



Hill Farm, Leamington Road,
Wappenbury, CV33 9DP

HOWKINS &
HARRISON

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Approximately 32,158 sq.ft of modern and traditional agricultural buildings with potential for alternative uses, within 27.86 acres (11.28 hectares) or thereabouts.

Extending to 27.86 acres (11.28ha) in all.

Situation

The site lies to the north of Wappenbury being accessed directly off Leamington Road. Wappenbury is approximately 2 miles west of Princethorpe, 7 miles north-east of Leamington Spa, 10 miles south of Coventry and 10 miles south-west of Rugby.

The location of the property is shown in more detail on the plan.

Description

The property extends in all to approximately 27.86 acres (11.28 ha) of sloping fields, all enclosed by mature hedges, and post and rail fencing and a range of buildings. The property can be accessed via a secure steel gate directly off Leamington Road.

The land is currently down to pasture and subdivided into three fields extending to 26.20 acres (10.60 ha) or thereabouts. The fields are all divided by mature hedgerows and can be accessed by interconnecting gates. The land benefits from a water trough situated on the eastern boundary.

Land Schedule

Feature Name	Feature Description	Area (ac)	Area (ha)
SP3870 2906	Pasture	8.87	3.59
SP3870 1210	Pasture	6.38	2.58
SP3869 2194	Pasture	10.88	4.40
SP3870 1825	Yard & Buildings	1.73	0.70
		27.86	11.28



Building Schedule

Building	Sq/ft	Sq/m
1	520	48
2	2,008	186
3	1,949	181
4	4,069	378
5	3,550	329
6	1,489	138
7	18,330	1,702
	32,158	2,984

*All measurements are GEA and produced by Ordnance Survey's base map data through Landapp



Buildings

The buildings are arranged around a soil and concrete yard extending to approximately 1.73 acres. Although the buildings are currently in agricultural use there is an opportunity for conversion to alternative non-agricultural use subject to planning permission, these comprise the following:

Building 1 (520.92 sq.ft)

(3.96m x 12.33m) Stable block of red brick construction consisting of four loose boxes with windows under a mono-pitch corrugated roof.

Building 2 (2,008.88 sq.ft)

(8.04m x 24.19m) Steel portal frame building clad with corrugated asbestos and box profile sheets under a pitched roof. The building houses a redundant grain dryer and sits adjacent to Building 4.

Building 3(1,949.20 sq.ft)

(27.32m x 6.61m) Open sided steel portal frame Dutch barn, which sits on a soil floor.

Building 4 (4,069.97 sq.ft)

(18.29m x 20.69m) Open sided steel portal frame building under a pitched corrugated roof, which sits on a soil floor.

Building 5 (3,550.47 sq.ft)

(17.78m x 18.60m) Timber framed building with brick walls up to the height of 6ft and space boarding to the eaves. The building sits under a pitched corrugated roof and can be accessed via one of two entrances at either end.

Building 6 (1,489 sq.ft)

(23.19 x 5.72m) Building of red brick construction under a pitched corrugated roof, which is attached to Building 7 along its southern elevation.

Building 7 (18,330 sq.ft)

(57.37m x 35.44m at its widest) Steel portal frame building with block and brick walls under a pitched corrugated roof. The building includes disused cattle stalls and doors to each end.

Silage Clamp (3,631 sq.ft)

(22.49m x 15.45m) A concrete base supported to three sides by concrete panels.

Planning

In the opinion of the agents there is potential for alternative non-agricultural opportunities on the buildings, subject to obtaining the necessary planning consent. Purchasers should note it is their specific responsibility to investigate the planning potential themselves.

Tenure & Possession

The whole of the property is offered freehold with vacant possession given upon completion.

Plan, Area & Description

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 or misdescriptions. The plan is for identification purposes only.

Rights of Way

A public footpath along western boundary adjacent to building 2.

We are not aware of any other rights of way, easements or wayleaves that benefit or affect the property in any way, although, it is assumed that the property benefits from all the necessary rights of way, wayleaves and easements for services and access.

Method of Sale

The whole of the property will be offered for sale by private treaty with the vendor willing to consider unconditional offers.

Land Registry Title

The Land Registry title numbers are WK497494 and WK452041.





Overage

The vendor will impose a development clawback based on 30% of the uplift in value for a period of 30 years for any non-agricultural or non-equestrian use on the buildings or land.

This clause will be triggered either upon the implementation of a planning consent or the sale of the property following the grant of planning consent. For the avoidance of doubt any agricultural buildings or stables or equestrian facilities constructed and used for this purpose would not trigger the clawback clause.

