



**Wootton Hill Farm,
Gorse Lane, Wootton Waven, Warwickshire, B95 6BL**

£6,000,000

INTRODUCTION

The bringing to the open market of Wootton Hill Farm presents a rare opportunity for a working farm to be purchased as a whole, which comprises; a 5-bedroomed detached farmhouse, 3-bedroomed detached farm worker's cottage and a substantial range of traditional brick and tile farm buildings as well as more modern cattle yards, grain storage buildings and workshops, all within a ring fence.

The Farm has been in the Hollands family for some three generations, spanning 60 years, when it was purchased in 1966. It has been the centre of the family's farming operation, with the farmland being used for both arable and grass production and the areas of woodland producing an abundance of firewood and timber for use on the farm.

The property is approached at the end of a no-through road, known as Gorse Lane, with the village centre, its shops, school and pubs being some 7 minutes walk. In the summertime, a secondary grass track leads straight onto Wawensmere Road, which is a useful access for tractors with grain/silage trailers or combine/forage harvesters.

The planning potential presented by the traditional farm buildings, together with the more modern portal frame yards, has not been realised, nor has the prospect of changing and expanding the floor area of the main farmhouse or altering/redeveloping the cottage and its site.

Although in a largely rural location, being surrounded by greenbelt countryside, the Farm is situated only 2.5 miles from the centre of Henley-in-Arden and some 6 miles to the North of Stratford-upon-Avon. Further afield lies the West Midlands urban conurbation and motorway network, with the M40 at Warwick, the M42 just North of Henley-in-Arden, and the M5 easily accessible via Bromsgrove or just South of Evesham.

The property is approached via Gorse Lane, which then carries on up to the farm track and leads to a tarmac area to the front of the main farmhouse and driveway down to the farm buildings to the right. Beyond, there is a tarmac parking area and a brick garden wall with a pedestrian gate to the middle that leads to a pathway and then to the front door, which opens into:

MAIN FARMHOUSE

Small Entrance Hall

9'10" x 3'11" (3.00m x 1.20m)
With solid floor. Door into:

Dining Room

15'8" x 13'5" (4.80m x 4.10m)

With modern-style bay window to the front, central ceiling light point, wood burner, and two wall light points. The wood burner can be accessed from this room and the living room.

Living Room

15'8" x 13'9" (4.80m x 4.20m)

With modern-style bay window to the front, central ceiling light point, two wall lights points, and wood burner on raised hearth with timber beam over.

Inner Hall

5'6" x 3'3" (average) (1.70m x 1.00m (average))

With stairway rising to the first floor. Door into:

Pantry

7'2" x 4'11" (2.20m x 1.50m)

With windows to the side and rear (with fly screens), fitted shelving to three walls, and flagged floor.

Sitting Room

12'1" x 12'1" (3.70m x 3.70m)

With window to the side, central ceiling light point, and reformed modern-style fireplace with inset wood burner and slate hearth. With door and steps down to:

Cellar

Utility/Laundry/Boiler Room

15'1" x 15'5" (max)/10'5" (min) (4.60m x 4.70m (max)/3.20m (min))

Breakfast Kitchen

15'5" x 14'1" (4.70m x 4.30m)

With strip light to the ceiling, fitted kitchen with a range of old-style wood finished wall, drawer and base units with laminate work surfaces over, inset single drainer stainless steel sink, 4-ring ceramic hob, and oil-fired AGA.

First Floor Landing

18'8" x 5'10" (5.70m x 1.80m)

Bedroom One

16'0" x 13'9" (4.90m x 4.20m)

With coving to the ceiling and UPVC double glazed window giving aspect to the East and South.

Walk-In Wardrobe

With hanging rails.

Bedroom Two

15'8" x 13'9" (4.80m x 4.20m)

With UPVC double glazed window giving aspect to the East and central ceiling light point. Door into:

Walk-In Wardrobe

Bedroom Three

15'1" (max) x 14'5" (4.60m (max) x 4.40m)

With window giving aspect to the South.





Family Bathroom

13'9" x 8'10" (4.20m x 2.70m)

With 4-piece suite comprising; panelled bath with mixer tap over, corner shower cubicle with slide around glazed doors, low level WC, old-style vanity unit with inset wash hand basin, and tiling to splashback areas.

Airing Cupboard

Housing the factory insulated copper hot water cylinder with immersion heater and circulation pipe with programmer drawing water from the boiler.

