



Willoughby Lodge Farm, Longdown Lane, Barby,
Rugby, CV23 8TE

HOWKINS &
HARRISON

Willoughby Lodge Farm, Longdown Lane, Barby, Rugby, CV23 8TE

An attractive pasture farm in an elevated position with a 3-bed farmhouse and a range of traditional and modern farm buildings.

Extending to approximately 164.43 acres (66.54 ha)

Features

- 3 Bedroom Farmhouse (2,340 sq ft)
- 14,244 sq ft of General Purpose & Livestock Buildings
- 161.54 acres of productive Pastureland
- Elevated position with far reaching views

Situation

Willoughby Lodge Farm is situated on Longdown Lane between the villages of Willoughby and Barby on the Warwickshire and Northamptonshire border. Rugby is 5 miles to the north with a good range of everyday services, amenities and educational facilities as well as a main line railway station with access to Birmingham in the north and London (approximately 1 hour) to the south. Daventry is approximately 6 miles to the south and Northampton (also with a mainline railway station) is 20 miles to the east.

The A5, M1 junction at Crick is approximately 3 miles to the north with the M6/A14 Catthorpe interchange approximately 6 miles to the north.

London is approximately 83 miles to the south via the M1 or M40 and the centre of Birmingham is approximately 40 miles to the north west via the M6.

The property is shown on the location plan.

Distances Approximate

- Rugby - 5 miles
- Daventry - 6 miles
- Northampton - 20 miles
- London - 83 miles





