Grange Farm
London Road, Ryton On Dunsmore, Coventry CV8 3ER

A superb Warwickshire mixed farm boasting a striking period farm house requiring modernisation and improvement and an extensive range of modern and traditional farm buildings set within 114.67 acres.

- Period Georgian farm house requiring modernisation, approximately 5,500 sq ft
- Extensive range of modern and traditional farm buildings with Class Q (a) planning permission for 3 dwellings.
- Approximately 114.67 acres of arable and pasture land
- Available as a whole or in up to four lots

Lot 1  The Farm House, modern & traditional farm buildings and 15.80 acres (shaded pink)
Lot 2  Barn with planning permission for residential conversion set in 5 acres (shaded yellow)
Lot 3  Approximately 48 acres of arable and pasture land (shaded green)
Lot 4  Approximately 45 acres of arable and pasture land (shaded blue)
**Situation**
Grange Farm is situated outside the village of Ryton on Dunsmore with a long frontage to the A45 London Road.

The property is exceptionally well located with the A45 providing access to the M1, M6 and the Midland motorway network beyond.

The A45 is dual carriageway and access can only be obtained from one direction towards Coventry from this road although there is further access to the property from Freeboard Lane which links the A45 and the A423.

Coventry is 5 miles to the north west, Rugby is 8 miles east, Daventry 14 miles south east, Southam 9 miles south, Leamington Spa 7 miles south west and Kenilworth 8 miles west (distances approximate).

**Description**
Having been owned and farmed by the same family since 1940 with little modernisation, Grange Farm is steeped in character and history and with a prominent Georgian farmhouse, substantial range of buildings and almost 115 acres of arable and pasture land this holding provides a superb canvas for a number of uses.

**Lot 1: The Farm House, modern & traditional farm buildings and 15.80 acres (shaded pink)**

**The Farm House**
This handsome, late Georgian, property of red brick under a tiled roof, boasts approximately 5,500sq.ft of living space over three floors with a host of original features including chequered quarry tile flooring, a built in solid fuel stove, an inglenook fireplace, cast iron fireplaces with surrounds, fitted wardrobes and glazed panels typical of the Georgian period.

The property currently comprises 4 reception rooms, kitchen, stores, 5 double bedrooms and 5 attic rooms with the layout of the property shown in more detail on the floorplans.

Believed to be un-listed, Grange Farmhouse provides an excellent opportunity for complete modernisation and improvement throughout whilst retaining original features.

The house has very much been the heart of farming activities and is surrounded on two sides by the farmyard and buildings with private gardens including an apple and plum orchard enveloping the house on the other two.
**Farm Buildings**
Range of traditional and modern farm buildings extending to approximately 1,174 sq.m (12,637 sq.ft) as shown on the layout plan and scheduled below, sits to the north of the farmhouse.

<table>
<thead>
<tr>
<th>Ref</th>
<th>All measurements are approximate</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>22.50m x 5.65m</td>
<td>A part two storey traditional red brick and tile barn subdivided into pig sties, stables, storage barn and former mill and mix</td>
</tr>
<tr>
<td>B</td>
<td>10.69m x 4.57m</td>
<td>Range of bull pens</td>
</tr>
<tr>
<td>C</td>
<td>4.80m x 4.00m</td>
<td>Former dairy</td>
</tr>
<tr>
<td>D</td>
<td>26.70m x 24.30m</td>
<td>Cattle yard / machinery store with hayloft above</td>
</tr>
<tr>
<td>E</td>
<td>14.32m x 7.5m</td>
<td>Range of single storey stores</td>
</tr>
<tr>
<td>F</td>
<td>10.60m x 18.60m</td>
<td>Steel portal framed machinery/grain store (120 t) with two roller shutter doors in one half and the other half open and concrete floor throughout.</td>
</tr>
<tr>
<td>G</td>
<td>5.59m x 4.5m</td>
<td>Timber framed garage with tin sheet roof and block walls.</td>
</tr>
</tbody>
</table>

Buildings A and C as shaded on the plan, have the benefit of Class Q. (a) Planning permission for change of use to residential dwellings under planning ref R15/1452.

