



Holt Hall Farm, Atherstone Road, Over Whitacre,
Coleshill, B46 2LY

HOWKINS &
HARRISON

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An unusual and exciting opportunity to purchase a substantial residential dwelling and traditional red brick barns for conversion, set in a prominent position overlooking surrounding farmland. Accessed via a private driveway in beautiful rural location.

The property will be sold as a whole or in two lots as follows:

Lot 1: Holt Hall Farmhouse, annex and agricultural building set in 10.44 acres

Lot 2: 3 traditional red brick barns with planning permission for conversion, agricultural building set in 6.08 acres







Distances

- Atherstone - 5 miles
- Nuneaton - 9.2 miles
- Tamworth - 11.2 miles
- Birmingham - 17 miles
- Leicester - 28 miles
- Nearest train station is in Atherstone giving easy access to London in just over an hour

Location

Holt Hall farm is situated 1.6 miles outside the village of Over Whitacre in a desirable location surrounded by open countryside.

Over Whitacre is a small rural village located close to the large villages of Furnace End and Fillongley. The property is ideally located for those commuting to the city and beyond with swift access to Birmingham and London by train. The M42 junction 10 is easily reached providing a convenient link to the Midlands' motorway network.

Access to the property from the highway is via a double gated private driveway leading through open countryside.

Description

Holt Hall Farm extends to 16.52 acres in total and comprises a substantial part complete three storey dwelling, separate annex and a further three residential dwellings awaiting conversion, together with agricultural buildings and surrounding farmland.

The property is to be offered for sale as a whole or in two lots as follows:

Lot 1: Holt Hall Farmhouse, annex and agricultural buildings set in 10.44 acres

Holt Hall Farmhouse is a part complete three storey dwelling extending to a substantial 9,495ft² (882m²). The dwelling needs works completing internally and externally. The dwelling is shown as number 1 on the plan.

The dwelling has been designed for spacious modern living with open plan areas and large windows overlooking the surrounding land, the dwelling has a swimming pool within the design, this has been part built within the dwelling.

The planning permission for Holt Hall Farmhouse can be found using the following reference: PAP/2008/0016, an application for the variation of Condition 2 of the original planning application is under reference number PAP/2015/0101. The planning permission requires demolition of the existing dwelling, this building (no.9) remains on site currently but will need to be demolished to meet the planning conditions for the approved dwelling.

The land is currently a mixture of arable and pasture land, the area edged red on the plan shows the land to be sold with Lot 1 extending to 10.44 acres.

In addition to the land there are three buildings as follows:

Building 2 – A red brick and tile construction barn with planning permission for change of use from former falconry school to single one bedroom residential annex. Gross internal area 882ft² (82m²) Planning application reference: PAP/2016/0242

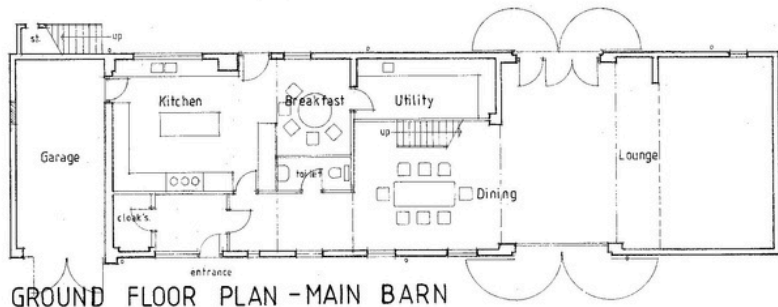
Building 3- A brick and tile building with residential or commercial development potential subject to obtaining the necessary planning permission. Gross external area 936ft² (87m²)

Building 4 – Modern agricultural building constructed with brick and steel sheet cladding, roller shutter and personnel door. This building would be suitable for commercial use subject to obtaining the necessary planning consents. Gross internal area of 1127ft² (114m²).

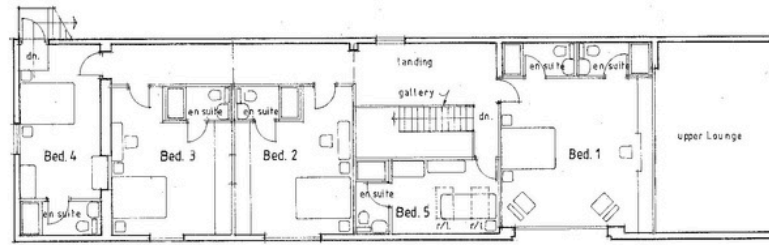
Lot 2 - 3 traditional red brick barns for conversion, agricultural building set in 6..08 acres

