



Peninsular Farm, Main Street, Newbold,
Rugby, Warwickshire CV21 1HJ

HOWKINS &
HARRISON

Peninsular Farm, Main Street, Newbold, Rugby, Warwickshire CV21 1HJ

A three-bedroom farmhouse with traditional farm buildings and 4 acres of land for sale freehold via private treaty. Extending in all to 5.17 acres accessed over a private driveway from the village of Newbold on Avon, Rugby.

Features

- 3 Bedroom Farmhouse 1,788 sq.ft (166 m²)
- Range of modern and traditional farm buildings 10,848 sq.ft (1,007 m²)
- Approximately 4 acres of pastureland
- For sale via Private Treaty
- Available as a whole

Distances

- Rugby Town Centre – 1 mile
- M6 J1 – 2 miles
- M1/M6/A14 Junction – 5 miles
- Coventry – 12 miles
- Leicester – 25 miles
- Birmingham – 45 miles
- London – 90 miles

Location

Peninsular Farm is situated close to a developed area of Rugby between the edge of the town and Newbold village. The farm is accessed to the north from Newbold village off Main Street. The farm is conveniently located next to both the commercial and residential areas of Rugby.

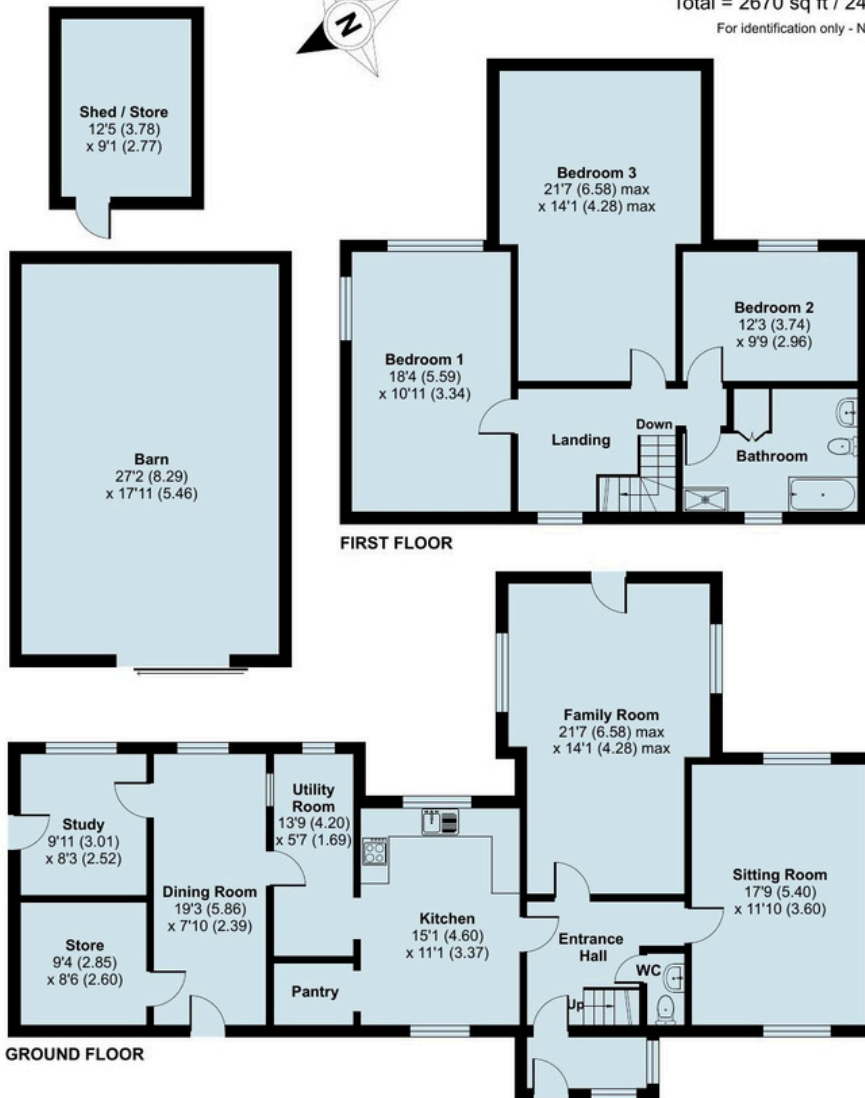
The property is approached over a tarmac driveway from the village of Newbold with the house and mixture of traditional and modern buildings sitting centrally within the holding. The farmhouse is of brick with rendered elevations and gardens to three sides. The land comprises of three parcels of pastureland surrounding the house & building.



