



Marston Hall Farmhouse & Farm Buildings, Priory  
Road, Wolston, Coventry, CV8 3FX

HOWKINS &  
HARRISON



# Marston Hall Farmhouse & Farm Buildings, Priory Road, Wolston, Coventry, CV8 3FX

An opportunity to acquire a ring-fenced development site with an attractive period Farmhouse for modernisation, and a collection of traditional buildings with permission for the conversion to 5 residential dwellings together with farm buildings and 22 acres of land.

For sale as a whole.

**Extending to in all approximately 21.98 acres (8.9 ha)**

## Features

- 8 Bedroom Farmhouse over three storeys (3,616.67 sq.ft)
- 7,393.73sqft of Traditional farm buildings with Class Q permitted development approved for 5 dwellings (Approved 13/09/24 and 17/01/25)
- 21.98 acres of pasture
- South of the River Avon
- Private access
- Close to A45/M6/M1

## Location

Marston Hall Farm is situated off Priory Road to the North of the village of Wolston in the county of Warwickshire. Wolston is half a mile down Priory Road to the South West with a good range of everyday services. Rugby train station is situated approximately 7.4 miles by road to the East and Coventry railway station is situated approximately 7.2 miles by road to the west of the Property. From Coventry there are direct services to Birmingham International (10 mins), Leamington Spa (12 mins) and London Euston (56 mins). Birmingham Airport is situated approximately 16 miles to the west of the Property.

Access to the A45 is just 2.3 miles to the South which provides access to wider network links between Birmingham and Northampton, while junction 2 of the M6 is 6.3 miles to the Northwest.

London is approximately 90 miles to the South via the M1 and the centre of Birmingham is approximately 29 miles to the West via the A45/M6.

The property is shown in further detail in the Location Plan.







## Distances Approximate

- A45 – 2.3 miles
- M6 Junction 2 – 6.3 miles
- Rugby – 7.6 miles
- Coventry – 8 miles
- Warwick – 13 miles
- Leicester – 26 miles
- Birmingham - 29 miles
- London - 90 miles

## Description

Marston Hall Farm is a ring-fenced residential pasture farm to the North of the village of Wolston with convenient access to local amenities including a supermarket, GP surgery and public houses. The farm borders the meandering River Avon to the North and is surrounded by gently undulating pasture fields and mature trees. A private driveway, accessed from Priory Road, leads to the heart of the estate, offering a sense of arrival befitting a property of this character.

The farm extends to just under 22 acres and is available as a whole (although the vendor will consider splitting into lots).

## Farmhouse

Commanding a prominent position within the holding, the detached eight-bedroom farmhouse is of red brick construction, part rendered, under a pitched tiled roof. An unlisted Georgian period property dating from around 1760, featuring symmetrical bay windows that face south over the lawn, offering an elegant first impression. Once a squire's residence, the home retains a wealth of original features, including an inglenook fireplace with bread oven, flagstone flooring in the hall and rear rooms, original fireplaces, and period unpainted wooden doors.

Internally, the house extends to approximately 3,616.67 sq.ft (336 sq.m) of accommodation and presents an exciting opportunity for complete refurbishment and modernisation. The property is not listed and is connected to mains electricity and water, alongside a private drainage system. The farmhouse enjoys delightful views over the River Avon and the Warwickshire countryside.



The accommodation is shown on the floorplan and comprises:

**Ground Floor:**

Kitchen  
Reception Room  
Sitting Room  
Dining Room  
Pantry  
WC & Utility

*Front and back staircase*

*Stairs down to the cellar*

**First Floor:**

Master bedroom  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Family Bathroom  
WC

**Second Floor:**

Bedroom 5  
Bedroom 6  
Bedroom 7  
Bedroom 8  
Ensuite  
Dressing Room

## Outside

The property is approached by a private hardstanding driveway which leads to the front of the Farmhouse. From here, a double car port is accessible from the driveway and a series of additional outbuildings located just beyond. These buildings are formed of the double storey old coalhouse with stairs leading to a first-floor storage space and a single storey old washroom and boiler house.