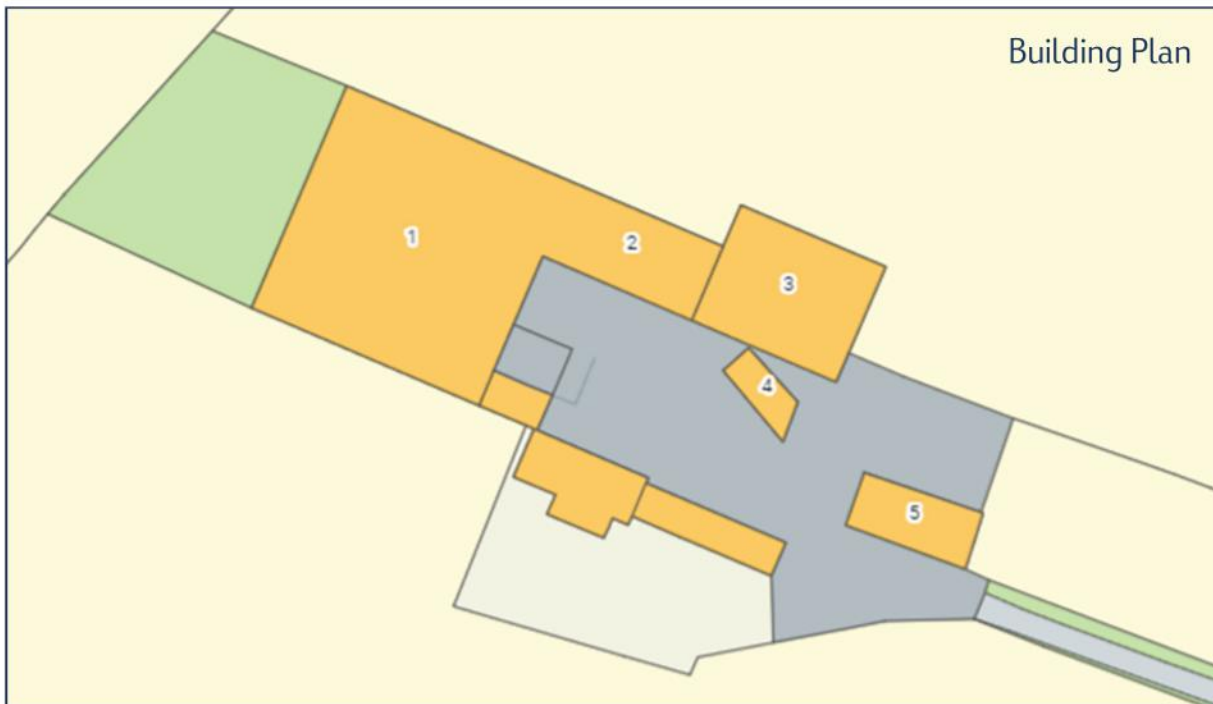
Description

Willoughby Lodge Farm is a residential, pasture farm with a useful range of general-purpose buildings suitable for a variety of alternative uses (subject to planning). The farm stands in an elevated position but 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.

Schedule of Acreages

Field No.	Description	Acres	Hectares
	House and Garden	0.14	0.06
SP5369 1707	Pasture	9.5	3.84
SP5368 3898	Pasture	12.58	5.09
SP5368 2192	Pasture	0.14	0.06
SP5269 7218	Pasture	15.55	6.29
SP5268 8681	Pasture	7.29	2.95
SP5368 3687	Pasture	0.59	0.24
SP5368 0584	Pasture	15.51	6.28
SP5368 2481	Pasture	8.87	3.59
SP5269 9506	Pasture	20.02	8.10
SP5269 4124	Pasture	31.76	12.85
	Track	0.13	0.05
	Yard and Buildings	0.63	0.25
	Lot 1 Total	122.71	49.66
SP5268 6256	Pasture	19.47	7.88
SP5268 5034	Pasture	15.82	6.40
SP5268 3840	Natural Woodland	0.88	0.36
SP5268 3729	Canal	0.03	0.01
	Lot 2 Total	36.21	14.65
SP5267 4188	Pasture	4.43	1.79
SP5267 3496	Natural Woodland	1.08	0.44
	Lot 3 Total	5.51	2.23
	Grand Total	164.43	66.54



Lot 1: (edged red)

Farmhouse

The farmhouse is a detached brick and render farmhouse under a pitched slate-tiled roof with south facing gardens to the rear. The house, which is subject to an Agricultural Occupancy Condition, extends to about 2,340 sq ft (217 sq m), and includes an external garage and an attached red brick building of approximately 677 sq ft which offers potential for conversion and inclusion into the main dwelling.

The Property is approached via a hardcore and gravel driveway to the east and parking area to the front of the house. A 0.12-acre lawned garden lies to the south enclosed by mature hedgerows and fence boundaries.

The accommodation is shown on the floorplan and comprises:

Ground Floor:

Kitchen / Breakfast Room	Utility Room
Dining Room	Store Room
Garden Room	Kitchen Area
Sitting Room	Workshop
WC	Garage

First Floor:

Main Bedroom
Bedroom 2
Family Bathroom
Bedroom 3

Land

The ringfenced Lot 1 land (shown edged red), extends to 121.81 acres and comprises 10 fields of pastureland with some areas ridge & furrow, enclosed by mature hedgerows and stockproof fencing.

The land is predominately level around the farm steading but slopes down to the north towards the canal. The pastureland benefits from water troughs and internal field gate access, with mains water being acquired from the Longdown Lane to the east. The land is classified as Grade 3 and the soil described as a slowly permeable, slightly acid but base-rich loam and clay soil.

Farm Buildings

The farm buildings are shown on the numbered inset plan and the detailed plans. They extend to 14,244 sq ft (1,323 sq m) and surround a 0.28-acre concrete yard. Access is achieved via a private drive from Longdown Lane and the agricultural buildings comprise:

1. Steel Portal Frame Building with lean-tos (approximately 8,278 sq ft)
Comprising block to six foot and a combination of fibre cement sheeting and timber clad walls to the north, south and west, under a fibre cement sheet roof. The eastern-most flooring comprises a concrete base, with hardcore flooring making up the western-most part. The eastern side of the building is open, with two openings to the west on each lean-to.
2. Lean-to Building (approximately 1,808 sq ft)
A four-bay building with block to six foot and fibre cement sheeting walls to the north, hardcore flooring, and a fibre cement roof.
3. Steel Portal Frame Building (approximately 2,734 sq ft)
Consisting of box profile sheet walls with two openings to the south. Situated on a concrete base, under a fibre cement sheet roofing.
4. Traditional two-bay stable-block (approximately 411 sq ft)
A stable-block of red brick construction with two loose-boxes, under corrugated sheet roofing.
5. Dutch Barn (approximately 1,013 sq ft)
Corrugated sheet roof and sides, with two open bays to the west.



