



Old Barn Farm, Harbury Road, Ladbroke, Southam,
Warwickshire CV47 2DF

HOWKINS &
HARRISON

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An exciting opportunity to acquire a detached 3-bedroom Farmhouse for complete renovation and redevelopment, and with land suitable for equestrian use.

Extending to approximately 13.50 acres (5.46 ha) in all.

Distances

- 3 bedroom detached Farmhouse with accommodation over two storeys (GIA 1,516 sq.ft)
- 0.46 ac wrap around garden
- 4.19 ac arable land
- 8.32 ac of pasture
- Desirable location
- Close to A423/M40

Situation

Old Barn Farm is situated off Harbury Road and lies to the west of the picturesque village of Ladbroke, in Warwickshire. Amenities within the village include a Church and the Bell Inn pub, with a more extensive range of services available in the nearby market town of Southam (2.5 miles to the north), including shops, restaurants, a leisure centre, medical facilities and both a Primary and Secondary school.

Nearby rail links include Leamington Spa Station (7 miles), Warwick Parkway Station (10 miles) and Banbury Station (12 miles), which offer direct services to London, Birmingham, Oxford and Manchester.

The property is also well positioned for road links to the A423 to Banbury and the M40 (J12) approximately 4 miles south west, which provides connections to Birmingham, Oxford and London. Equestrian facilities in the vicinity include Dallas Burston Polo Club (3.9 miles north west) and Onley Grounds Equestrian Complex (13 miles north east) and Onley Grounds Equestrian Complex (13 miles north east).





Description

The detached 3-bedroom Farmhouse is centrally positioned in a wraparound lawned garden. The property is of red brick construction under a pitched slate roof. The house is in need of complete renovation, but offers considerable redevelopment potential, subject to the relevant permissions.

The internal accommodation extends to approximately 1,516 sq.ft in all, across two floors as shown on the enclosed floor plan, and comprises:

Ground Floor:

Entrance Hall
Dining Room
Sitting Room
Kitchen
Utility Room
Breakfast Room
WC & Store Room
Stairs to

First Floor:

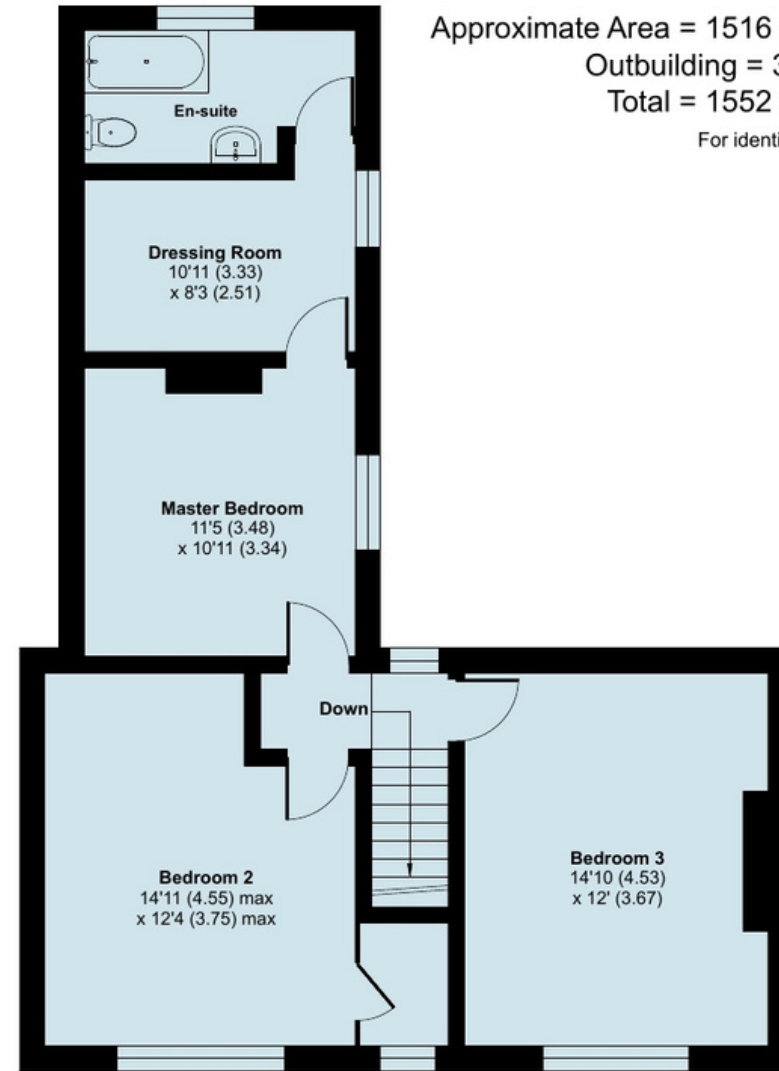
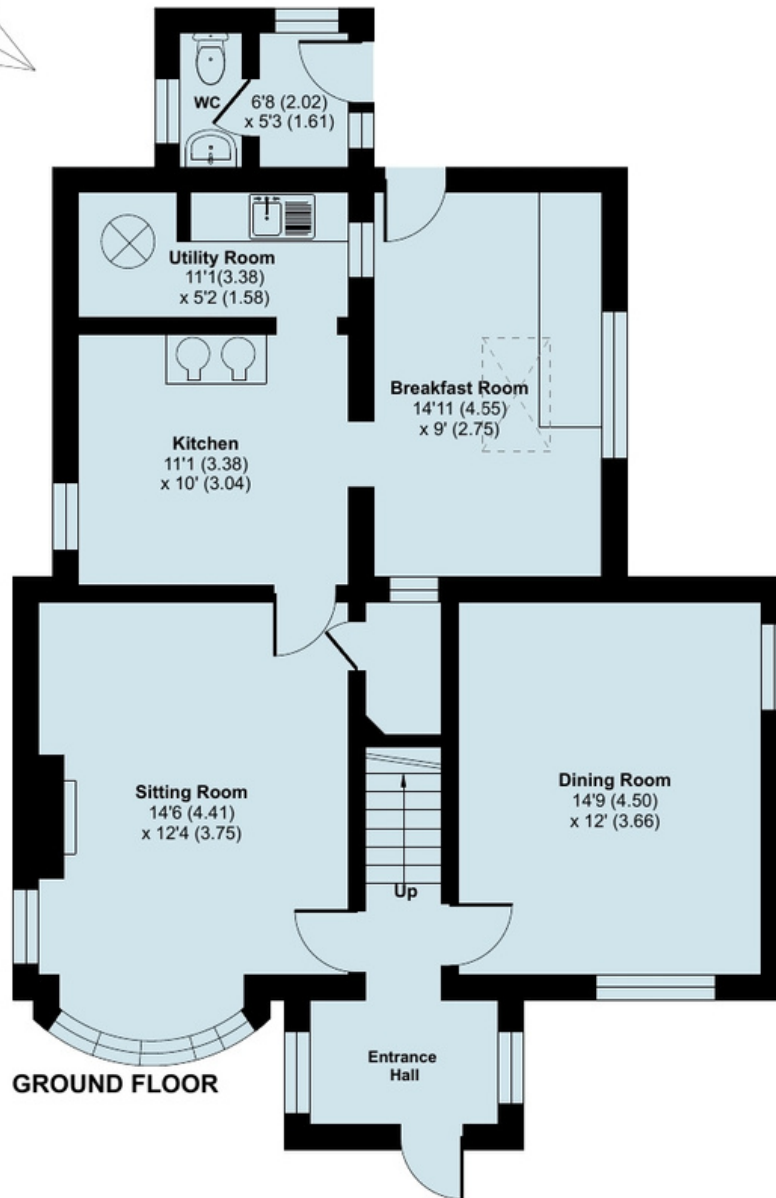
Master Bedroom
Dressing Room
Family Bathroom
Bedroom 2
Bedroom 3

Outside:

The property is approached by a shared hardstanding driveway, which runs adjacent to the eastern boundary of the land and leads to a hardstanding parking area at the front of the Farmhouse. From here, a concrete path leads to the house through the lawned wraparound garden, which contains a several mature trees and a small outbuilding.

The land extends to the north of the property and is presented as 3 parcels bordered by mature trees and hedgerows. The ridge and furrow pastureland has been further divided into paddocks with post and rail fencing and benefits from frontage onto the Harbury Road. The 4.19 acre parcel of land closest to the house is currently in arable cropping rotation.

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Approximate Area = 1516 sq ft / 140.8 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 1552 sq ft / 144.1 sq m

For identification only - Not to scale



Tenure and possession

The property will be sold freehold with vacant possession of the Farmhouse given upon completion. The Land is sold subject to an existing tenancy, with Notice to Quit to be served upon exchange of contracts in order to obtain vacant possession within 12 months.

Services

The property is served by mains water and electricity, with private drainage to a septic tank system. Both the central heating system and AGA are oil-fired.

The field drinking troughs are also mains water fed.

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

Rural Land Register

The land is registered with the Rural Land Registers and the fields will be transferred to the purchaser upon obtaining Vacant Possession.