Rear Landing

15'1" x 6'2" (4.60m x 1.90m)

With window giving aspect to the North (views to the old farmyard).

Bedroom Four

15'8" x 12'5" (4.80m x 3.80m)

With cheese floor.

Bedroom Five

15'1" x 8'10" (4.60m x 2.70m)

With window giving aspect to the West.



OUTSIDE

Gardener's WC

Backing onto the farmhouse; with corrugated asbestos roof and low level WC.

Building One

Located across the blue brick yard and being of 9-inch brick and clay tiled construction; with unfelted and tiled roof on breaking batons. Housing a wood store and opening though to:

Small Storage Shed

Of brick construction; with pitched corrugated asbestos roof.

Old Small Cedar Greenhouse

Driftway Barn

41'0" x 15'5" (12.50m x 4.70m)

Adjoining the farmhouse and now closed off; being two storeys in height and with clay tiles over felt on rafters and purlins. Used as a log and small hand machinery store.

General Store

16'4" x 12'9" (5.00m x 3.90m)

Adjoining Lean-To Store

14'1" x 9'10" (4.30m x 3.00m)



Adjoining Chicken Coop

11'9" x 8'10" (3.60m x 2.70m)

FARM COTTAGE

Dining Kitchen

16'0" x 14'9" (4.90m x 4.50m)

L-shaped; with UPVC double glazed window giving aspect to the East, fitted kitchen with a range of wood finished wall, drawer and base units with roll edged laminate work surfaces over, inset single drainer stainless steel sink, 4-ring ceramic hob, double oven, and oil-fired "Worcester" central heating and hot water boiler.

Living Room

13'1" x 12'9" (4.00m x 3.90m)

With UPVC double glazed window giving aspect to the South and arched recess to the now closed off chimney flue.

Hallway

10'2" x 6'10" (3.10m x 2.10m)

With stairway rising to the first floor. Georgian-style casement door into:

Enclosed Porch

Recently built.

Ground Floor Bathroom

10'2" x 9'6" (3.10m x 2.90m)

Being single storey; with hatch giving access to the roof space, 4-piece suite comprising; corner-style bath with mixer tap over, corner shower cubicle with slide around glazed doors, low level WC, vanity unit with inset wash hand basin, and tiling to splashback areas.

Small First Floor Landing

Door into:

Bedroom One

15'5" x 14'5" (4.70m x 4.40m)

Measurements include potential en-suite shower room; with timber casement double glazed windows to two sides. Door into:

Potential En-Suite Shower Room

Not yet finished and currently used as a dressing room; with timber casement double glazed window to two elevations.

Bedroom Two

13'1" x 9'6" (4.00m x 2.90m)

With UPVC double glazed window giving aspect to the South.

Bedroom Three

10'2" x 9'10" (3.10m x 3.00m)

With hatch giving access to the roof space and UPVC double glazed window giving aspect to the South.

FARM BUILDINGS

Former Horse Standings

31'9" x 17'4" (9.70m x 5.30m)

Now used as an equipment store; with old stairway rising to attic storage and concrete floor.

Chemical Store

15'5" x 11'5" (4.70m x 3.50m)

With concrete floor.

Machinery Workshop

30'2" x 15'1" (9.20m x 4.60m)

With steel access doors to the end of the gable and concrete floor.

Former Cart Hovel

Adjoining the main building and being single storey.

Workshop Two/Store Two

28'10" x 14'5" (8.80m x 4.40m)

With exposed queen post roof trusses, purlins, rafters, and concrete floor.

Store Three

14'9" x 8'6" (4.50m x 2.60m)

Store Four

14'9" x 13'5" (4.50m x 4.10m)

With window to the side and concrete floor.

Former Stables

52'5" (overall) x 14'5" (16.00m (overall) x 4.40m)

Of brick and tile construction; housing small machinery, farm chemicals (low grade) and former calf pens.

Grain Store and Dryer

75'5" x 23'7" (23.00m x 7.20m)

With corrugated curved roof, grain pit with elevator to dryer, and concrete floor.

Adjoining Lean-To

75'5" x 22'11" (23.00m x 7.00m)

With corrugated asbestos roof, brick infill panels between the RSJs to all the side walls (with sheeting above), and concrete floor.

Lean-To

75'5" x 24'11" (23.00m x 7.60m)

To the other side; with hardcore floor.

