



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

HOWKINS &
HARRISON

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

A ringfenced whole farm investment opportunity with long-term development potential and potential for the working of substantial mineral deposits. For sale freehold via private treaty as a whole or in two separate lots. Extending in all to approximately 84.26 acres (34.11 hectares) of land, buildings and farmhouse.

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 84.26 acres of land
- Borders the River Avon
- Long term development potential
- For sale via Private Treaty
- Available as a whole or in two lots

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

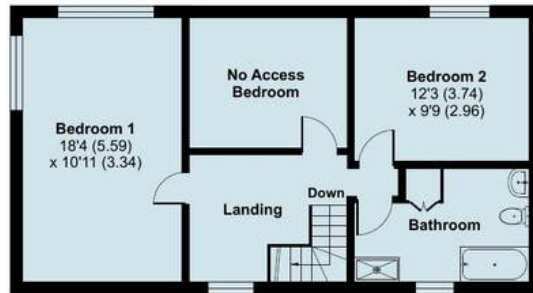
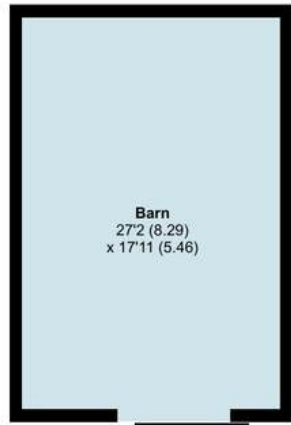
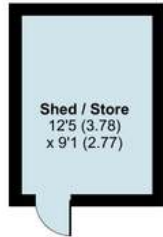
Peninsular Farm is situated close to a developed area of Rugby between the edge of the town and Newbold village. The farm is accessed to the north from Newbold village off Main Street. The farm is conveniently located next to both the commercial and residential areas of Rugby.

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 a block of pastureland bordered by the River Avon to the south and west, and the west coast mainline to the east. An additional paddock is located off Main Street on the edge of the village.



Main Street, Newbold, Rugby, CV21

Approximate Area = 1788 sq ft / 166.1 sq m
 Outbuildings = 600 sq ft / 55.7 sq m
 Total = 2388 sq ft / 221.8 sq m
 For identification only - Not to scale



LOT 1

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 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



LOT 1

The Land

The land is split into six principal enclosures, to the south of the west coast mainline. The land extends to 78.90 acres (31.93 hectares) or thereabouts and is enclosed by a mix of livestock fencing and mature hedgerows. The majority of the fields benefit from mains water connection to field troughs. There is a small section of land located along the driveway which relates to the old railway line.

According to the Agricultural Land Classification Maps the land is Grade 3 and belongs to the soil scape series 8 with slightly acid, loamy and clayey soils with impeded drainage; soil scape 9 series of lime-rich, loamy and clayey soils with impeded drainage and soil scape 18 series, being slowly permeable, seasonally wet slightly acid but base-rich loamy and clayey soils.

Parcel ID	Description	Acres	Hectares
Lot 1			
SP4876 6215	Pasture	10	4.05
SP4876 5448	Pasture	12.23	4.95
SP4876 5429	Pasture	13.32	5.39
SP4876 3327	Pasture	18.38	7.44
SP4876 3759	Pasture	10.09	4.09
SP4876 2062	Pasture	14.16	5.73
SP4876 4493	Scrub	0.72	0.29
TOTAL		78.90	31.93

