



Marston Hall Barns, Priory Road, Wolston, CV8 3FX

Guide Price £600,000

An opportunity to acquire a collection of traditional buildings with permission for conversion to 5 residential dwellings (7,393 sq.ft GIA), 2 further agricultural buildings, and 5.46 acres of pasture land.

Site area extending to 7.31 acres

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



SITUATION

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

Marston Hall Barns are 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.

DESCRIPTION

Marston Hall Barns are a collection of traditional buildings with permission for the conversion of up to 5 residential dwellings together with two further farm buildings. The barns are situated within the centre of the holding with surrounding pasture. The property sits to the North of the village of Wolston with convenient access to local amenities including a supermarket, GP surgery and public houses. The barns border the meandering River Avon to the North and are surrounded by gently undulating pasture fields and mature trees. A private driveway, accessed from Priory Road, leads to the barns. There will be a shared accessway with Marston Hall Farmhouse as shown on the plan.

The site area for the barns extends to a total of 1.85 acres and a further 5.46 acres of pasture land lay to the East of the barns.

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.

An Asbestos report has not been carried out.

The barns sit within 1.85 acres.

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.

LAND

In addition to the barns, there is 5.46 acres of pasture land.

The land is all down to pasture and is split either side of the right of way, and enclosed by a mixture of mature hedgerows and stockproof fencing. There are mains water connections to drinking troughs throughout the field.

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.

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

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.

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

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 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.

OVERAGE

The land will be sold with no overage.

RIGHTS OF WAY

There is a public footpath WK|313|R137/1 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.

GENERAL INFORMATION

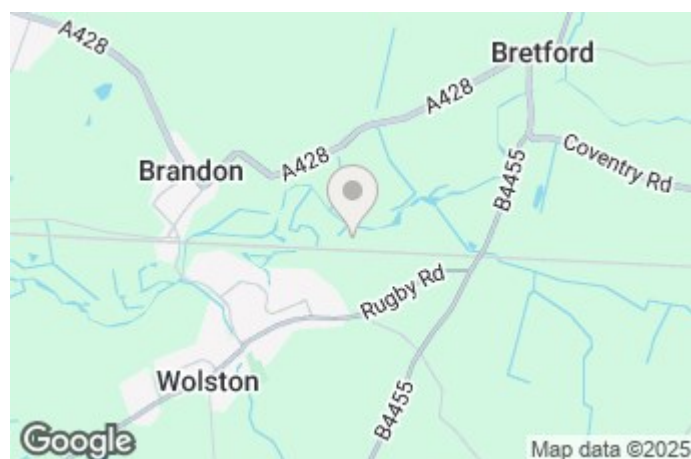
Viewing is strictly by appointment by contacting Lilly Wilson or Charlie Morton on 01788 564680 or email lilly.wilson@howkinsandharrison.co.uk.

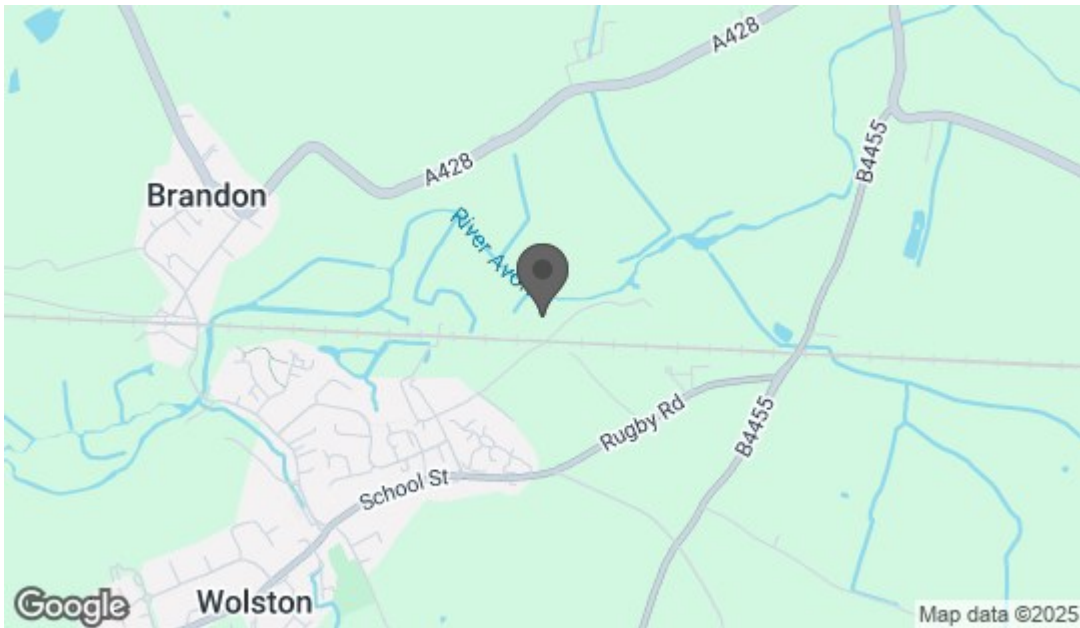
Please note this is a working livestock farm, therefore appropriate health and safety advice and security measures must be taken.

Using the WhatThreeWords app the following will take you to the entrance of the farmhouse and buildings:
[///sterEOSdeflategenius](https://www.what3words.com/sterEOSdeflategenius)

Local Authority & Utility Companies
Rugby Borough Council Council Tel. 01788 533 533
Severn Trent Water Tel. 03457 500 500
National Grid Tel. 08000 963 080

For sale as a whole.





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