

# Kingston Farm, Chesterton, Warwickshire

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Lot 1

# A desirable, ring fenced block of farmland in Warwickshire.

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In all about 370 acres

For sale as a whole or up to 5 lots

## Distances

Leamington Spa 6.9 miles (Trains to London Marylebone from 70 mins), Warwick 7.9 miles

Stratford-upon-Avon 15 miles, Birmingham International Airport 28 miles

(All distances and times are approximate)

## Situation

Kingston Farm is situated a few miles south of Leamington Spa amongst the wonderful rolling Warwickshire countryside. The land sits just outside the small village of Chesterton and is also in close proximity to Bishop's Itchington and Harbury.

There is good access to the motorway network including the M40, M45, M1 and the M6 which allows access to much of the country within 2 hours driving time. Major cities and towns including Northampton, Oxford and Milton Keynes are all easily accessible, as are Birmingham International Airport and Coventry Airport.



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## Kingston Farm

The land at Kingston Farm extends to approximately 370 acres in total and is predominantly arable with 40 acres of pasture and woodland. All of the arable land is currently farmed under a Contract Farming Agreement.

### History

Kingston Farm has been in the Thwaites family for over 100 years. Bought by Captain Sidney Herbert Thwaites, a member of the Lancashire Thwaites brewing family, it passed to his son Lesley Basil Thwaites, a renowned Warwickshire businessman.

Basil Thwaites was a prolific inventor and engineer, famous for inventing the first site dumper truck in 1957, using farm machinery, providing a cutting-edge design and machine which revolutionised construction sites and is still used today globally.

He founded Thwaites Ltd in 1937, built and established his first workshop in Cubbington, Leamington Spa where the factory still stands, 86 years later, where it is a well-established part of the community and significant local employer.

Basil focused on modernising agricultural machinery and processes during the war but in 1945 moved into construction products during the 'Build Back Better' strategy: inventing mechanical solutions to enable developers and builders to build much needed new homes safer and more efficiently.

His many inventions and machines were tested and demonstrated on the farm.

### Lot 1

The principal block, Lot 1, extends to 258 acres and comprises 238 acres of arable, 4 acres of pasture and 6 acres of woodland. Lot 1 has wonderful far reaching views and lends itself to a diverse range of uses. Proposed plans have been drawn and submitted for the relocation of the grain store to the east, in the adjacent field. Access to Lot 1 is via Plough Lane between Bishop's Itchington and Harbury, and also Chesterton. Internal access is via a series of well-maintained tarmac roads.





Included in Lot 1 is 1 Kingston Barn Cottages which has four bedrooms and is agriculturally tied to the farm. The cottage is occupied under a life tenancy.

Land Use	Area (acres)	Area (ha)
Arable	238.09	96.35
Pasture	3.95	1.60
Woodland	6.26	2.54
Other	9.32	3.77
<b>Total</b>	<b>257.62</b>	<b>104.26</b>

## Lot 2

Lot 2, accessed directly off Plough Lane, extends to approximately 31 acres of arable with a small copse to the south.

Land Use	Area (acres)	Area (ha)
Arable	27.61	11.17
Woodland	1.15	0.46
Other	2.11	0.86
<b>Total</b>	<b>30.87</b>	<b>12.49</b>



Lot 1

## Lot 3

Lot 3 is a separate block of arable extending to 59 acres to the west of the farm. Lot 3 is accessed by a right of way over Lot 1's internal roads, and a portion of the neighbouring estate. The undulating block of arable also has a 9 acre block of woodland with a pond.

Land Use	Area (acres)	Area (ha)
Arable	49.67	20.10
Woodland	8.68	3.51
Other	0.65	0.27
<b>Total</b>	<b>59.00</b>	<b>23.88</b>



## Lot 4

Lot 4 is a small 7 acre block of pasture off Old Fish Pond lane which can be accessed via Chesterton, past the church. This land is subject to a Farm Business Tenancy until 24th January 2024.

Land Use	Area (acres)	Area (ha)
Pasture	6.84	2.77
<b>Total</b>	<b>6.84</b>	<b>2.77</b>



Lot 4



## Lot 5

Lot 5 is a 16 acre block of pasture which can be accessed via Chesterton. Part of the land is on a hill with a large lake at the bottom of the lot with surrounding woodland. This land is subject to a Farm Business Tenancy until 24th January 2024. There is currently no boundary fence to the adjoining grassland on the south side.

Land Use	Area (acres)	Area (ha)
Pasture	9.99	4.04
Woodland	2.05	0.83
Other	3.34	1.35
<b>Total</b>	<b>15.38</b>	<b>6.22</b>



## General remarks and stipulations

### Method of sale

The property is offered for sale freehold as a whole or up to 5 lots with vacant possession by private treaty.

### Easements, wayleaves and rights of way

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are a number of footpaths and bridleways crossing the farm. Lot 1 internal roads also provide a right of way to cottages and buildings on the estate and farmland to the south of Kingston Farm, with appropriate shared maintenance.

### Sporting, timber and mineral rights

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

### Services

Lot 1 - Right to a share of the existing estate's mains water supply.