Main Street, Newbold, Rugby, CV21

Approximate Area = 2070 sq ft / 192.3 sq m
 Outbuildings = 600 sq ft / 55.7 sq m
 Total = 2670 sq ft / 248 sq m

For identification only - Not to scale



The Farmhouse

The farmhouse commands a prominent position within the holding being a detached, three-bedroom house of brick and render under a pitched tiled roof. The farmhouse sits within its own plot with a wraparound garden elevated by the ha-ha wall and views to the South towards the River Avon. From the main driveway, there is a separate gated access to the house. Externally, there is a patio area and garage suitable for car storage. Internally, the house extends to approximately 1,788 sq.ft (166 sq.m) of accommodation. The property is serviced by mains water and mains electricity. There is a private drainage system and oil-fired central heating throughout. The farmhouse is in need of modernisation throughout.

The accommodation is shown on the floorplan and comprises:

Ground Floor:

- Kitchen/breakfast room
- Pantry
- Utility room
- Conservatory
- Living room
- Family room
- Office

First Floor:

- Master bedroom with built-in wardrobes
- Bedroom 2
- Bedroom 3
- Bathroom – basin, bath, shower, WC



The Farm Buildings

A range of modern and traditional farm buildings with a central courtyard are situated within the centre of the holding extending to approximately 10,848 sq.ft (1,007 m2). The buildings offer potential for conversion to residential or commercial use subject to obtaining planning permission. Described as follows:

Building	Size (Sq.ft)
Open fronted general-purpose building	980
Cattle yard 1 & 2	2,545
Dutch barn and lean-to	3,300
Loose Boxes	1,500
Threshing Barn	850
Former cattle hovel	250
Former pig stalls	360
Mono-pitch	950
Former stables	390

The Land

The land is split into three main parcels that wraparound the farmhouse and buildings. The land extends to approximately 4 acres (1.62 hectares) or thereabouts. Part of the field parcels are enclosed by mature hedgerows and stock proof fencing. The fields benefit from mains water connection and gated access. The Purchasers will be required to erect a new boundary fence within an agreed period of time following completion which will be a minimum specification of timber posts, stock proof netting and barbed wire strand. Additional land available by separate negotiation.

Parcel ID	Description	Acres	Hectares
SP4876 3363	Pasture	2.15	0.87
SP4876 2362	Pasture	1.27	0.51
SP4876 2868	Pasture	0.59	0.24
Farmhouse & Farm Budlings		1.16	0.47
Total		5.17	2.09





Tenure & Possession

The property is available freehold with vacant possession of the land and buildings being given upon completion.

Vacant possession will be provided upon completion, subject to the current residential tenancy coming to an end.

The land is currently let on an annual grazing licence, and the existing grazier would like to continue to graze the land in future years, subject to purchasers' agreement.

Sporting & Timber Rights

The sporting and timber rights are held with the freehold owner.

Agri-Environmental Schemes

The land is not entered into any stewardship scheme. The land is registered with the RPA.

Services

The farmhouse benefits from mains water, mains electricity, private drainage with oil-fired central heating.

The purchasers should make their own enquiries as to availability and adequacy of the services.

Plan, Area & Description

Please note field numbers quoted may not match the RPA field numbers and a plan is for identification purposes only. The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions and misdescriptions.

Wayleaves, Easements & Public Rights of Way

A low voltage overhead powerline runs across the property. It is assumed that the necessary wayleaves are in existence.