Services

Mains electricity is connected to the property, while the water is fed from a borehole situated in close proximity to the yard. A further water connection comes from Hill Farm House, however the vendor has never used this connection and should the purchaser wish to do so, then it will be their responsibility to install a submeter and ensure the correct rights are in place.

The residential dwellings adjacent are connected to a private drainage system, which is situated on the land includes within this sale. The residential dwellings are not part of this sale, however the manhole which benefits the dwellings' drainage system is situated behind building 7 and it is believed the owners benefit from the appropriate rights for access and maintenance relating to the manhole and drainage system.

The Bore hole tank is in Building 7 and feeds the water troughs situated in the fields.

There is a separate three phase electricity supply for the farm buildings to a meter in Building 2 (Grain Store).

Vendors Solicitor

Mr James Spreckley
Lodders Solicitors
Number Ten, Elm Court
Arden Street
Stratford upon Avon
Warwickshire
CV37 6PA

T: 01789 206166

E: james.spreckley@lodders.co.uk

Local Authority & Utility Companies

Warwick District Council	Tel. 01327 322322
Severn Trent Water	Tel. 0800 7834444
Western Power	Tel. 0800 0963080

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.

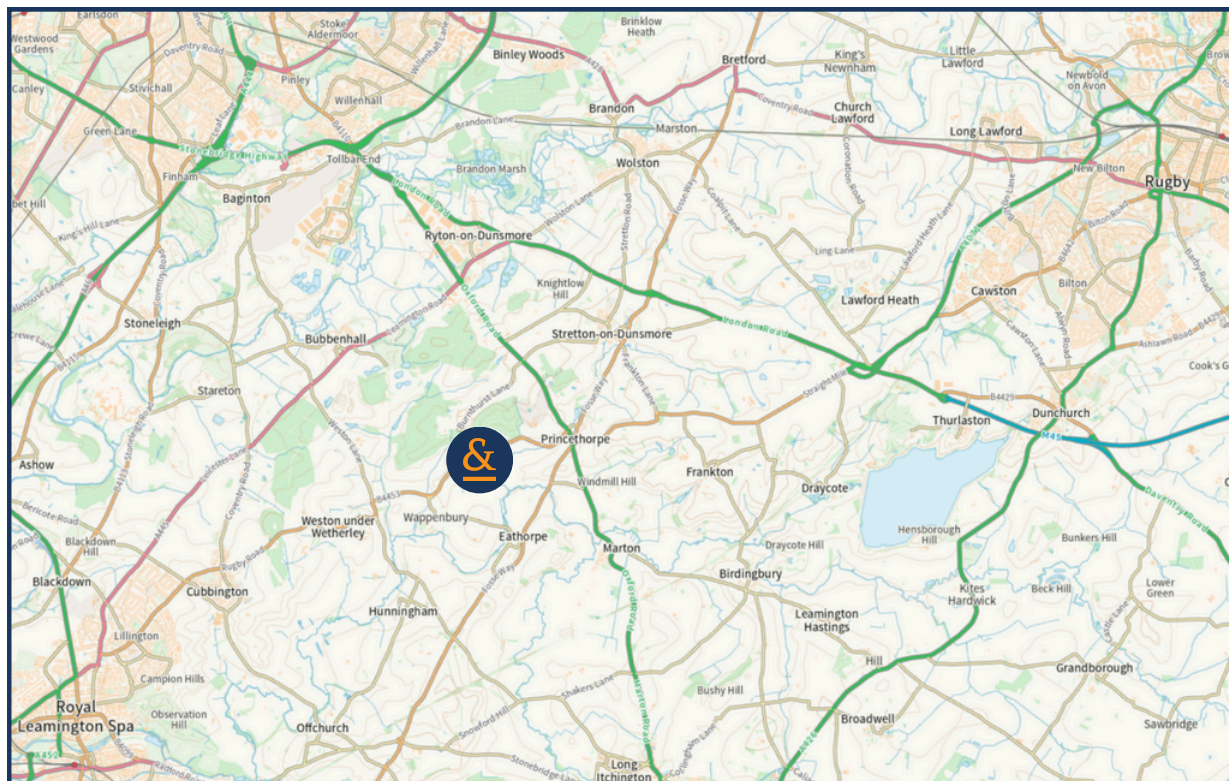
Offers

The vendor would prefer unconditional offers as opposed to conditional bids.

Viewing

Viewing at any time during daylight hours with a copy of the brochure to hand and prior approval from the agent Henry Martin:

henry.martin@howkinsandharrison.co.uk or 01788 564680.



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 rugrural@howkinsandharrison.co.uk
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