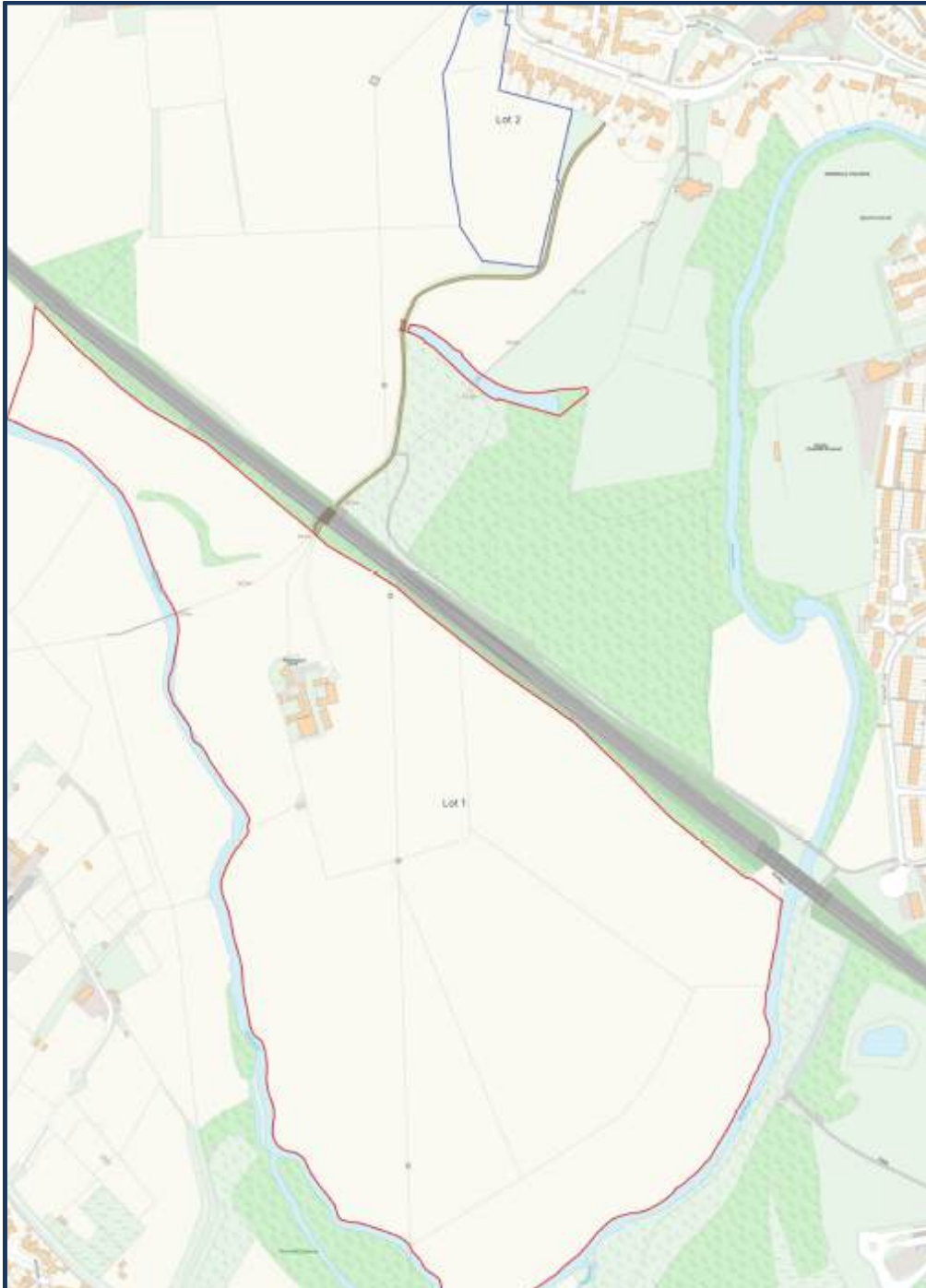


LOT 2

Lot 2 is located along the Main Street of the village of Newbold on Avon and comprises of one parcel extending to 5.36 acres (2.17 hectares). The land is pasture and has access to mains water supply and is bound by mature hedgerows with an internal hedge row crossing partway. The land can be accessed from the Main Street (B4112) through a timber gate. There is a small pond located within the field pasture.

Parcel ID	Description	Acres	Hectares
Lot 2			
SP4877 4817	Pasture	5.36	2.17
TOTAL		5.36	2.17





Tenure & Possession

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

The farmhouse is currently let on an Assured Shorthold Tenancy. The existing tenants have requested that they are able to continue in occupation upon the sale, subject to entering a new agreement, and subject to purchasers' preference.

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.

Development Overage

The vendor reserves the right to receive an overage payment over the land in both Lot 1 and Lot 2 of 35% of any uplift in value for a period of 40 years for any non-agricultural and non-equestrian development that takes place on the land. The Overage will be triggered either upon implementation of the planning consent or a sale with the benefit of planning permission. For the avoidance of doubt, the overage clause is not applicable to the farm buildings or farmhouse.

Sporting & Timber Rights

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

Mineral Rights Overage

The Property is offered for sale excepting and reserving to the Seller all mines and minerals in, on and under the Property which are owned by the Seller and this shall include any development or use of the Property (or any part of it) for landfill or waste disposal purposes following or in connection with such extraction. For the avoidance of doubt, the Overage shall apply to all mines and minerals in, on or beneath the surface of the Property and to any subsequent use of the land as a landfill site or otherwise for the deposit or storage of materials following the extraction of such mines and minerals. The Property will be sold subject to the full terms of such reservation and any associated rights, covenants and provisions as are more particularly set out in the transfer and legal pack

Agri-Environmental Schemes

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

Wayleaves, Easements & Public Rights of Way

A number of high and low voltage overhead powerlines run across the property along with a separate overhead power cable which service 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. Three footpaths cross the property as follows:

- WK1211R123/1 – east to west known as Shakespeare's Avon Way
- WK1333RB13a/1 – north to south on the eastern boundary edge of the property
- WK1333RB13c/2 – north to south on the access track

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.