The buildings are in good order and continue to be used with the majority benefitting from mains water and electric with 3 phase electricity to buildings A, F & G.

**Land**
The land extends eastwards from the farmstead and comprises approximately 15.80 acres of pasture.

The land is currently within four parcels bordered by mature hedge and fence boundaries and is shown in more detail in the schedule below and shaded pink on the plan.

<table>
<thead>
<tr>
<th>OS No.</th>
<th>Description</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>House &amp; buildings</td>
<td>2.37</td>
<td>0.95</td>
</tr>
<tr>
<td>6283</td>
<td>Pasture</td>
<td>12.94</td>
<td>5.24</td>
</tr>
<tr>
<td>6301</td>
<td>Pasture</td>
<td>0.49</td>
<td>0.20</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>15.80</td>
<td>6.39</td>
</tr>
</tbody>
</table>

Lot 2: Barn with planning permission for residential conversion set in 5 acres (shaded yellow)
Lot 2 comprises a former agricultural building with the benefit of Class Q. (a) planning permission for the change of use to a residential dwelling under planning ref R15/1452 together with 5 acres of gardens and pasture.

The main barn extends to approximately 1,600sq.ft with an adjoining breeze block building of approximately 541sq.ft. as shown marked ‘H’ and hatched on the above plan.

The land extends west of the buildings along the southern side of the main farm drive and is currently in 3 parcels, including a mature apple orchard and bordered externally by mature hedgerows with internal post and rail fencing.

The buildings are in good order and benefit from mains water and 3 phase electricity.

<table>
<thead>
<tr>
<th>OS No.</th>
<th>Description</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>4796</td>
<td>Pasture</td>
<td>1.93</td>
<td>0.78</td>
</tr>
<tr>
<td>4303</td>
<td>Pasture</td>
<td>2.74</td>
<td>1.11</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>4.97</td>
<td>2.01</td>
</tr>
</tbody>
</table>
Lot 3: Approximately 48 acres of arable and pasture land (shaded green)
A block of arable and pasture land with road frontage onto the A45.

Forming part of this traditional Warwickshire mixed farm the pasture land has been grazed by cattle and sheep and cut for hay and silage and the arable land has historically been spring cropped and currently lies fallow.

The land is in good heart and is gently undulating. There are six enclosures, with a pond in between 8676 and 8063 and enclosed within mature hedge and fence boundaries.

<table>
<thead>
<tr>
<th>OS No.</th>
<th>Description</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>8063</td>
<td>Pasture/arable</td>
<td>9.11</td>
<td>3.69</td>
</tr>
<tr>
<td>8676</td>
<td>Pasture/arable</td>
<td>5.16</td>
<td>2.09</td>
</tr>
<tr>
<td>0158</td>
<td>Pasture/arable</td>
<td>6.27</td>
<td>2.54</td>
</tr>
<tr>
<td>9386</td>
<td>Arable</td>
<td>4.35</td>
<td>1.76</td>
</tr>
<tr>
<td>0675</td>
<td>Arable</td>
<td>14.40</td>
<td>5.83</td>
</tr>
<tr>
<td>9845</td>
<td>Arable</td>
<td>8.40</td>
<td>3.39</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>47.69</td>
<td>19.29</td>
</tr>
</tbody>
</table>

Lot 4: Approximately 45 acres of arable and pasture land (shaded blue)
A block of arable and pasture land with road frontage and access onto both the A45 and Freeboard Lane.

Forming part of this traditional Warwickshire mixed farm the pasture land has been grazed by cattle and sheep and cut for hay and silage and the arable land has historically been spring cropped and currently lies fallow.

The land comprises four good sized fields being gently undulating within mature hedge and fenced boundaries.