Adjoining Steel Portal Frame Stock Building

75'5" x 50'2" (23.00m x 15.30m)

With corrugated asbestos roof, block walls to part height (with asbestos cladding above), and hardcore floor.

Adjoining Lean-To/Stock Shed

75'5" x 25'3" (23.00m x 7.70m)

Of pole barn construction; with corrugated roof, timber purlins, and concrete apron to the front.

Stock Barn

59'0" x 59'0" (plus 29'6") (18.00m x 18.00m (plus 9.00m))

With corrugated asbestos roof, open to three sides with Yorkshire boarding to the Eastern gable, and hardcore/earth floor.

Separate Steel Portal Frame Grain Store Building

73'9" x 59'0" (22.50m x 18.00m)

With corrugated roof, down cladding to all sides, reinforced concrete grain walls, and concrete floor.

LAND

Please see the plans on pages 9 and 10 of these sale particulars. In all, the farm extends to some 203.44 acres (82.33 ha), which includes 161.58 acres (65.39 ha) of arable land, 17.94 acres (7.26 ha) of permanent pastureland and 20.68 acres (8.37 ha) of mature woodland.

ADDITIONAL INFORMATION

Asbestos

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of the farm buildings, in particular, that asbestos is likely to be present.

Authorities

Warwickshire County Council (www.warwickshire.gov.uk)

Stratford-on-Avon District Council (www.stratford.gov.uk)

Severn Trent Water (www.stwater.co.uk)

National Grid (www.nationalgrid.co.uk)

Boundaries & Timber

All boundaries and timber are included in the sale.

The ownership of boundaries (where known) are delineated by an inward facing 'T' mark.

Broadband & Mobile

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE being rated 'Good outdoor and in-home', O2 and Vodafone being rated 'Good outdoor', and Three being rated 'Good outdoor, variable in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Contaminants

The vendors and their agents accept no liability for any contaminants on the property.





Council Tax

Main Farmhouse - Band F
Farm Cottage - Band D

Directions

Postcode:
B95 6BL

What3Words:
///cookbooks.offline.blog

Farm Sale

The right is reserved to hold a Farm Dispersal Sale of machinery and livestock on the property up to two months after completion.

Fixtures & Fittings

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk

The whole of this location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Grants and Schemes

The land provides various opportunities for government grants and schemes, as detailed below:

For the arable and pastureland, there may be an opportunity to apply for an Environmental Land Management Scheme such as SFI 2026, or any other Environmental Land Management Schemes that may be developed. There is also a scheme known as Countryside Stewardship Capital Grant, which provides funding to farmers who wish to improve capital items such as hedgerows and fencing. More on these grants can be found online (SFI 2026 - <https://www.gov.uk/government/publications/sustainable-farming-incentive-2026-sfi26> and CS Capital Grants - <https://www.gov.uk/government/publications/capital-grants-plans-2026>).

For the woodland, there are alternative incentivised schemes available. There is an option to enter into a Woodland Management Plan (WMP), to assist with managing the woodland on the site, or if there is a desire to expand the woodland, the Woodland Creation and Planning Grant (WCPG) and English Woodland Creation Offer (EWCO) exist to contribute to these ventures. To find out more, please consult; WMP - <https://www.gov.uk/guidance/create-a-woodland-management-plan-for-woodland-management-plan>, WCPG - <https://www.gov.uk/guidance/woodland-creation-planning-grant>, and EWCO - <https://www.gov.uk/guidance/england-woodland-creation-offer>.

Land Quality & Soil Type

The land as a 'Grade 3' Agricultural Classification indicating it is

good-to-moderate quality land. The soil type is described as 'claystone/mudstone' and is a clayey-loam-to-silty-loam texture.

Nitrate Vulnerable Zones (NVZ)

The property lies within a surface water NVZ area and is subject to the usual restrictions.

Plans

Plans shown are for identification purposes only.

Rights of Way

Through the Southern part of the farm, a public footpath runs from East to West.

Services

Mains water is connected to the Main Farmhouse and the Farm Cottage. There is a mains power supply available, via overhead lines, but no mains drainage system is connected to either of the dwelling houses, but both are served by their own septic tanks. There is also no mains gas available in the locality. The heating of both properties is by oil-fired boilers.

Sporting & Mineral Rights

The shooting, mineral and fishing rights (where owned) are included in the sale of the Freehold.

