Barns at Marston Mill Farm, Wolston CV8 3FX
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Three barns with permission for conversion to four residential dwellings with land extending to approximately 1.3 acres in beautiful countryside just outside the village of Wolston

Situation
Marston Mill Farm is to the north east of the village of Wolston and accessed from Priory Road, the River Avon is in close proximity and is surrounded by picturesque farmland.

The village is situated 7 miles from Rugby and 8 miles from Coventry. Access to the A45 and M6 is close by providing further access to the Midland motorway network with M1, M69, M40 and M42 all within 15 miles.

Mainline rail stations are available at Rugby and Coventry and both provide a direct link to London Euston (60 minutes). Birmingham Airport is approximately 30 miles west.

The village of Wolston has good local amenities including a Co-Operative store, leisure centre, public houses and primary school, fish and chip shop and hairdresser. Rugby and Coventry provide further everyday services and amenities.

Description
Barn 1
Constructed of red brick with permission for conversion to a single storey dwelling with open plan living, kitchen and dining area, four bedrooms, one with en suite and walk-in wardrobe/dressing room, bathroom, utility room, study and cloakroom.

Barn 2
A steel and concrete block, wooden clad building with permission for conversion to a single storey dwelling with ‘L’ shaped kitchen, dining and living area, three bedrooms, one with en suite, bathroom, utility room and cloakroom.
determination under Part 3 of Schedule 2 (Changes of Use) was on 29th September 2018 under reference No.R18/1072.

The permissions have a number of conditions which a purchaser should make themself aware of prior to purchase. A copy of the approval letters with conditions and plans can be obtained from the agent's office or from the Rugby Borough Council website.

**General Information**

**Tenure & Possession**

The whole of the property is offered as freehold with vacant possession given upon completion.

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<thead>
<tr>
<th></th>
<th>Sq Ft</th>
<th>Sq M</th>
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<tbody>
<tr>
<td>Barn 1</td>
<td>1,590</td>
<td>147</td>
</tr>
<tr>
<td>Barn 2</td>
<td>1,915</td>
<td>178</td>
</tr>
<tr>
<td>Barn 3 Unit 1</td>
<td>1,429</td>
<td>132.80</td>
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<tr>
<td>Barn 3 Unit 2</td>
<td>998</td>
<td>92.80</td>
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The barns are set within 1.329 acres of land suitable for garden, parking and amenity use. The boundaries have been pegged for identification purposes, it will be the responsibility of the purchaser to fence the boundary.

**Planning**

**Barns 1 & 2**

Prior approval for change of use of agricultural buildings to two residential dwellings under the Town & Country Planning (General Permitted Development) Order 2015 (as amended) determination under Part 3 of Schedule 2 (Changes of Use) was on 3rd August 2017 under reference No.R17/0966.

**Barn 3**

Prior approval for change of use of agricultural buildings to two residential dwellings under the Town & Country Planning (General Permitted Development) Order 2015 (as amended) determination under Part 3 of Schedule 2 (Changes of Use) was on 29th September 2018 under reference No.R18/1072.

The permissions have a number of conditions which a purchaser should make themself aware of prior to purchase. A copy of the approval letters with conditions and plans can be obtained from the agent's office or from the Rugby Borough Council website.

**Services**

There is a three phase electricity supply available from a nearby transformer for which the purchaser will be responsible for connecting to.

A new mains water connection will be installed by the vendor from the B4455. A quote has been obtained from Severn Trent Water and the cost of connection will be split between the purchaser and the vendor.

**Boundaries & Fencing**

The purchaser will erect and maintain a boundary fence at the point of transfer to delineate the boundary prior to commencement of development.

**Unit 1**

One two storey, three bedroom dwelling with mezzanine floor. The ground floor comprises two bedrooms, an open plan kitchen and dining/living area, family bathroom, utility room and WC. The mezzanine floor comprises a master bedroom with en suite.

**Unit 2**

One single storey, two bedroom dwelling with an open plan kitchen and dining/living area, family bathroom, utility room and WC.

**Barn 3**

A concrete portal framed building, Yorkshire boarding and corrugated sheet clad building with railway sleeper internal partitions and concrete floor with permission for conversion to two dwellings.

**Unit 1**

One two storey, three bedroom dwelling with mezzanine floor. The ground floor comprises two bedrooms, an open plan kitchen and dining/living area, family bathroom, utility room and WC. The mezzanine floor comprises a master bedroom with en suite.

**Unit 2**

One single storey, two bedroom dwelling with an open plan kitchen and dining/living area, family bathroom, utility room and WC.
PROPOSED SOUTH-WEST ELEVATION

PROPOSED NORTH-WEST ELEVATION

GROSS INTERNAL FLOOR AREA
147SQM/1590SQFT
Barn 2

PROPOSED NORTH-WEST ELEVATION

PROPOSED NORTH-EAST ELEVATION

GROSS INTERNAL FLOOR AREA 178SQM/1915SQFT

HALL/Lobby

COATS

BEDROOM 1

BEDROOM 2

BATHROOM

AC ST

BEDROOM 3

BEDROOM 4

DRESSING

EN-SUITE

STUDY

CLOAKS

UTILITY

KITCHEN

DINING

LIVING
Lotting
The property is being offered for sale as a whole. The vendors reserve 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 and may consider the sale of individual plots.

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 their agents in respect of any error, omissions or misdescription. The plan is for identification purposes only.

Method of Sale
The property will be offered for sale by private treaty.

Rights of Way Etc
The vendor will grant the necessary rights of ways, wayleaves and easements in order for services to be connected to the property.

There are no known existing rights of way, easements or wayleaves crossing the property. The properties will benefit from a shared access from Priory Lane for which maintenance provisions will shared and paid for in accordance with use.

Local Authority
Rugby Borough Council  Tel. 01788 533533
Warwickshire County Council Tel. 01926 410410

Vendor Solicitor
Band Hatton Button, 25 Warwick Road, Coventry, West Midlands CV1 2EZ, reference Ian Grindal, telephone 02476 237378, email ISG@Bandhattonbutton.com

Viewing
To be arranged with the vendor’s agent. Please contact either Jeff Paybody or Joshua Peat on 01788 564680.
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 photographs 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 photographs. 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/C.481/August 2018