The lawned south facing garden lies to the front of the house beyond the gravel driveway and is enclosed by mature trees, a brick wall and the embankment to the railway line. At the rear, a further enclosed garden is framed by a combination of traditional brick walls and fencing.

The driveway continues, offering access to the farmyard and central courtyard, surrounded by traditional agricultural buildings. An additional access track loops around the perimeter of these buildings, enhancing accessibility throughout the grounds.







Building schedule (Gross Internal Areas)

Number	Building	Size	Sq.m	Sq.ft.
UNIT A	Single Storey	2 Bed	100	1,076.39
UNIT 1	Double Storey	3 Bed	256	2,690.98
UNIT 2	Double Storey	3 Bed	191.90	2,055.91
UNIT 3	Single Storey	1 Bed	56	602.78
UNIT 4	Single Storey	2 Bed	83	893.41
			686.90	7,319.47

## Farm Buildings

The farm buildings are shown on the numbered inset plan and the detailed plans within the approved Class Q permitted development.

The buildings are constructed of predominantly red brick with a mixture of slate roof tiles and clay tiles over others.

There are a further two agricultural buildings that do not benefit from planning permission to convert. These comprise of an open sided, steel framed Dutch barn and a single storey, steel framed cattle store built onto the Southern elevation.

## Asbestos

An Asbestos report has not been carried out.

## Planning Permission

Having previously had full planning permission for conversion, the farm buildings have the benefit of approved Class Q permitted development by Rugby Borough Council for the conversion to five residential dwellings under the following consents:

- Application R24/0690: conversion of 4no. dwelling houses, approved 17th January 2025
- Application R24/0691: conversion of 1no. dwelling house, approved 13th September 2024

It must be noted that the conversion of the Class Q dwellings must be completed within 3 years of each decision date.

As part of the permission, additional work is required to upgrade and widen the access where the private driveway meets highways access on Priory Road.

There are a number of conditions attached to the consent and a potential purchaser should make themselves aware of these conditions prior to making an offer.

