



Hales Farm Cottage

Fosse Way | Moreton Morrell | Warwick | Warwickshire | CV35 9DF

FINE & COUNTRY

STEP INSIDE

An extremely rare opportunity to acquire a fabulous 3-acre building plot with full consent to build a stunning, contemporary home offering over 6,500 sq. ft. of living space located on the outskirts of the highly desirable village of Moreton Morrell, which is within striking distance of Warwick, Leamington Spa, and Stratford upon Avon.

Hales Farm Cottage offers the unique benefit of living on site while you build the project, as there is a habitable four-bedroom farmhouse two-bedroom static caravan, large barn offering excellent secure storage space and garaging.

Offering amazing, elevated views into the wonderful Warwickshire Countryside this property must be viewed to be appreciated.

Planning Application Reference - 23/02737/FUL

Accommodation Summary – The Farmhouse

The farmhouse offers 1352 sq. ft of living space set across two floors.

Ground floor

Entering through a porch you will find a bathroom holding a bath, sink, and toilet to your left, and then the kitchen. To your right is a utility room, separate w/c, and access to a double garage. The left-wing holds a sitting room, a study or bedroom 4, and then a dining room, adjoining this side of the property is an externally accessed greenhouse. There are two porches giving access to the property at the front and rear of the ground floor and adjoining the right wing of the property is an attached double garage.

First floor

The first floor holds three bedrooms, two of which are good-sized doubles, and a smaller bedroom big enough to hold a small double bed.

Accommodation Summary – Static Caravan

There is a two-bedroom static caravan on site, holding a kitchen, dining sitting room, w/c, and bathroom holding bath, sink, and toilet.

Accommodation Summary – The Barn

There is a fantastic large general-purpose steel framed barn offering almost 2,600 sq. ft. of usable space. It has openings on two sides and a lean-to timber office. There is a mezzanine for further storage space.













Accommodation Summary – Outside

Hales Farm Cottage is set within a beautiful rural area and offers elevated far-reaching views into the Warwickshire Countryside.

Access is directly from the Fosse Way with a wide entrance leading onto a long winding track skirting the edge of a field around to the property set well back from the road. Flanking the drive is an area of hard standing on one side and a grass area opposite which could be railed off to create a small paddock. Beyond that is the railed paddock.

There is a large general-purpose steel framed barn with openings on two sides and a lean-to timber office, business rates have been payable on the barn.

On the far side of a further area of hard standing is a two-bedroom static caravan which has been in residential use, we understand, since 2015.

Note: Some photographs are computer generated images. Please note, computer generated images are indicative only. Decorative finishes and fixtures and fittings do not represent the current state of the property. The rooms shown in the photographs have been virtually staged. It should not be assumed that any contents/furniture are included in the sale.



LOCATION

The County town of Warwickshire and medieval stronghold, Warwick is a historic market town, best known for its world famous castle. A popular tourist destination, William the Conqueror founded Warwick Castle in 1068 on his way to Yorkshire to deal with the rebellion in the north. The original wooden motte-and-bailey castle was rebuilt in stone in the 12th century. During the Hundred Years War, the facade opposite the town was refortified, resulting in one of the most recognisable examples of 14th century military architecture. The great fire of Warwick in 1694 destroyed much of the medieval town and as a result most of the buildings post date this period.

The town lies upon a bend in the River Avon, directly adjoining the neighbouring town of Leamington Spa and under ten miles from Kenilworth and the city of Coventry. The town provides a variety of boutique shops, gastro pubs, bistros and cafes. The town hosts a variety of annual festivals, such as the Folk Festival and Christmas Victorian Evening. The Warwick Racecourse, Warwick Boat Club and Warwick Tennis Club are all notable exclusive sporting venues in the town. Theatre and live performance can be experience at The Bridge House Theatre, The Dream Factory and Warwick Arts Centre in addition to the nearby Royal Shakespeare Theatre, Leamington Assembly Rooms, Royal Spa Centre and the Belgrade Theatre.

A consistent lure to the area for families is Warwick School for boys, which is believed to be the oldest boys school in the country, along with its sister school, Kings High School for Girls and Warwick Preparatory and Junior Schools. In addition there are two state run schools and several primary schools. The Univesity of Warwick is among the highest rated in the country.





Services, Utilities & Property Information

Services: 3-phase electricity. Septic tank for drainage. LPG-fired heating. Mains water from a metered shared supply.

