



Merton Hall Farm, Gossett Lane, Brandon, Coventry,
Warwickshire, CV8 3GP

HOWKINS&HARRISON
Equestrian



Merton Hall Farm, Gossett Lane, Brandon, Coventry, Warwickshire, CV8 3GP

Guide Price: £2,000,000

A substantial equestrian property comprising a five-bedroom farmhouse, two cottages, an extensive range of stabling and buildings, a floodlit manege and pastureland, extending in all to approximately 33.83 acres (13.69 hectares).

Merton Hall Farm offers a rare combination of residential accommodation, established equestrian infrastructure and land in a highly accessible Warwickshire location.

Features

- Detached five-bedroom farmhouse with two semi-detached cottages
- Approximately 30 loose boxes in a range of traditional and modern buildings
- Floodlit manege with rubber-chipping surface
- Two pasture fields with strong equestrian appeal
- Access to an extensive local bridleway network, with approximately eight miles of routes nearby
- Buildings with potential for alternative commercial or residential uses, (subject to planning permission)
- Approximately 33.83 acres (13.69 hectares) in all



Description

Howkins & Harrison are pleased to bring to market Merton Hall Farm, an impressive and versatile equestrian holding positioned on the edge of Brandon, to the east of Coventry.

The property extends to approximately 33.83 acres (13.69 hectares) and provides a substantial five-bedroom farmhouse, two semi-detached cottages, an established stable yard with around 30 loose boxes, a range of traditional and steel portal-framed buildings, a floodlit manege and two pasture fields.

Formerly operated as a dairy farm, the holding has been adapted over time to provide a comprehensive equestrian set-up. The combination of residential accommodation, buildings and land gives the property broad appeal to private equestrian purchasers, commercial operators and buyers seeking a lifestyle property with additional income or diversification potential.

The property is particularly well placed for equestrian use, with access to an extensive network of nearby bridleways. Its location, scale and range of buildings create a rarely available opportunity within convenient reach of Coventry, Rugby and the wider Midlands road network.



Location

Merton Hall is situated on Gossett Lane, on the edge of Brandon and approximately 4.9 miles east of Coventry. The property occupies a rural position while remaining conveniently placed for access to surrounding towns, major transport routes and local services.

Coventry railway station is approximately 6 miles by road and offers direct services to Birmingham International and London Euston. Junction 1 of the M6 is approximately 3.1 miles to the north, providing access towards Rugby and the M1. Birmingham Airport lies approximately 15 miles to the west.

The location is especially attractive to equestrian purchasers, with approximately eight miles of bridleways in close proximity to the property, providing excellent opportunities for hacking and recreational riding.

Further details of the approximate bridleway routes are detailed by the orange and yellow dotted lines on the location plan adjacent.



The Property

The residential element comprises Merton Hall Farmhouse together with two semi-detached cottages. The farmhouse provides five-bedroom accommodation and forms the principal residence within the holding. The accommodation in the cottages comprises two bedrooms, a single bathroom with kitchen and living room. The cottages provide useful ancillary accommodation and may appeal to purchasers seeking multi-generational living, staff accommodation or an investment element alongside the main house and equestrian facilities.

The Buildings

The holding includes a broad range of traditional brick and block buildings together with more modern steel portal-framed structures. The buildings have been adapted from the property's former dairy use and now accommodate the stable yard and associated equestrian facilities. The scale, construction and configuration of the buildings provide considerable flexibility. In addition to their continued equestrian use, the buildings may be suitable for a range of alternative commercial or residential uses, including conversion or redevelopment, subject to obtaining the necessary planning permission and any other required consents.

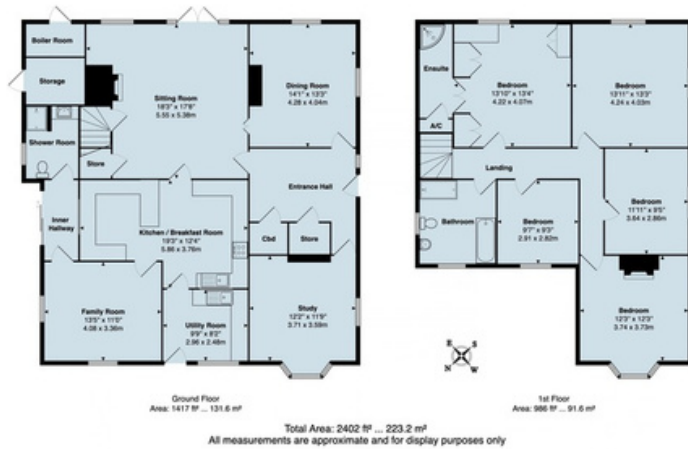
The Land

The property extends in all to approximately 33.83 acres (13.69 hectares), including the residential dwellings, buildings, yard, manege and two pasture fields. The land forms an important part of the overall equestrian package and, together with the nearby bridleway network, provides an attractive setting for owners seeking space for horses within a strategically well-connected location.