Tenant Right

There will be no ongoing valuation for UMs/RMs, and no claim for dilapidations (if any) will be entertained from the purchaser(s).

Tenure

The property is Freehold and vacant possession of the whole property will be given upon completion of the sale.

It is registered with the Land Registry under title numbers 'WK315989', 'WK440957' and 'WK534005'.

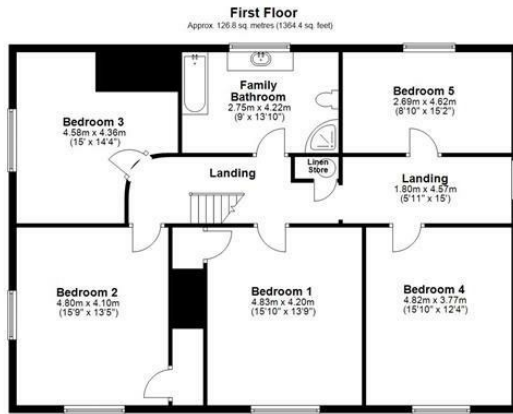
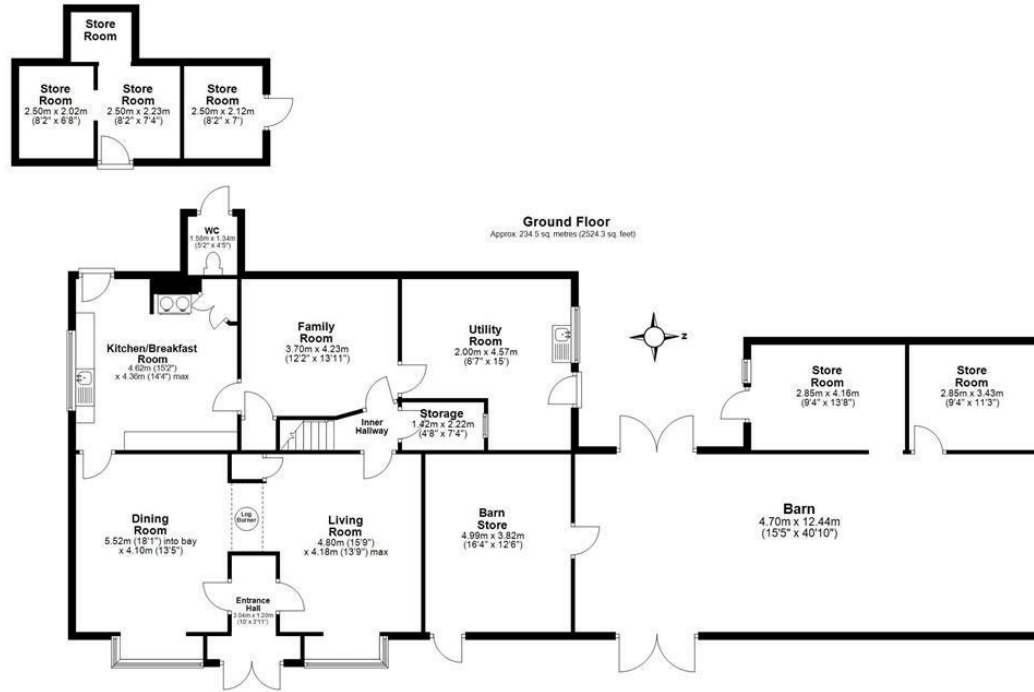
Viewing

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.

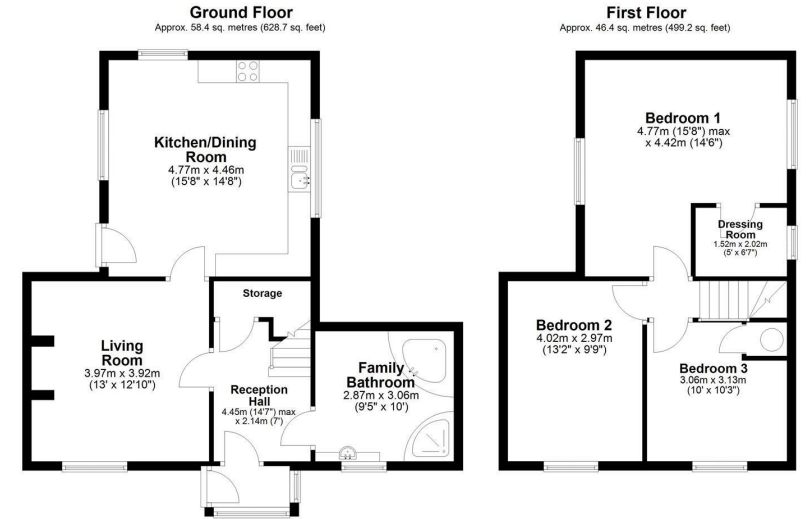


MAIN FARMHOUSE



Total area: approx. 361.3 sq. metres (3888.7 sq. feet)