Broadband: FTTP Ultrafast Full Fibre Broadband is available at the property with maximum download speeds of up to 1,800 Mbps and maximum upload speeds of 120 Mbps. We advise you check with your provider.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Planning Permission or Proposal for Development

Planning permission has been granted for the demolition of existing buildings and the erection of a replacement detached dwelling and associated external works, including repositioning the existing driveway.

Tenure:Freehold | EPC: G | Tax Band: E

Directions

The postcode is CV35 9DF. [what3words///director.zoom.pelt](https://www.what3words.com/director.zoom.pelt)

Local Authority

Name: Warwick District Council
Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600 or 07540 649 103.

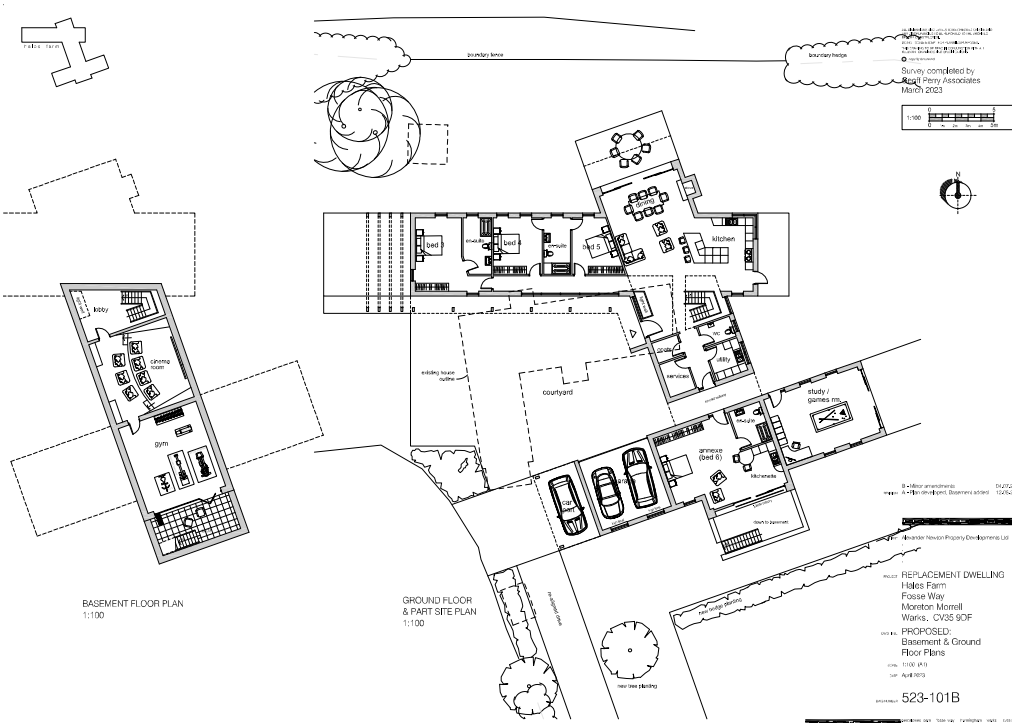
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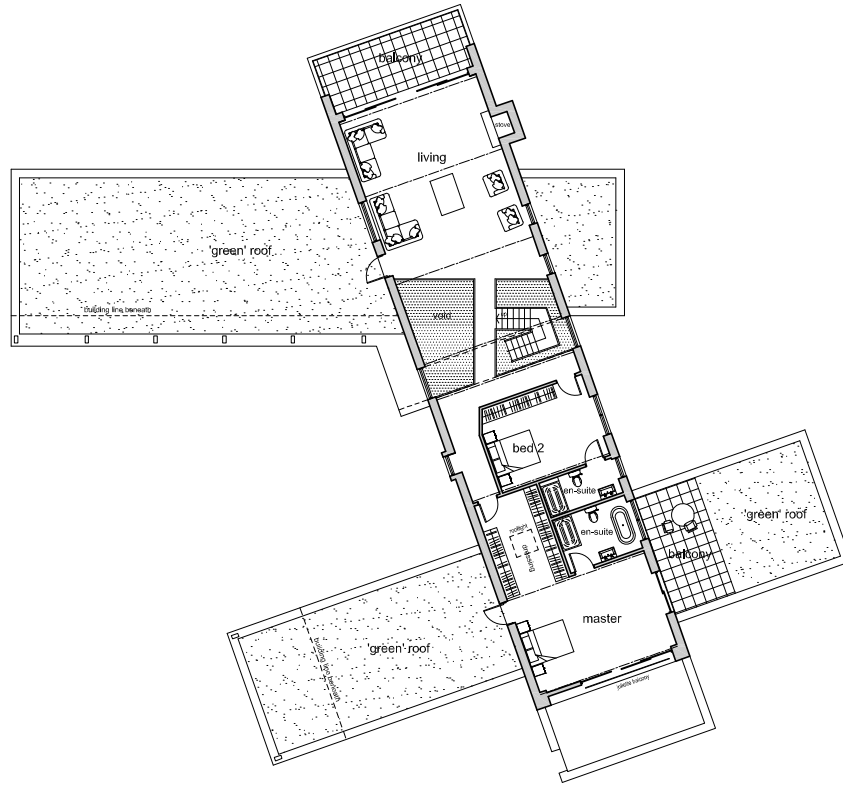
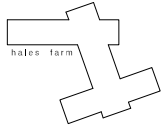
For more information visit <https://www.fineandcountry.co.uk/stratford-upon-avon-estate-agents>

