



Clay Hill Farm, Long Lawford
Rugby, CV23 9BG

HOWKINS &
HARRISON

Clay Hill Farm, Clay Hill Lane, Long Lawford, Rugby, Warwickshire, CV23 9BG

An exciting opportunity to acquire a detached rural house for modernisation, with a wraparound garden, yard area and paddock.

Extending to approximately 5.3 acres.

Features

- Detached two-storey three bedroom house
- Yard area with a range of buildings
- Approximately 4.52 acres of pastureland
- For sale via private treaty
- Potential for equestrian use, subject to obtaining any necessary planning consents
- EPC Rating - E

Distances

- Long Lawford - 0.8 miles
- Rugby - 4 miles
- Coventry - 13 miles
- Birmingham - 37 miles
- A45 - 8 miles
- M1 - 10 miles

Location

The property is situated off Clay Hill Lane, to the northwest of the village of Long Lawford in Warwickshire. Rugby being only approximately 4 miles to the east provides a good range of everyday services and a railway station which has direct services to Birmingham, London Euston and Crewe. The A45 is just 8 miles southeast providing access to wider network links between Birmingham and Northampton, while Junction 18 of the M1 is approximately 10 miles to the east. London is approximately 90 miles to the east via the M1, and the centre of Birmingham is approximately 37 miles west via the M6.

The property is shown in further detail in the Location Plan.



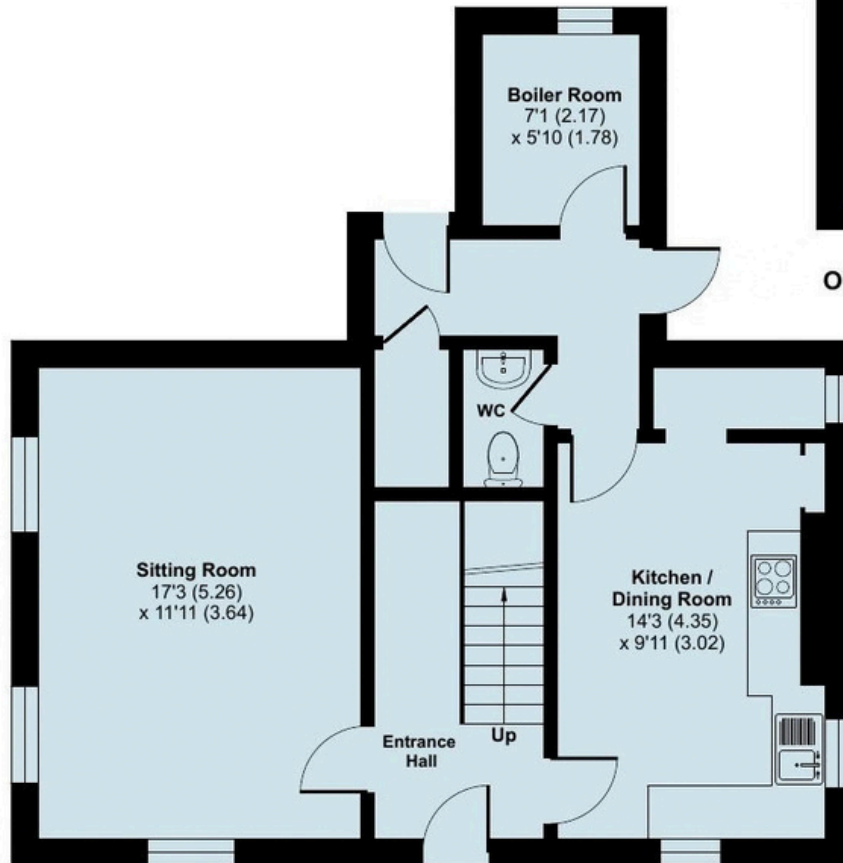
Clay Hill Farm, Clay Hill Lane, Long Lawford, Rugby, CV23