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.

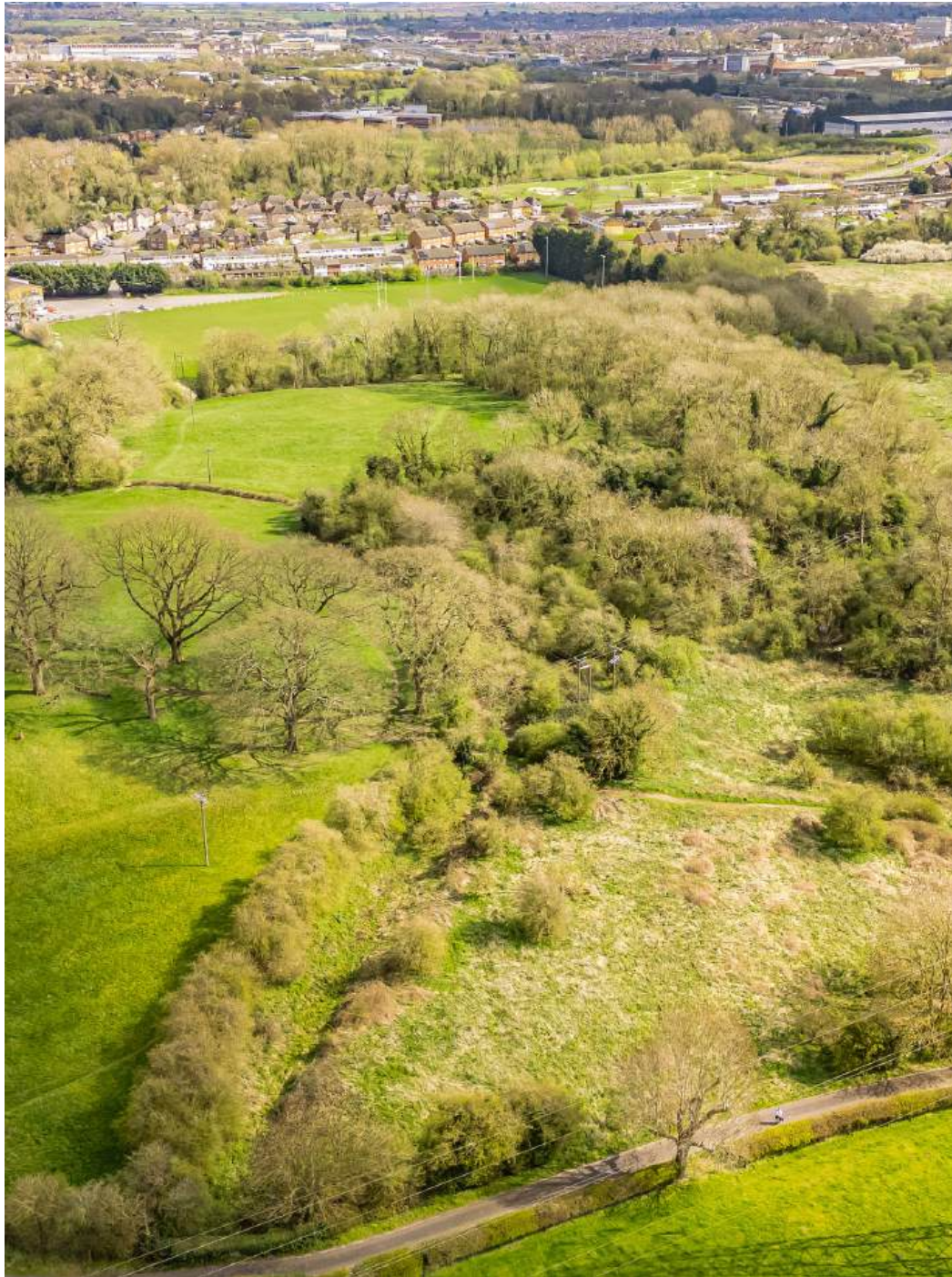
Plan, Area & Description

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.

EPC Rating

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





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.

Lotting

The property is to be offered for sale as two separate lots, or as a whole.

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

Method of Sale

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

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.



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.

Viewing

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

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



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