Lot 2: (edged blue)

Lot 2 (shown edged blue) extends to 36.21 acres, comprising circa 35.29 acres of gently sloping pastureland and 0.88 acres of woodland, ringfenced with access from Longdown Lane to the east. The land is classified as Grade 3 and the soil described as a slowly permeable, slightly acid but base-rich loam and clay soil.

The land would be suited to agricultural or equestrian use.

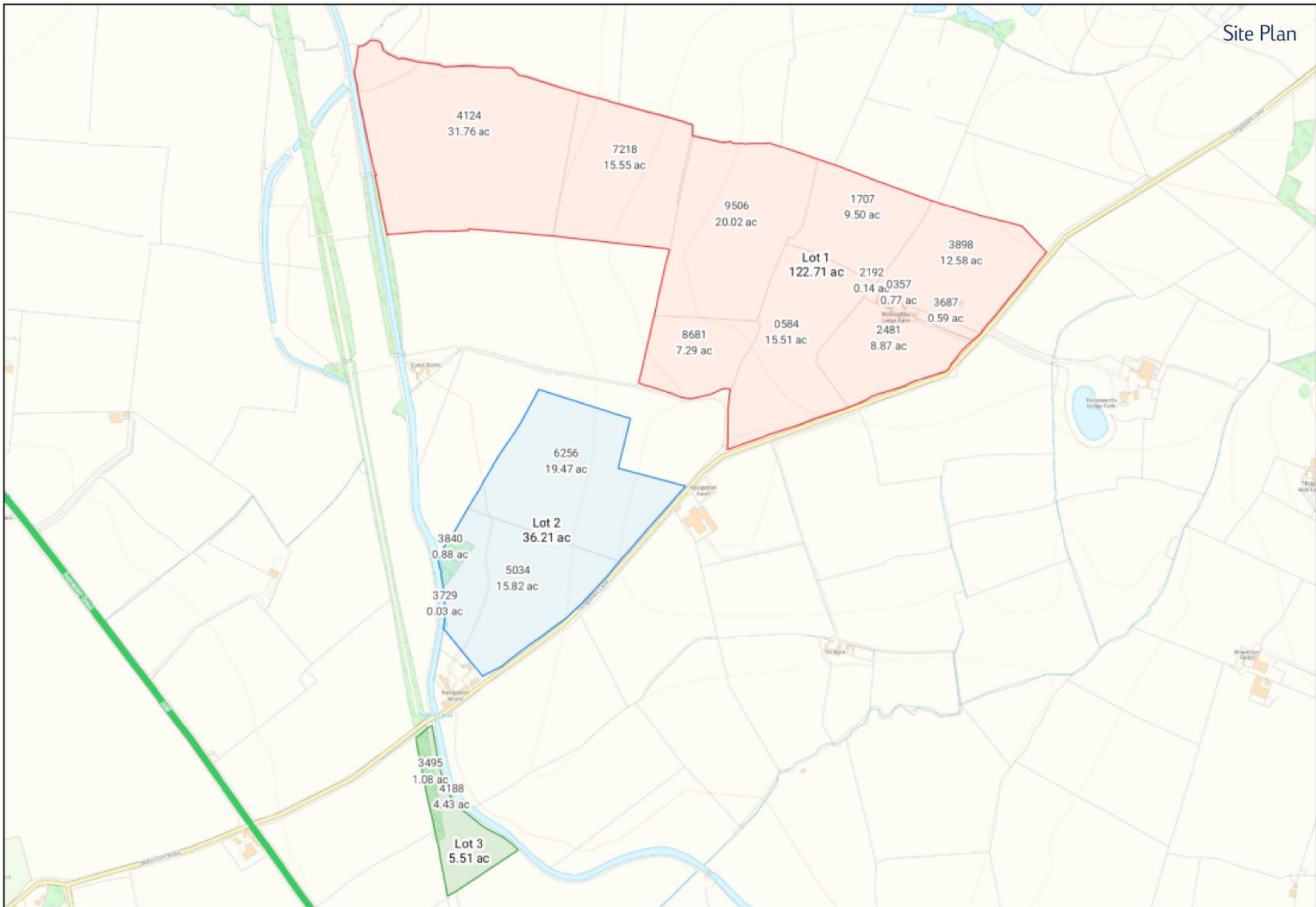
Lot 3: (edged green)