FARM COTTAGE



Total area: approx. 104.8 sq. metres (1127.9 sq. feet)

MAIN FARMHOUSE

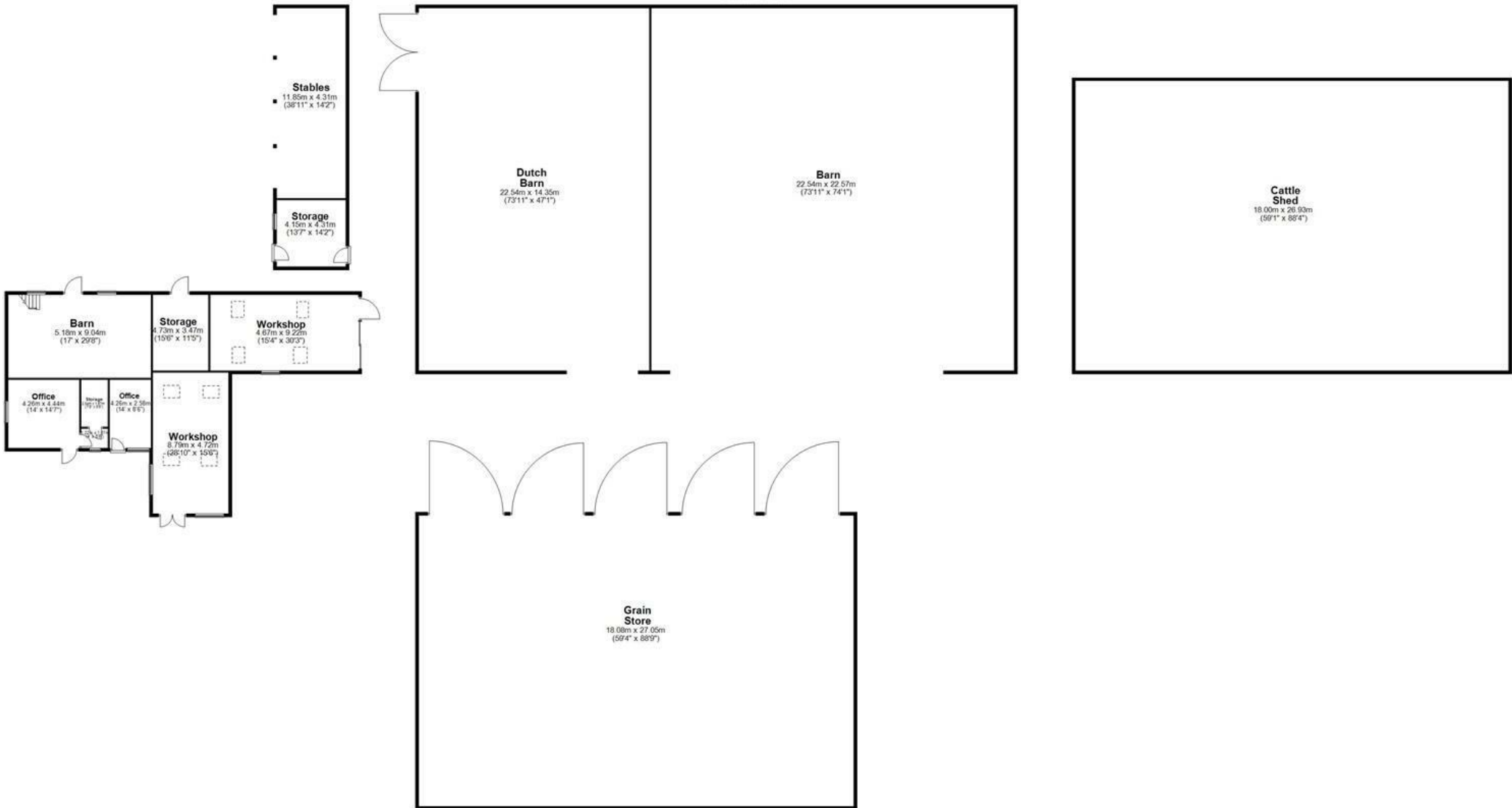
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