Lot 2 provides an excellent development opportunity to convert 3 red brick barns into attractive residential barn conversions. The barns with permission for conversion are as follows:

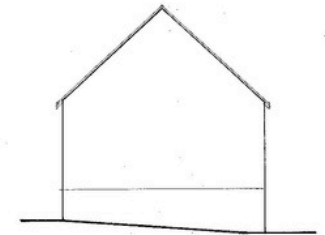




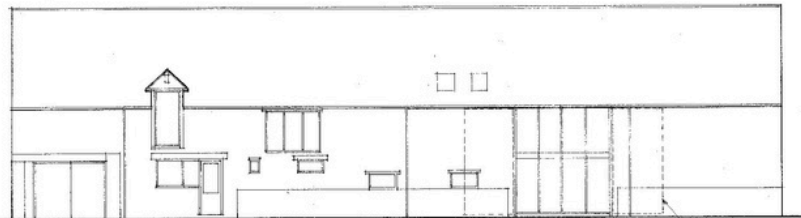
GROUND FLOOR PLAN - MAIN BARN



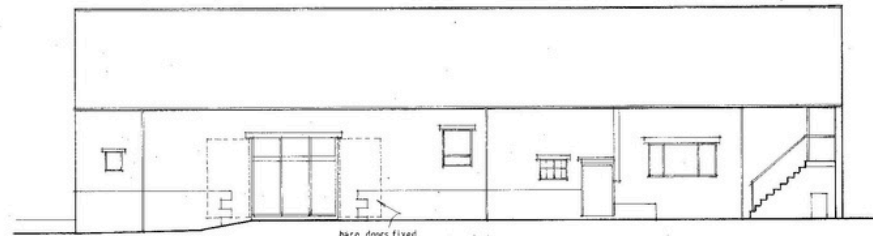
FIRST FLOOR PLAN



SW. ELEVATION



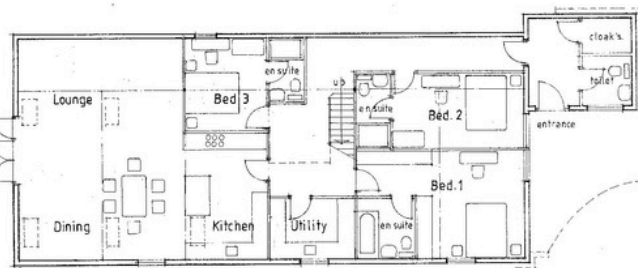
NW. ELEVATION



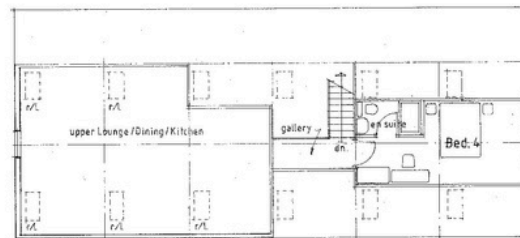
SE. ELEVATION



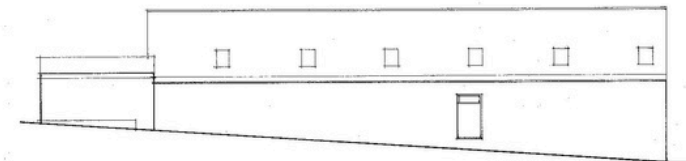
NE. ELEVATION



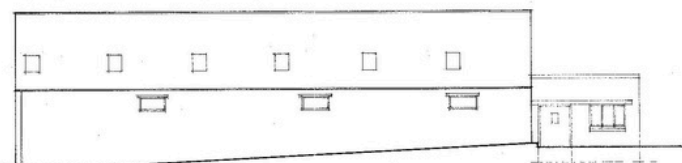
GROUND FLOOR PLAN - FRONT BARN



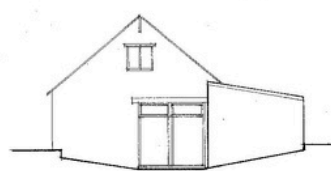
ROOF PLAN



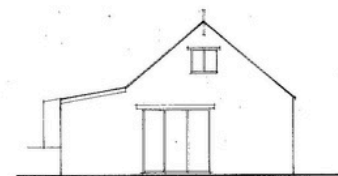
WEST ELEVATION



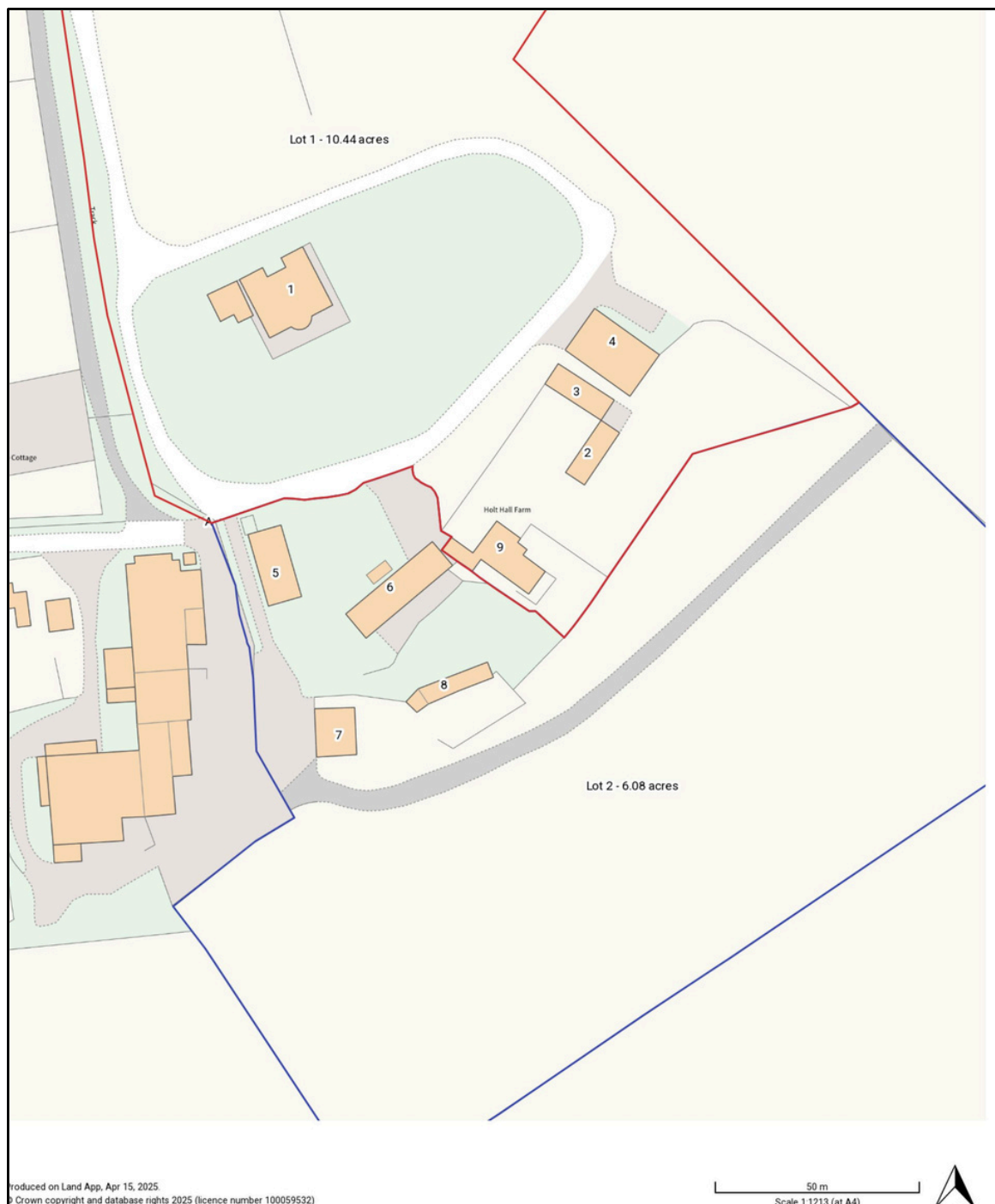
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



Building 5 – traditional red brick building under tile roof (gross external area 1840ft² (171m²)) with permission for conversion (submitted alongside building 8) as follows:

PAP/2014/0643 – conversion of two agricultural buildings to two residential dwellings (C3 residential units)

PAP/2015/0600 – change of use to residential incorporating a two storey, gabled dovecote extension to Lower Barn

Building 6- A former agricultural threshing barn of traditional brick and tile construction extending to 2228ft² (207m²). With planning permission for conversion to residential. Planning application reference: PAP/2015/0191

Building 7 – a modern brick and steel-clad building with concrete floor (Gross internal area 1127ft² (114m²)). Suitable for commercial use subject to obtaining necessary planning consent.

Building 8 – A traditional red brick building (total gross external area 1097ft² (102m²)) with permission for conversion as follows:

PAP/2014/0643 – conversion of two agricultural buildings to two residential dwellings (C3 residential units)

Planning

The property lies within the confines of North Warwickshire Borough Council. All documents in connection with the above applications can be found on the NWBC website. Tel: 01827 715341

Services

It is understood that the property is connected to mains water and mains electricity, sewage is via a private system. The purchasers should make their own enquiries as to availability and adequacy of the services.