Lot 3 (shown edged green) comprises one 4.43-acre field of pastureland and a 1.08-acre strip of natural woodland, extending in all to 5.51 acres. Access is achieved from Longdown Lane to the north, with the Oxford Canal and a woodland bounding the site to the east and west. A water trough is situated within the lot and likely draws from the canal. The land is classified as Grade 3 and the soil described as a slowly permeable, slightly acid but base-rich loam and clay soil.

The land would be suited to agricultural or equestrian use.









Rural Land Register & SFI

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 currently within an SFI scheme for management of hedgerows and grassland options. If the rules allow this to be transferred to a new owner this will be done, otherwise this agreement will be terminated upon completion.

Completion & Holdover

The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion.

Tenure & Possession

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

Planning

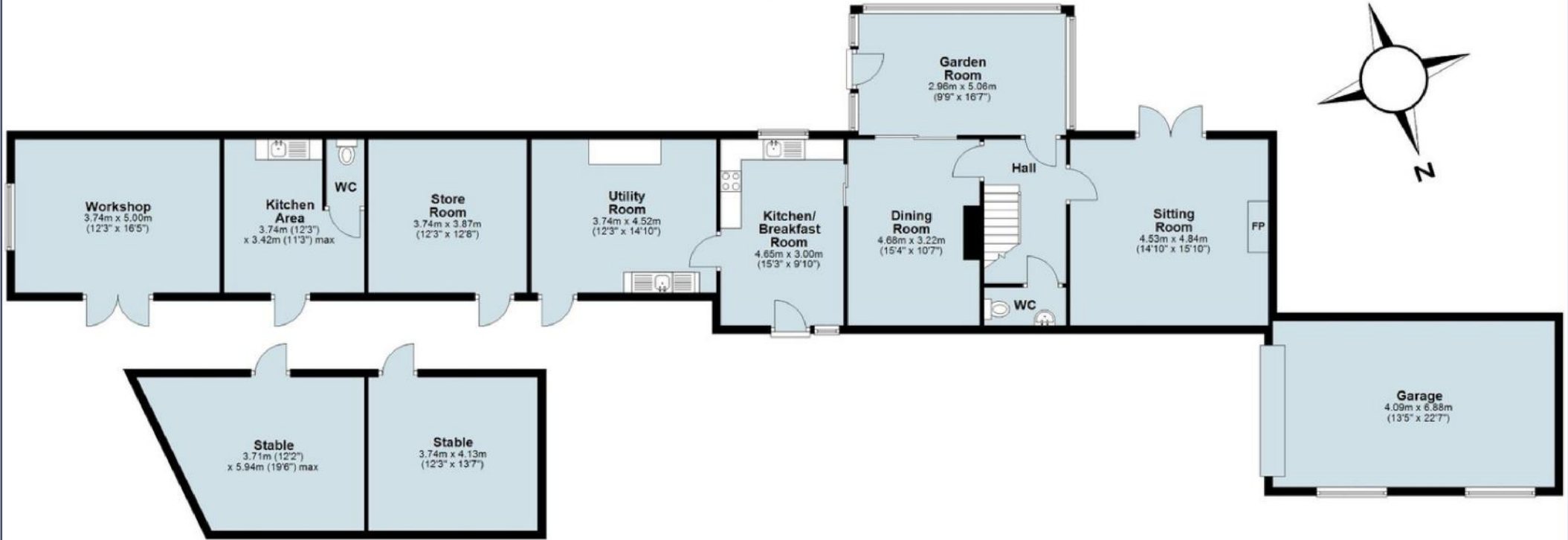
In 1986 an additional dwelling was constructed by the then owners, and the council imposed an Agricultural Occupancy Condition under planning permission reference R86/0342/8046/P. The property must be occupied by someone mainly employed or lastly employed in agriculture or a dependent or widower of such person.

