the vendors and will not be available to the purchaser on completion of the sale.

None of the land is entered into either a Countryside Stewardship or SFI scheme.

The property is registered with DEFRA holding number 43/062/0005.

Rights of Way

There are a number of public footpaths that cross the land.

Boundaries & Timber

All boundaries and timber are included in the sale. The ownership of boundaries (where known) are delineated by an inward facing 'T' mark.

Sporting & Mineral Rights

The shooting, mineral and fishing rights, where owned, are included in the sale of the Freehold.

Plans

Plans shown are for identification purposes only.

Land Quality & Soil Type

The land is classified as Grade 3 according to Natural England Regional Agricultural Land Classification Maps. The soils may be described as slowly permeable with a pH of 7.8 to 8.0, but base rich loamy and clay soils, general suited to grass production and some cereal production.

Nitrate Vulnerable Zones (NVZ) & Flood Zones

The property lies within a surface water NVZ area and is subject to the usual restrictions.

VAT

As far as we are aware, the property is not subject to a VAT charge on the purchase, but we reserve the right to do so should further information come to light.

Viewing

Strictly by prior appointment and accompanied only with the joint agents Earles Henley in Arden 01564 794343 (Richard Abbey), or Halls Kidderminster 01562 820880 (Sarah Hulland).

Directions

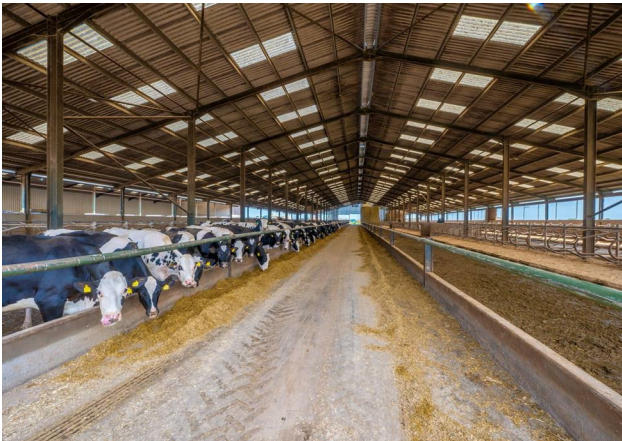
From the M40 J15 Warwick, Leamington Spa and the north, take the A429 south, pass around the villages of Wellesbourne and Ettington, to join the B4455 Fosse Way, just north of the village of Halford. In the centre of the village turn left into Idlicote Road and after approximately a quarter of a mile the property will be found straight ahead, indicated by the joint agents' "For Sale" boards.

From the M40 J11 Banbury, take the A422 signposted to Stratford upon Avon and the village of Ettington, on exiting the village turn left onto the A429, and proceed as above.

From the M5/M4 and south-west take the A429 Fosse Way or the A4300 for Moreton in Marsh/Shipston on Stour to the Tredington roundabout, pass straight over the roundabout, across the River Stour and in the centre of the village of Halford, turn right and follow the directions above.

Postcode: CV36 5DQ

What3Words: outbursts.seated.consented

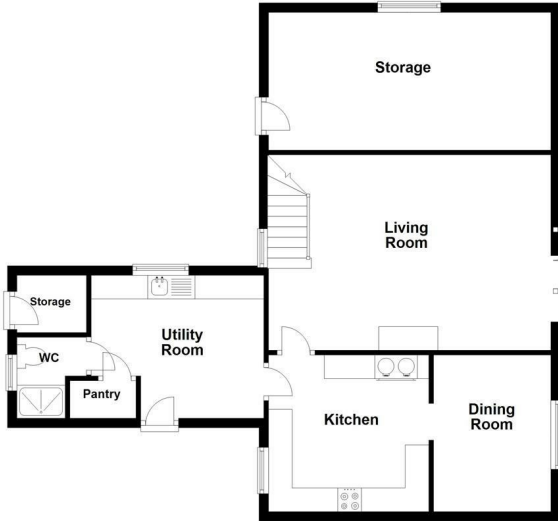




Park Hill Farmhouse

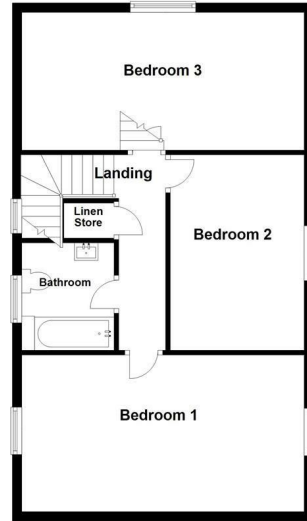
Ground Floor

Approx. 79.1 sq. metres (850.9 sq. feet)



First Floor

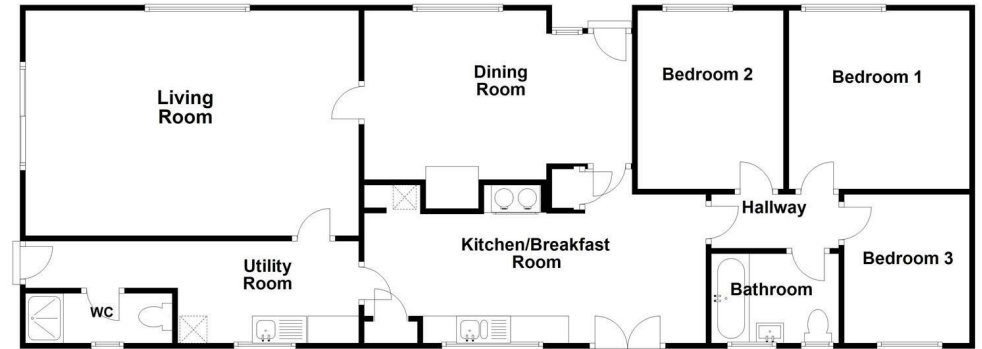
Approx. 63.0 sq. metres (677.9 sq. feet)



Total area: approx. 142.0 sq. metres (1528.9 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plan produced using PlanUp.

Elmedene



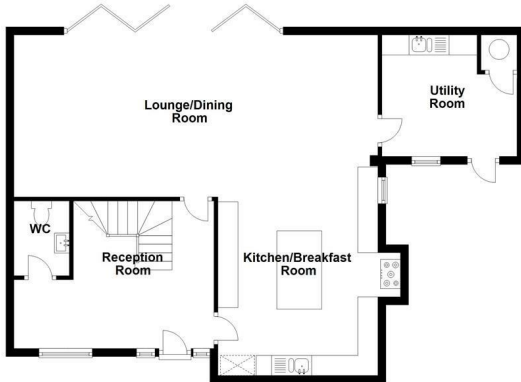
Total area: approx. 115.4 sq. metres (1242.0 sq. feet)

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Wagtail Farmhouse

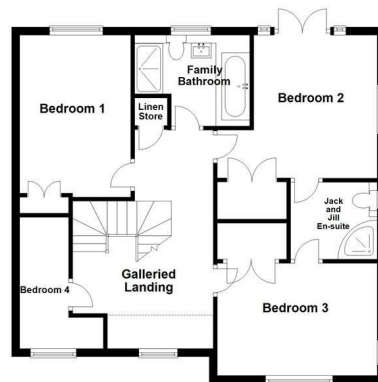
Ground Floor

Approx. 84.8 sq. metres (912.7 sq. feet)



First Floor

Approx. 73.6 sq. metres (791.9 sq. feet)



Total area: approx. 158.4 sq. metres (1704.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plan produced using PlanUp.

Park Hill Farmhouse Elmedene

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		

Wagtail Farmhouse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



