The Barn, Radbourne Lane
Ladbrooke, Warwickshire CV47 2BN
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Southam 3 miles, Banbury 10 miles, Rugby 11 miles, Royal Leamington Spa 8 miles, M40 5 miles
(Distances are Approximate)

A well located small pasture farm, well suited to equestrian use or conversion into arable production

Extending in all to 71.81 acres (29.11 hectares) or thereabouts

For sale as a whole
SITUATION
The property is located to the east of the village of Ladbroke near Southam in an attractive part of south Warwickshire.

Southam is approximately 3 miles to the north and provides a good range of everyday services including banks and shops.

Ladbroke is an attractive rural village and the A423 bypasses Ladbroke and gives good access to Banbury which is approximately 10 miles to the south.

Rugby is approximately 11 miles to the north east and Royal Leamington Spa is approximately 8 miles to the north west.

The M40 can be accessed easily at junction 12 at Gaydon which is about 5 miles to the south west, alternatively at junction 11 at Banbury.

The nearest mainline railway station is at Leamington Spa with services to London also available from Banbury station.

The property is quietly situated and has the benefit of long road frontage to Radbourne Lane to the south and Ladbroke Hill Lane to the north which are both no-through roads and therefore very quiet.

The confirmed route of Phase 1 of HS2 runs through the property at its north eastern tip at which point it will be in a deep cutting.

A plan of the property showing the layout of the line following completion of construction is included within these particulars. Further information is available from the agents.

DESCRIPTION
The property is an attractive small farm which was bought in two parts by the owners in the late 1980s. There are six fields all of a good size and the topography is flat at the northern part of the farm and gently undulating to the south where the farm is crossed by a brook which forms an attractive part of the property.

The land was seeded and planted for turf production but in recent years the turf production has slowed down on the land and the land is now down to permanent grass.

Due to the use of the property the fields are generally large and easily workable and offer scope for conversion back to arable use subject to the necessary consent.

The principal entrance to the farm is off Radbourne Lane, and a good stone track leads across the fields to the house, yard and buildings.

There is a further access to the north of the house off Ladbroke Hill Lane and also separate accesses off the highway to other fields.

THE BARN
The house is a barn conversion of traditional brick and tile construction and was converted early in the 1990s. It was extended a few years later and now comprises the following accommodation.

Timber stable entrance door into:
- Kitchen with tiled floor, timber kitchen units, one and a half bowl uPVC sink with mixer tap, built in electric oven.
- Living Room with beamed ceiling and twin timber double glazed patio doors to the outside terrace.
- Bathroom with WC, wash basin and bath with electric shower over.
- Hall with further door to outside and understairs storage.
- Bedroom 1 (on the ground floor) with modern en suite shower room with fully tiled walls, WC, wash basin, shower and heated towel rail
- Bedroom 2 (on lower ground floor) with built in wardrobes.
- Bedroom 3 (on upper floor) with timber boarded floor and further store/playroom off.
- Bedroom 4 (on upper floor) accessed via stairs in bedroom 1, with under eaves storage.

OUTSIDE
Outside is a detached building, built as a double garage block but which has been partly converted into an annexe and now comprises a large ground floor room used as storage and a first floor which has been partly converted into a bedroom and en suite bathroom. The en suite is fully tiled with WC, wash basin and shower.

To the front of the house is a large and attractive paved south facing terrace bordered by a low brick wall. Surrounding the property are informal lawned areas planted with hardwood trees including plum and silver birch.

A large stone surfaced parking area lies to the front of the house which provides very useful hardstanding. This gives way to an area of floodlit concrete hardstanding surrounding the principal building on the property comprising the following:

- 100’ x 60’ modern galvanised steel portal frame general purpose fully enclosed agricultural building constructed in the early 2000s with concrete floor, fibre cement roof, pre-cast concrete and profile steel walls, electric roller shutter door and separate steel personnel door, alarm system, full interior lighting and multiple power sockets.

To the rear of the building are two steel shipping containers for storage.

At the southern end of OS8171 is a timber former agricultural building, in poor condition, measuring 4.00m x 11.39m, which may provide a footprint for either a replacement agricultural building or for other uses, subject to planning permission.