Tenure and Possession

The property is sold freehold with vacant possession given on completion.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all wayleaves, easements, restrictions and rights of way that may exist at the time of sale, whether disclosed or not.

Lot 2 will be granted a right of way from the road along the drive to point A on the plan.

Purchasers should note:

The property is sold subject to a right of way for vehicles and pedestrians from the highway to the head of the fishing ponds, an Easement will be put in place to allow for services to be laid along the same route.

There is a right of way across the driveway by the fishing ponds on the plan to the benefit of a neighbouring landowner. Further information available on request.

Anti Money Laundering Regulations

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

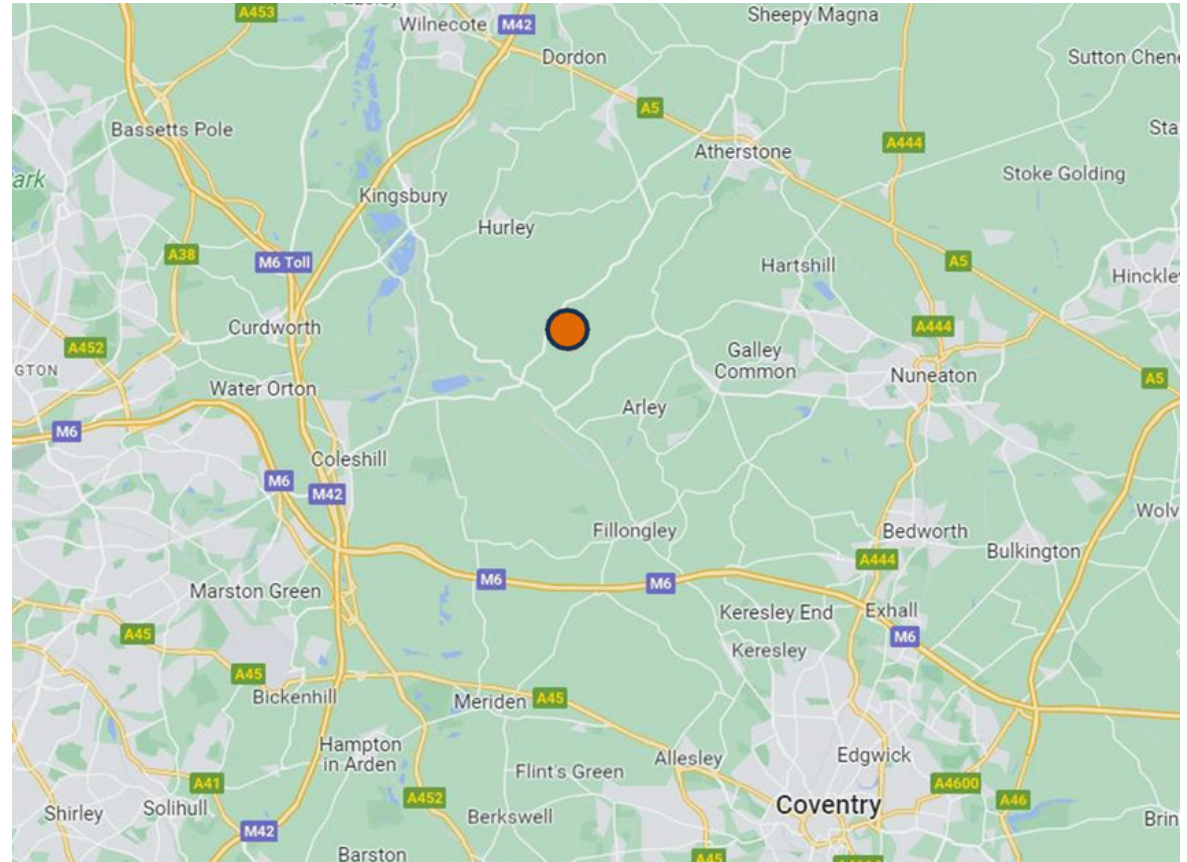
Viewings

Strictly by appointment only. Please contact Susannah Leedham (01827 721380) or Ian Large (01530 877977 Option 4) or via email susannah.leedham@howkinsandharrison.co.uk or ian.large@howkinsandharrison.co.uk

Purchasers are responsible for their own safety while inspecting the property, in particular where buildings have been under construction.

What3Words

incomes.indoors.structure



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.



Howkins & Harrison, 15 Market Street,
Atherstone, CV9 1ET

Telephone 01827 721380
Email athrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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