Schedule of Acreage

Field No.	Description	Area (acres)	Area (ha)
SP4058 7781	Pasture	3.43	1.39
SP4058 8978	Pasture	4.89	1.98
SP4058 7770	Arable	4.19	1.69
	Farmhouse & garden	0.39	0.16
	Access Track	0.60	0.24
Total		13.50	5.46

The property extends to 13.50 acres and is available as a whole (although the vendor will consider retaining some land).

The land has potential for equestrian use and the possibility of further equestrian facilities subject to obtaining the necessary planning consents.





Method of Sale and Lotting

The property is offered for sale by private treaty as a whole and any interested parties should submit their offer 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.

Overage Clause

An overage clause will be included within the sale contract, reserving 30% of any increase in value due to any non-agricultural or non-equestrian development in relation to the land, that takes place within a period of 30 years from the date of the sale, triggered upon implementation of planning, sale or long lease.

Sporting, Timber and Mineral Rights

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

Rights of Way Etc.

The driveway leading to the property off Harbury Road which is included within the Freehold Title is subject to a Right of Access to the neighbouring properties.

The property 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.

Agri-Environmental Schemes

There are no Agri-Environmental schemes in place on the land.

Plan, Area & Description

The property is sold as Title Number WK374773.

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.

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 Pinney) who will be happy to discuss this with you and make an introduction to AMC on your behalf.

EPC

The Farmhouse is Council Tax Band 'F' for which the 2025/26 charge is £3,389.84 and payable to Stratford-on-Avon District Council.



Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

Viewing

Viewing is strictly by appointment through the agent's Rugby office 01788 564680 or email rugrural@howkinsandharrison.co.uk.

Please be aware that livestock graze the pasture land, therefore please keep gates closed and take appropriate biosecurity measures.

Local Authority

Stratford-on-Avon District Council

01789 267 575

Severn Trent Water

03457 500 500

National Grid

08000 963 080

Vendors Solicitor

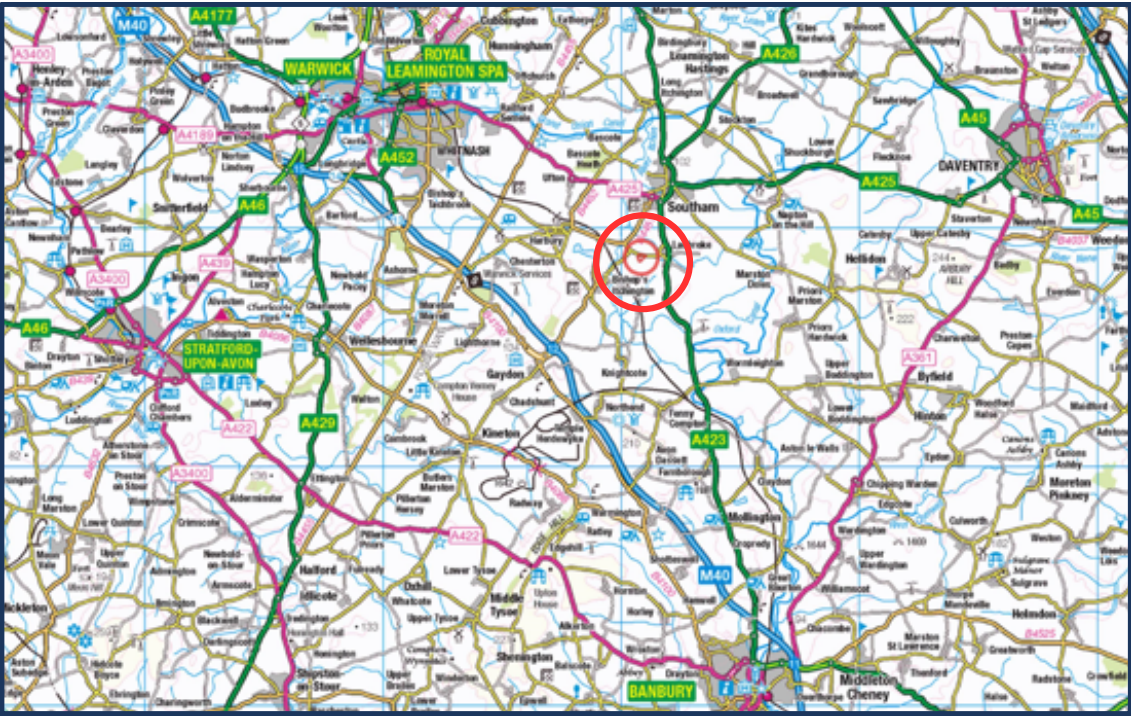
Ward & Rider Solicitors
Regent House, 50 Holly Walk, Leamington Spa CV32 4HY
Tel: 01926 311427 | Contact: Gareth Eastgate

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What3Words

///skewed.quilting.plates (Car parking at the front of the Farmhouse)



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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