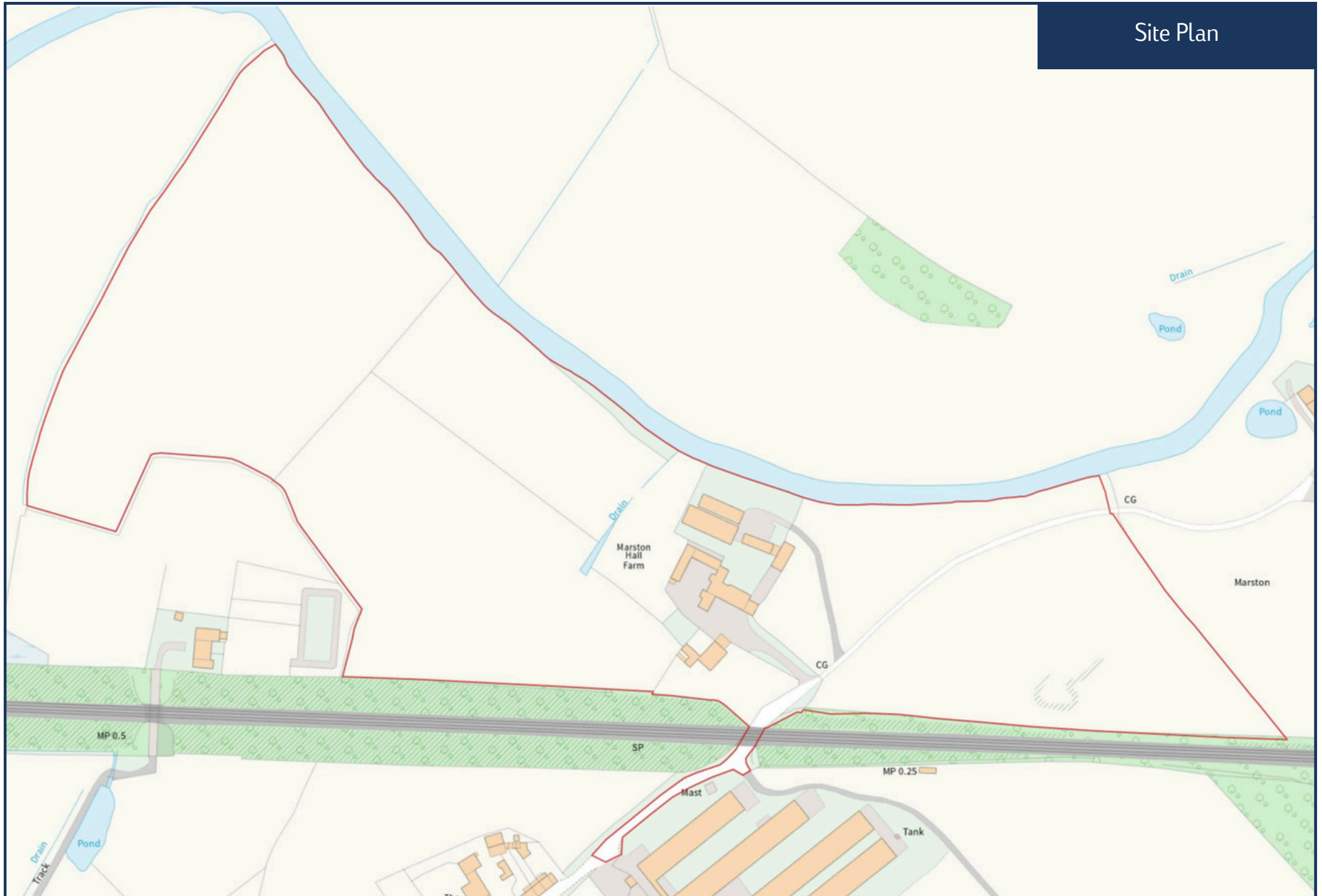
Further information relating to the planning permission can be found in the Data Room accessed through contacting the Vendors Agent using details in this brochure.







# Site Plan





## Land Grade

The land is all down to pasture across 4 field parcels enclosed by a mixture of mature hedgerows and stockproof fencing. There are mains water connections to drinking troughs throughout the fields.

The land is classified as Grade 3. The soil type is classified as Loamy soils with naturally high groundwater and seasonally wet. The northern boundary adjoining the River Avon falls within flood zones 2 and 3 and therefore can flood in heavy rainfall conditions. However, the flood plain lies to the North of the river, beyond the boundary of the land.

## General Information

### Tenure & Possession

The property will be sold freehold with vacant possession given upon completion (a local farmer currently occupies the land and buildings on a seasonal licence).

### Services

The property is serviced by mains water, and mains electricity, and a private drainage system. The house is serviced by an oil-fired central heating system throughout. The barns are serviced by mains electricity and mains water.

All field drinking troughs are fed from the same mains water supply as the house.

The purchasers should make their own enquiries as to availability and adequacy of the services for any new connections and supplies.

### Method of Sale & Lotting

The property is offered for sale by private treaty as a whole and any interested party should submit their offers to the Agent's Rugby Office.

The vendor will consider and 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.

## Schedule of Acreages

Field No	Description	Area (ac)	Area (ha)
SP4176 6927	Pasture	6.80	2.75
SP4176 7841	Pasture	4.68	1.90
SP4176 8419	Pasture	2.75	1.11
SP4276 0113	Pasture	1.33	0.54
SP4276 0810	Pasture	3.99	1.62
SP4176 9611	Pasture	0.40	0.16
	Farmhouse & garden	0.50	0.20
	Farm Buildings & yard	1.13	0.46
	Access & Tracks	0.28	0.11
Total		21.98	8.90





## Plan, Area & Description

The property is sold as Title Number WK422888

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.