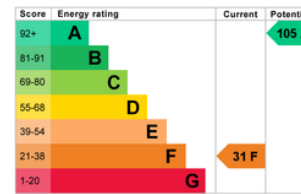


Floor Plan

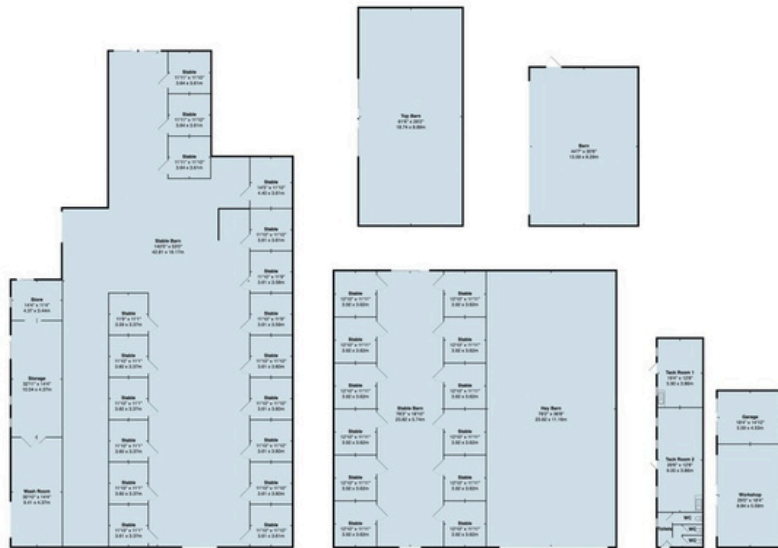
Main House, Merton Hall Farm



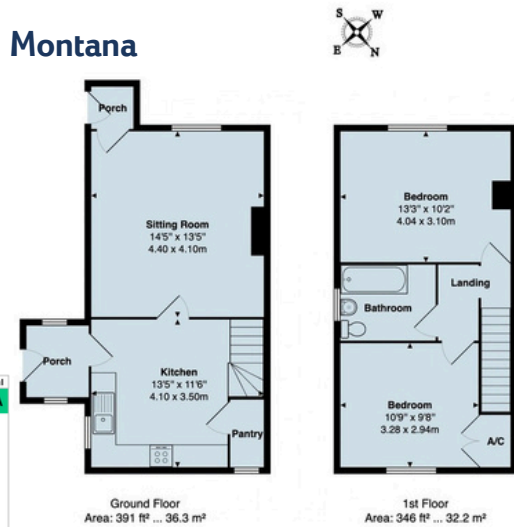
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Outbuildings, Merton Hall Farm



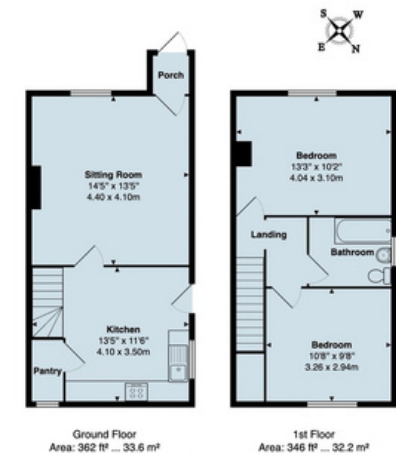
Montana



Score	Energy rating	Current	Potential
92+	A		105
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Total Area: 737 ft² ... 68.5 m²
All measurements are approximate and for display purposes only

The Cottage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Total Area: 708 ft² ... 65.8 m²
All measurements are approximate and for display purposes only



Overage

The land will be sold subject to an overage provision of 30% for a period of 30 years in respect of any uplift in value arising from the future development or a change to a non-agricultural or non-equestrian use. For the avoidance of doubt, the overage will apply to the land only and will expressly exclude the houses, buildings and yard area.

Services

It is understood that the property benefits from mains water and electricity. Heating is provided by oil-fired central heating systems. Private drainage and wastewater arrangements serve the property. Services and installations have not been tested and purchasers should satisfy themselves as to their condition and capacity.