1 Kingston Barn Cottage is on mains water and electricity with private drainage and gas.

There are no services connected to the other lots.

### Plans, areas and schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

### Local authority

Warwickshire County Council

### Postcode

CV33 9LH

### What3words

riverbed.retail.mothering

### Viewings

All viewings are strictly by appointment with the Vendor's agent.



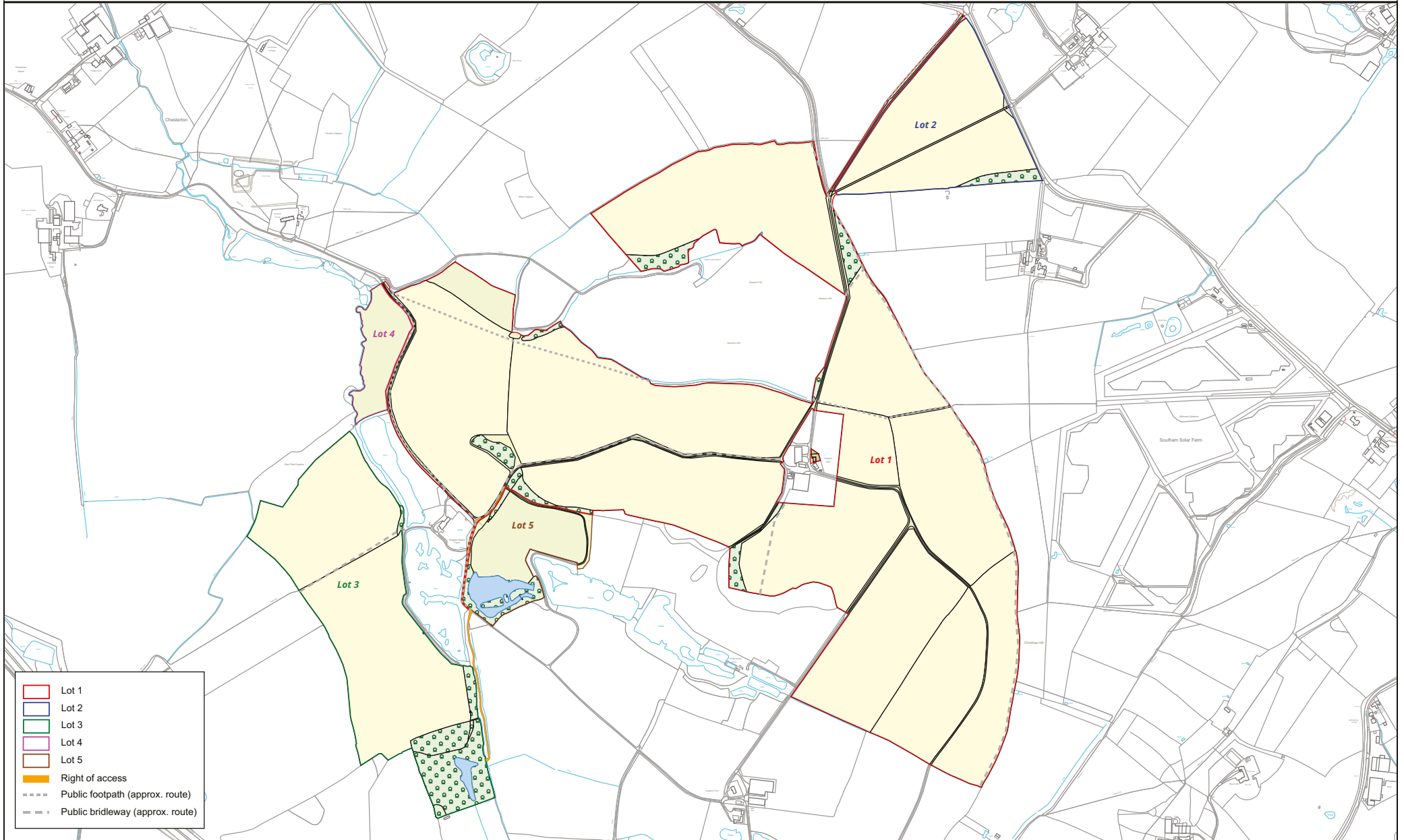
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# Kingston Farm



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Land Use:	
	Pasture
	Arable
	Game Cover
	Woodland
	Parkland
	Verge / Misc
	Water
	Orchard
	Heathland
	Rocks / Boulders
	Building (Residential)
	Building / Structure (Agricultural)
	Gardens
	Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 27.09.23  
 Drawn By: CW  
 Scale: 1:8500 @ A3  
 Plan Ref:

**Title**  
**Kingston Farm**

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Date: 02 October 2023  
Our reference: STR012295701

## Kingston Farm, Chesterton, Leamington Spa, CV33 9LH

We have pleasure in enclosing details of the above property for which we are quoting guide prices as follows:

Lot 1 - £3,000,000  
Lot 2 - £350,000  
Lot 3 - £650,000  
Lot 4 - £75,000  
Lot 5 - £170,000

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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