The property is sold subject to the benefit of all public footpaths, wayleaves, easements, and rights of way that may exist although it is understood there are none except those serving the property.

A Conveyance dated 5th November 1890 includes a right of road or way at all times and for all purposes to and from Peninsular Farm and lands over the Old Canal to the Village of Newbold upon Avon over the roadway.

Method of Sale

The property is offered for sale through private treaty. A deadline for offers will be provided to interested parties.

Council Tax

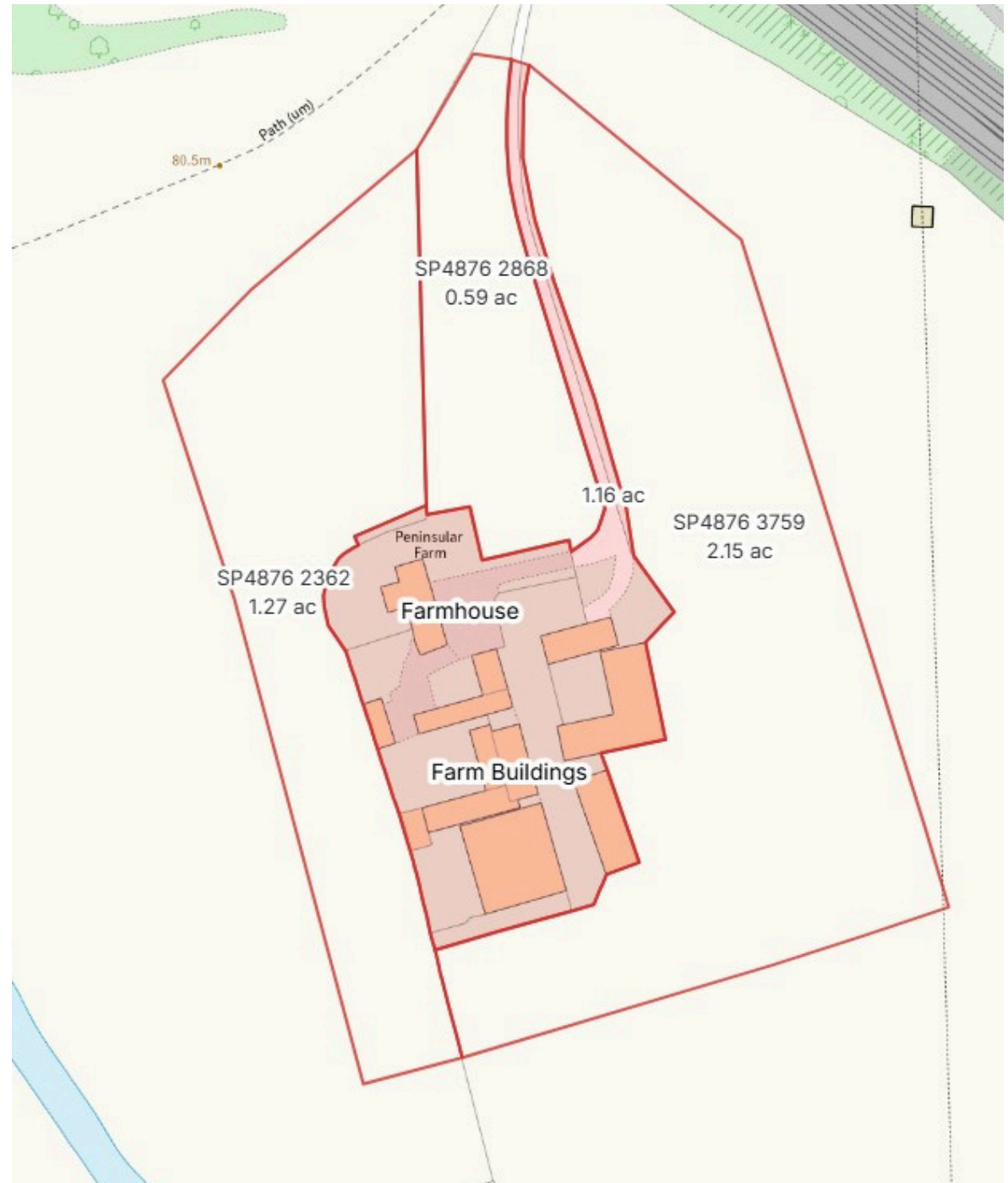
The property is in Council Tax band E and the amount for 2025/26 is £3,048.97 and made payable to Rugby Borough Council.