FARM COTTAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

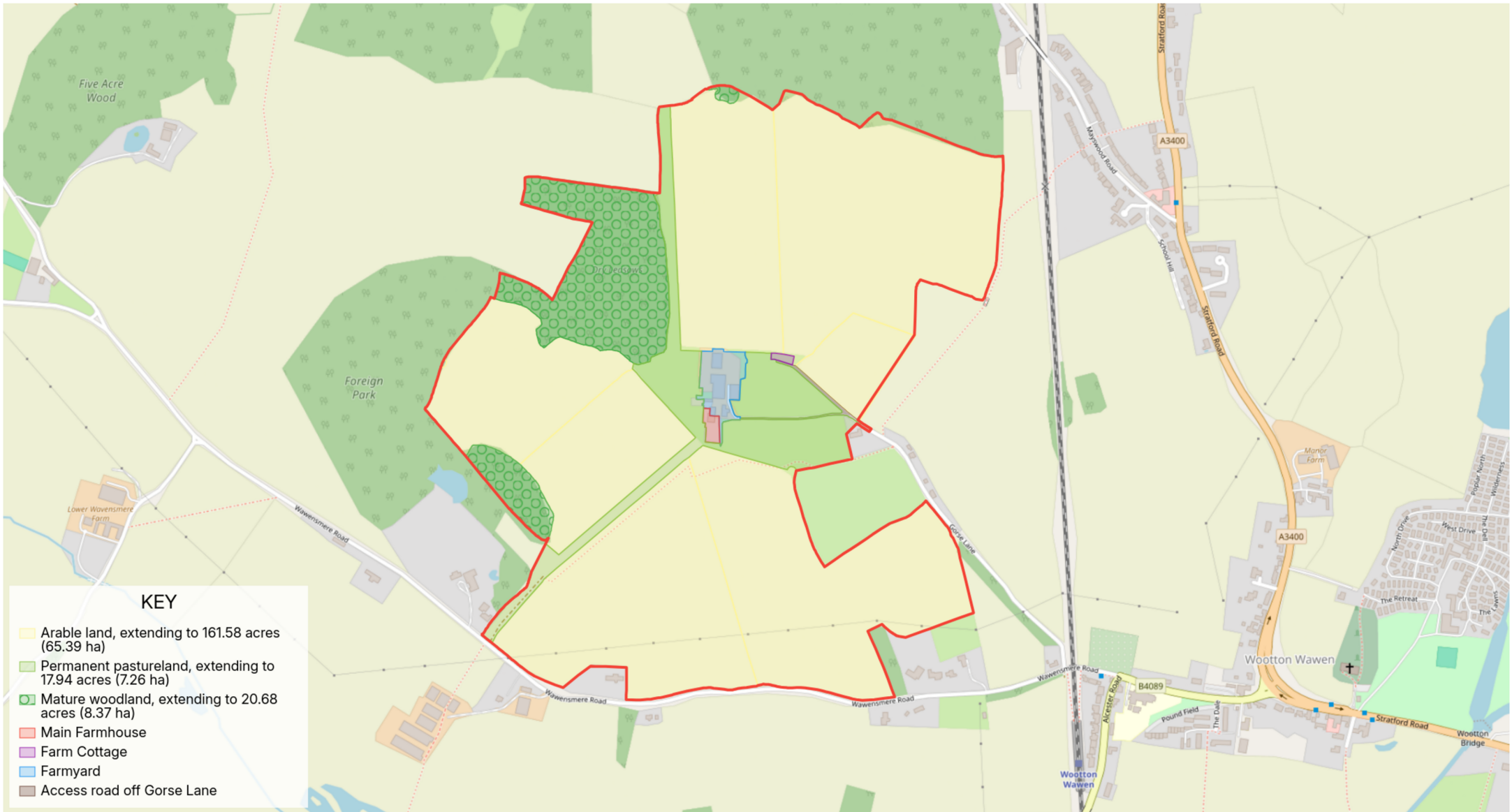
FARM BUILDINGS

Ground Floor



First Floor





NOT TO SCALE