Any purchaser wishing to satisfy themselves as to whether or not they qualify for the Occupancy Condition must speak to Rugby Borough Council although an opinion can be given by the agent.

Floor Plan

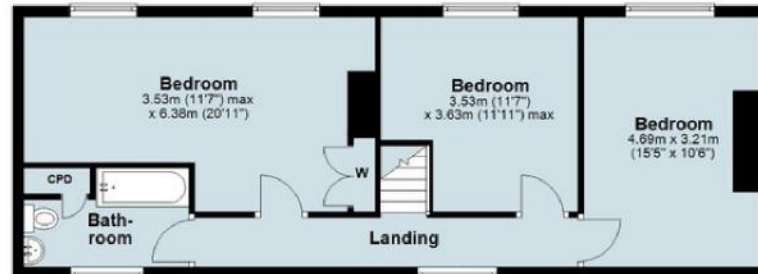
Ground Floor

Approx. 203.1 sq. metres (2186.5 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.7 sq. feet)



Services

Mains water (Anglian) is connected to the property via a supply down Longdown Lane from the village of Barby where the meter is located. The adjoining landowner shares this supply and pay for water consumed measured by sub-meters. Drainage is via a private system and mains electricity is connected.

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

Plan, Area & Description

The property is sold as Title Numbers WK459346, WK475533, WK471021, WK471022 & WK268664.

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.

Clawback Provision and Restrictive Covenant

A previous owner has imposed an Overage Clause and a restrictive covenant (restricting the use of the land to agricultural) on part of the land by the canal under Title WK475533.

It is the intention of the vendor to impose their own Overage Clause on the land not already covered to reserve 30% of any uplift in value attributed to any change of use or planning permission for a period of 30 years. For the avoidance of doubt, this overage will not be triggered by any agricultural or equestrian development. Full details will be provided within the legal documentation.





Fixtures & Fittings

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

Farm Sale

The vendor reserves the right to hold a farm sale prior to completion. No date has yet been set.

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.

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 Rugby Office.

Sporting, Timber & Mineral Rights

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

Local Authority & Utility Companies

Rugby Borough Council	Tel. 01788 533 533
Anglian Water	Tel. 03457 919 155
Western Power	Tel. 0800 096 3080

Council Tax

Willoughby Lodge Farm is within Council Tax Band E and the amount payable is £2,773.98.

EPC

The property has a rating of E40 with potential of A101.