Planning and Local Authority

The property lies within the administrative area of Rugby Borough Council. It is situated within the Rugby Green Belt and is not located within a conservation area.

The existing buildings may also offer scope for conversion, redevelopment or diversification to alternative commercial or residential uses, subject to planning permission and all other necessary consents. Purchasers should make their own enquiries with Rugby Borough Council in respect of any proposed future use or development.

Tenure and Possession

The property is freehold and is registered under title numbers WK518972 and WK306069. Vacant possession will be given upon completion. A notice to quit has been served to the current tenant that resides in one of the cottages. If an interested party would like to discuss retaining the tenant please speak with the selling agent.

Council Tax and Business Rates

Merton Hall Farm is understood to be assessed within Council Tax Band F. The two cottages are each understood to be assessed within Council Tax Band B. The livery stables and premises are separately assessed for business rates, with a Rateable Value of £12,000 on the 2026 Rating list.

Rights of Way, Easements and Access

Access is taken from Gossett Lane. The property will be sold subject to and with the benefit of all existing rights of way, easements, wayleaves and other rights, whether or not specifically referred to in these particulars.

Plans and Boundaries

Any plans provided are for identification purposes only. Boundaries, acreages and ownership details should be independently verified by the purchaser and their professional advisors.

Method of Sale

Merton Hall Farm is offered for sale by private treaty as a whole.

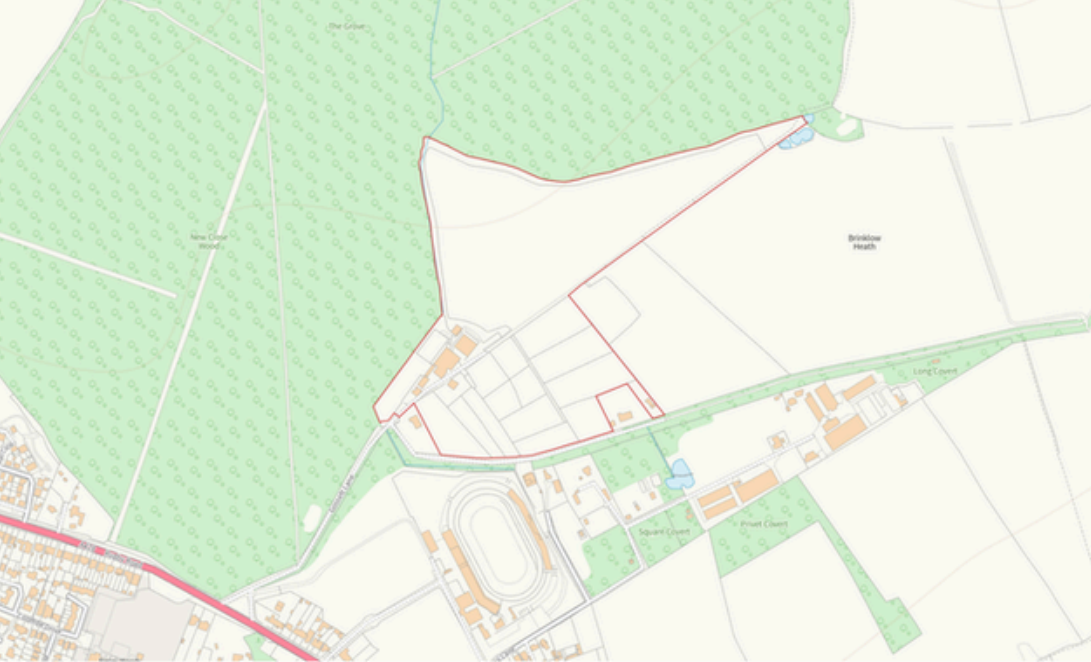
Viewings

Viewings strictly by appointment only through the selling agent Howkins & Harrison

Howkins & Harrison LLP
Telephone: 01788 564 680
Email:
southruraladmin@howkinsandharrison.co.uk

Equestrian Features

- & Merton Hall Farm has been developed as an established equestrian property and provides a comprehensive range of facilities suitable for private use or a professional equestrian operation.
- & Around 30 separate loose boxes arranged across the yard and buildings.
- & Floodlit manege with rubber-chipping surface and timber post-and-rail enclosure.
- & Two pasture fields suitable for grazing and paddock division.
- & Extensive hardstanding and yard areas serving the equestrian buildings.
- & Immediate access to a strong local bridgeway network, enhancing the property for hacking and leisure riding.
- & Buildings offering flexibility for stabling, feed, tack, machinery and ancillary storage.







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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.