Opening Hours

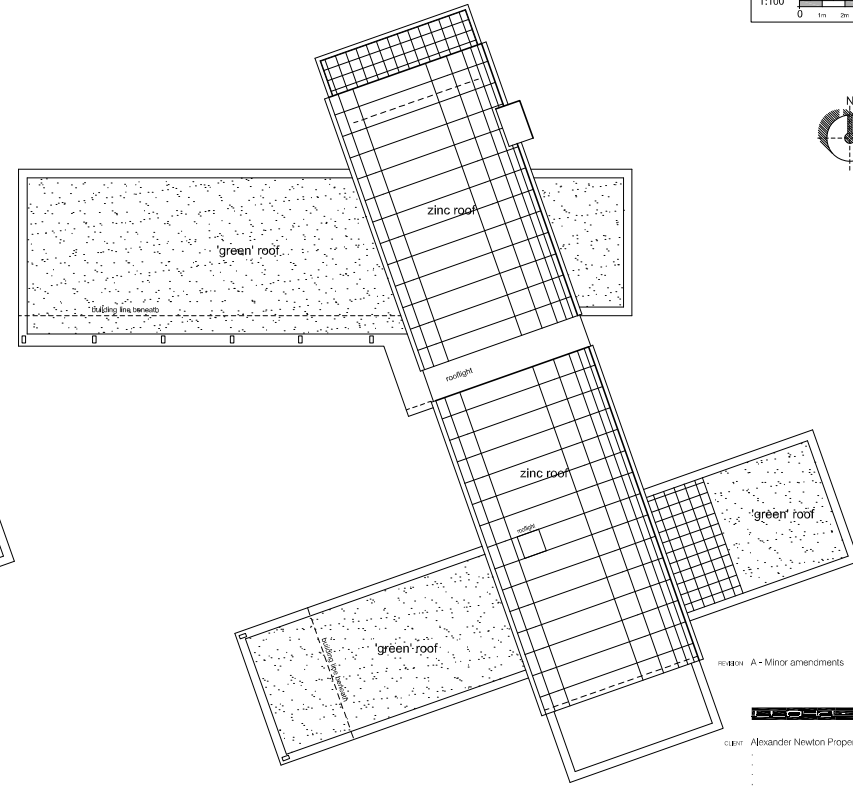
Monday to Friday	9.00 am–5.30 pm.
Saturday	9.00 am–4.30 pm.
Sunday	By appointment only

£ 1,350,000





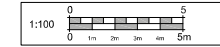
FIRST FLOOR PLAN
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ROOF PLAN
1:100

ALL MEASUREMENTS TO BE CHECKED ON SITE AND ARE SUBJECT TO BE REPORTED TO THE WORKSET BEFORE CONSTRUCTION.
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THE DRAWING TO BE USED IN CALCULATING MATERIAL QUANTITIES SHOULD BE USED AS A GUIDE ONLY.
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Survey completed by
Geoff Perry Associates
March 2023



REVISION A - Minor amendments 04.07.23

CLIENT Alexander Newton Property Developments Ltd

PROJECT REPLACEMENT DWELLING
Hales Farm
Fosse Way
Moreton Morrell
Warks. CV35 9DF

DWG TITLE PROPOSED:
First Floor & Roof Plans

SCALE 1:100 (A1)
DATE May 2023



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





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