In the south western corner of OS7927 is a rendered concrete block storage building measuring approximately 7.11m x 5.45m (internal measurements) together with a useful stone hardstanding area to the side and separate access from Radbourne Lane.

A schedule of acreages is shown in the table below.
### GENERAL INFORMATION

#### Tenure & Possession

The property is offered for sale freehold with vacant possession of the whole being given upon completion.

#### Basic Payment Scheme

Due to being used for turf production, the land has never been registered on the Rural Land Register and the vendors have never made Single Farm Payment or Basic Payment Scheme applications. There are no BPS Entitlements included in the sale. The land is eligible for BPS, if matched with a sufficient number of entitlements.

#### Services

The house and main farm building are connected to mains water and single phase electricity. The house is connected to a private foul drainage system with septic tank and the central heating is oil fired from a bunded plastic tank in the yard. There is a mains water supply to a number of the fields but we cannot confirm that this is in working order.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of main water, electricity and drainage services.

#### Rights Of Way Etc

The property is not crossed by any public or private rights of way as far as we are aware.

It is understood that both Radbourne Lane and Ladbroke Hill Lane are public highways, although the verges on Ladbroke Hill Lane may be privately owned by a third party.

We believe a neighbour benefits from an easement to keep and maintain a water pipe(s) which run down the western boundary fields OS6282 and OS5559.

The property contains overbridges over the fields OS6282 and OS5559.

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the same whether disclosed or not.

#### Sporting, Timber & Mineral Rights

All rights are believed to be held with the freehold owner and will be included within a sale.

#### Restrictive Covenant

The land shown hatched brown on the plan is subject to a restrictive covenant preventing any buildings from being constructed on it. This was imposed by a previous owner.

#### Boundaries & Fencing

The vendors are not aware of the ownership of the boundaries, but have always maintained their side of the east and west boundary hedges.

#### Lotting

The vendor reserves the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice.

#### HS2

A plan showing the likely extent of HS2 and its effect on the property is included in these details.

We have no information at the moment as to when the land forming part of the property will be required but it is unlikely to be until at least 2018.

The line crosses the very north western corner of the property and at that point will be in a deep cutting and will be screened by trees, hopefully minimising the effect of the line on the residential amenity of the farm.

There will be disruption during the construction process and Ladbroke Lane is due to be used as an access for construction vehicles. A temporary working compound is also planned on land to the north of Ladbroke Lane opposite the northern boundary of the property.

Under CPO rules, the owner of the property at the time will be entitled to compensation for losses and professional fees. Further information is available from the agents.

### OUTGOINGS

#### Local Authorities

- Stratford On Avon District Council  Tel. 01789 267575 info@stratford-dc.gov.uk
- Severn Trent Water  Tel. 0845 7500500 new.connections@severntrident.co.uk
- Western Power Distribution  Tel. 0800 096 3080 wdpnewsupplies@westernpower.co.uk
- Stratford Upon Avon Council  Tel. 01789 267575 info@stratford-dc.gov.uk
- Rugby Borough Council  Tel. 01788 564680 or email rugrural@howkinsandharrison.co.uk

#### Fixtures & Fittings

Only those items specifically mentioned in the sale particulars are included within the sale, all other items are specifically excluded.

#### Soil Type and Land Grade

The land is classified as Grade 3 on the Land Classification maps as produced by DEFRA, with the soil being described as fine loamy and clayey soils of the Denchworth series.

#### Clawback

The farm will be sold subject to clawback arrangements in respect of the buildings in OS8171 and OS7927, reserving 25% of any future value for a 30 year period if the buildings are converted to residential use.

#### Method of Sale

The property will be offered for sale by private treaty as a whole and interested parties should submit their offers to the agent’s Rugby office.

#### Viewing

Strictly by prior appointment through the agent’s Rugby office on 01788 564680 or email rugrural@howkinsandharrison.co.uk

#### Plan, Area & Description

The plan, area and description are believed to be correct in every identification purposes only.

#### Outgoings

The property is within Stratford Upon Avon local authority and falls within Council Tax Band D, the amount payable for 2016/2017 is £1,609.28.

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 or misdescriptions. The plan is for identification purposes only.

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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. JSC/W.572/November 2016