What3Words

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

Lot 1: ///query.meaty.irrigated

Lot 2: ///hammer.barbarian.resonated & ///whisker.limitless.decking

Lot 3: ///icon.champions.unsigned

Vendors Solicitor

John Hyatt,

Butcher-Barlow LLP, 31 Middlewich Road, Sandbach, CW11 1HW

jhyatt@butcher-barlow.co.uk | 01270 762521

Viewing

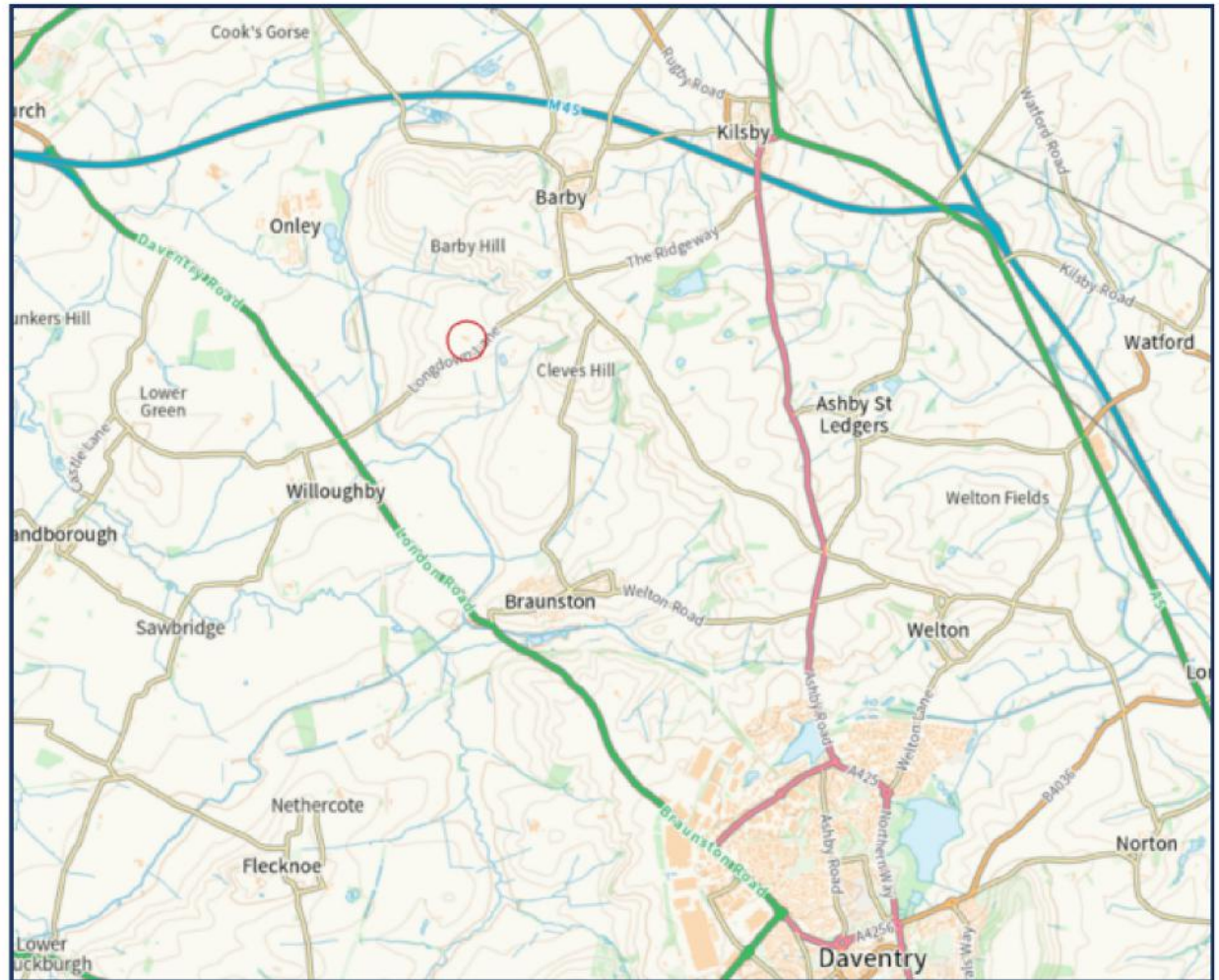
Viewing is strictly by appointment by contacting Tim Howard or Charlie Morton on 01788 564680 or email rurural@howkinsandharrison.co.uk. Please note this is working livestock farm therefore appropriate health and safety advice and bio-security measures must be taken.

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.

Howkins & Harrison
7-11 Albert Street, Rugby, CV21 2RX

Email rurural@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.