## Agri-Environmental Schemes

The land is to be sold with vacant possession and no Agri-Environmental schemes in place.

## Overage Clause

The land will be sold with no overage.

## Rights of Way Etc.

There is a public footpath WK1313R137/1 over the access track.

There are 11kV National Grid overhead lines over field parcels SP4176 7814 and SP4176 8419.

There is a right of access to the neighbouring properties of Marston Mill Farm & Marston Bank over the access track to their holding.

There is a wayleave agreement between Network Rail for the mains water supply.

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, and all wayleaves whether referred to or not in these Particulars.

## Rural Land Register

The land is registered with the Rural Land Register and the fields will be transferred to the purchaser upon completion. The vendors will retain the historic element of the Basic Payment Scheme payments.

## EPC Rating

Marston Hall Farm has an EPC rating of F (36) with the potential rating of B (84).

## Council Tax

The Farmhouse is Council Tax Band 'G' for which the 2025/26 charge is £4,003.66 and payable to Rugby Borough Council.



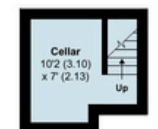
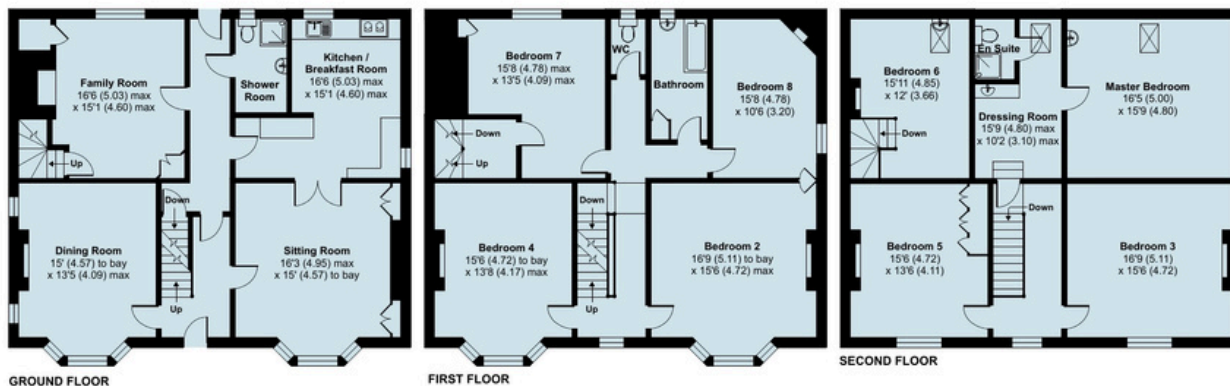




# Floor Plans



Approximate Area = 3725 sq ft / 346 sq m  
For identification only - Not to scale





## Fixtures & Fittings

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

## Vendors Solicitors

Fullers Solicitors

24 Albert Street, Rugby, Warwickshire, CV21 2RT

01788 542288

## Viewing

Viewing is strictly by appointment by contacting Lilly Wilson or Charlie Morton on 01788 564680 or email [lilly.wilson@howkinsandharrison.co.uk](mailto:lilly.wilson@howkinsandharrison.co.uk).

Please note this is working livestock farm therefore appropriate health and safety advice and security measures must be taken.

## Sporting & Mineral Rights

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

## WhatThreeWords

Using the WhatThreeWords app the following will take you to the entrance of the farmhouse and buildings:  
[///stereos.deflate.genius](http://stereos.deflate.genius)

## Local Authority

Rugby Borough Council Council Tel. 01788 533 533

Severn Trent Water Tel. 03457 500 500

National Grid Tel. 08000 963 080

## Data Room

There is a data room available upon request which has further information on the Class Q permitted development, approved plans and conditions. To access the data room, please contact Lilly Wilson on 01788 564687 or email [lilly.wilson@howkinsandharrison.co.uk](mailto:lilly.wilson@howkinsandharrison.co.uk).

## 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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