EPC Rating

The Farmhouse has an EPC rating of E-39 with potential for B87.

Planning

The land is currently situated in the Greenbelt. Rugby Borough Council are currently reviewing the local plan with an expected timescale for adoption of the new local plan in 2027/2028.



Vendors Solicitor

Mark Anderson – Broomfields
7 St John's Business Park, Rugby Road, Lutterworth
Leicestershire, LE17 4HB

Anti Money Laundering Regulations

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

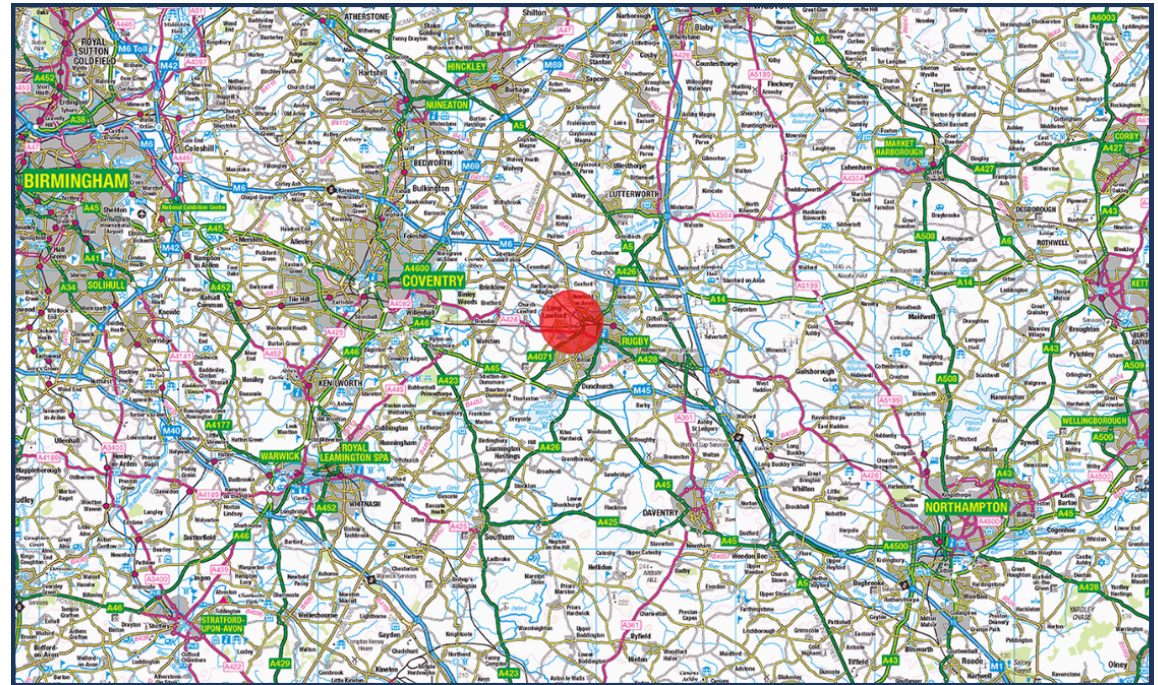
AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our Agricultural Mortgage Corporation, AMC agents (Andrew Pinny or Tayla Cave) who will be happy to discuss this with you and make an introduction to AMC on your behalf.

Viewing

Strictly by prior appointment through the sole agents at the Rugby Office on 01788 564680 or email: southernruraladmin@howkinsandharrison.co.uk

Contact: Lilly Wilson on 01788 564691 or
Email: lilly.wilson@howkinsandharrison.co.uk



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.



CONTACT US

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