Approximate Area = 1109 sq ft / 103 sq m

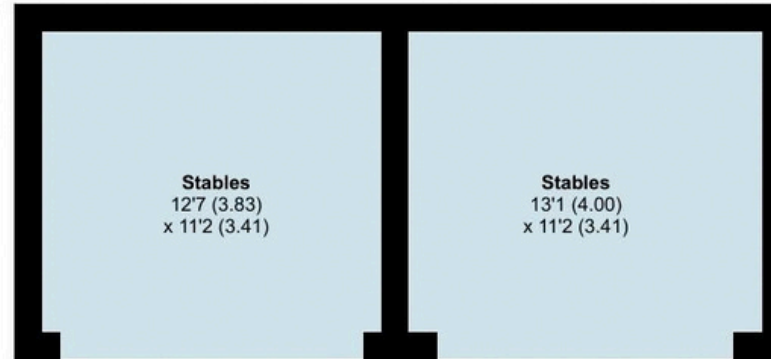
Outbuildings = 344 sq ft / 31.9 sq m

Total = 1453 sq ft / 134.9 sq m

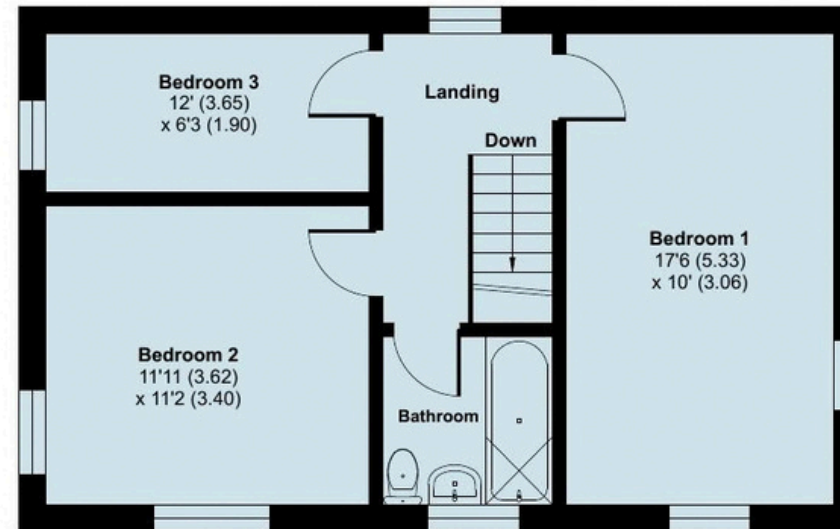
For identification only - Not to scale



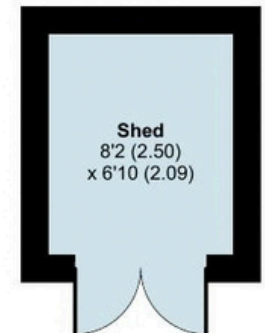
GROUND FLOOR



OUTBUILDING



FIRST FLOOR



OUTBUILDING



Description

Clay Hill Farm comprises of a detached, two-storey, three bed house in need of modernisation. Externally, the property comes with a range of traditional timber framed buildings and approximately 4.52 acres of pastureland. The property occupies a private position surrounded by mature trees and hedgerows. The property offers potential for equestrian use, subject to obtaining any necessary planning consents.

Dwelling

The detached three-bedroom dwelling is of brick construction under a pitched tiled roof extending to approximately 103 sqm (1,109 sqft) but is in need of modernisation.

The property benefits from two double bedrooms and a single bedroom which could be utilised more so as a study. There is a family bathroom upstairs with a shower over bath, WC and basin. The ground floor benefits from a kitchen with wall and base units and an electric oven leading to a spacious pantry. Beyond the kitchen is a WC, utility room and plentiful storage with external timber doors leading to the garden. There is one reception room, used as a living room with a gas fire and two double glazed windows.



Ground Floor

The accommodation is shown on the floorplan and comprises:

Ground Floor:

- Entrance Hall
- Sitting Room
- Kitchen/ Dining Room
- WC
- Boiler Room

Stairs to the first floor

First Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom – WC, basin, shower over bath

Outside

The property is approached via the private access track from Clay Hill Lane and benefits from a driveway for approximately three vehicles.

The wraparound garden provides a private setting with established boundaries.

Yard and Buildings

The yard area comprises of a steel portal framed building, a traditional timber building and an area of hardstanding near to the main gateway into the field, they extend to about 350 sq ft.

Land

The parcel of permanent pasture extends in all to approximately 4.52 acres and is considered to be Grade 3 as per the Agricultural Land Classification Map. The land is flat and benefits from stock proof boundaries. The paddock benefits from a mains water supply to a trough and has a timber field shelter. The land is accessed from the yard area or alternatively from the public highway along Clay Hill Lane.





Tenure & Possession

The property will be sold with Vacant Possession given upon completion. The subject property is registered under title number: WK438321.

Services

It is understood the subject property benefits from mains water and electricity. There is an oil tank for central heating and a private drainage system.

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

Plan, Area and Description

The plans, area and descriptions 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, omission or misdescription.

Development Uplift

The land will be sold with a development uplift clause to reserve 25% of any uplift in value attributed to any change of use or planning permission for a period of 25 years on the land only. For the avoidance of doubt, the overage will not be triggered by any agricultural, equestrian or forestry development. Full details will be provided within the legal documentation.

Agri-Environmental Schemes

There are no agri-environmental schemes over the land.

Wayleaves, Easements and Public Rights of Way

The neighbouring landowner and property have a right of way over the driveway to access their property. There is also an overhead electricity pole and cable serving the neighbouring property.

The property is sold subject to the benefit of all wayleaves, easements and rights of way that may exist. here are no Public Rights of Way over the property.

Planning

The Agent believes the house is suitable for modernisation or redevelopment subject to obtaining the necessary consents.

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.

EPC Rating

The subject property has an EPC rating of E (47) this was conducted of the 17th September 2026 and is valid for 10 years. The potential EPC rating is B(84).

Council Tax

The subject property is Council Tax Band 'E' for which the 2026/27 charge is £2,982 and payable to Rugby Borough Council.

Local Authorities and Utility Companies

Rugby Borough Council Tel: 01788 533533

Severn Trent Tel: 0345 750 0500

National Grid Tel: 0800 096 3080

Fixtures & Fittings

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.

WhatThreeWords

Using the WhatThreeWords app the following will take you to the entrance of the property: ///dispenser.decoder.dashes

Vendors Solicitors

Fullers Solicitors, 24 Albert Street, Rugby, Warwickshire, CV21 2RT

Tel: 01788 542288

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Clay Hill Farm



Produced on Land App, Sep 30, 2026.
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50 m
Scale 1:1250 (at A4)



Viewing

Viewing is strictly by appointment by contracting Howkins & Harrison in the Rugby office on 01788 564680 or emailing southernadmin@howkinsandharrison.co.uk

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 Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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.

AMC
AGENT



CONTACT US

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