A hardcore track leads through the centre of the block from Freeboard Lane to a small spinney in the corner of OS9845 and OS2033 where there is a pond and the remnants of a traditional barn which may have some development potential.

<table>
<thead>
<tr>
<th>OS No.</th>
<th>Description</th>
<th>Acres</th>
<th>Hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>1856</td>
<td>Pasture/arable</td>
<td>4.59</td>
<td>1.86</td>
</tr>
<tr>
<td>2869</td>
<td>Pasture/arable</td>
<td>9.39</td>
<td>3.80</td>
</tr>
<tr>
<td>2033</td>
<td>Arable</td>
<td>18.59</td>
<td>7.52</td>
</tr>
<tr>
<td>1048</td>
<td>Woodland</td>
<td>0.44</td>
<td>0.17</td>
</tr>
<tr>
<td>3550</td>
<td>Arable</td>
<td>12.25</td>
<td>4.96</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>45.26</td>
<td>18.31</td>
</tr>
</tbody>
</table>

Land Type & Grades
The land is described as Grade 2 on the MAFF, now DEFRA, land Classification Maps and is further described by the Soil Series as Salop, a reddish till, fine loam over clay soils.

An Environmental Impact Assessment application is currently in with Natural England in the hope of obtaining permission to plough up OS nos 1856, 2869, 8063, 8676, and 0158. Details of this can be made available on request.
Tenure & Possession
The whole of the property is offered for sale freehold with vacant possession of the whole being given upon completion.

Services
The property benefits from mains electricity and mains water with a private drainage system.

If sold in Lots, provision will need to be made for the installation of sub-meters from the main farm house supply or the installation of new water supplies from the road frontages.

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.

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

Planning
Planning consent was granted by Rugby Borough Council for the change of use of three agricultural buildings to dwelling houses under application reference number R15/1452 dated 11th August 2015.

The planning permission grants the change of use in principle for the conversion under Class Q A of Part 3 of Schedule 2 of the Town & Country Planning Act General Permitted Development Order.

A copy of the decision notice is available for inspection at the agent’s Rugby office together with further information.

Rights Of Way Etc
A public footpath crosses Lots 1, 2 and 3 on the southern boundaries and a mains gas pipeline crosses Lot 3 from east to west.

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.

Outgoings
The farm house falls within Council Tax Band ‘G’ and the annual payment due to Rugby Borough Council for 2015/16 is £2,672.37.

Basic Payment Scheme
The land has been registered to receive Basic Payment entitlements and the vendor will retain the 2015 payment.

The vendor will transfer the appropriate number of entitlements to match against the land to the successful purchaser(s).

There will be an indemnity clause to indemnify the vendor of any breaches in cross compliance by the purchasers between completion and the transfer of the entitlements, or 31st December 2015

Reservation of Minerals
The vendors will reserve 25% of the uplift in value for a period of 50 years upon the implementation of the mining or working of mineral deposits upon the holding.

Boundaries & Fencing
Where known, boundary ownership is indicated on the plan by an inward marked ‘T’.

Plan, Area & Description
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.

Method of Sale
The property will be offered for sale by private treaty as a whole or in up to four lots and interested parties should submit their offers to the agent’s Rugby office.

Local Authorities
Rugby Borough Council Tel. 01788 533533
Severn Trent Water Tel. 0845 7500500
Warwickshire County Council Tel. 01926 410410
Central Networks Tel. 0800 0963080

Vendor Solicitor
Wright Hassall LLP, Olympus Avenue, Leamington Spa CV34 6BF; telephone 01926 886688, reference John Rouse/Alexander Robinson email john.rouse@wrightassall.co.uk or alexander.robinson@wrightassall.co.uk

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

Financial Services
Howkins & Harrison are appointed agents for the Agricultural Mortgage Corporation and a number of other national lending Institutions. We advise on the availability of finance and mortgages and can discuss your requirements with you and your representatives to ensure you find the right product.

Please contact us if you would like to discuss this in more detail.

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.

JDW/N.326/Sept2015.