Fieldgate Farm, Pailton Road, Harborough Magna,
Rugby, CV23 0HG

HOWKINS & HARRISON

Fieldgate Farm, Pailton Road, Harborough Magna, Rugby, CV23 0HG

An attractive fully equipped residential pasture farm in a convenient location with a traditional farmhouse, a range of traditional and modern farm buildings with scope for redevelopment and a detached bungalow set within 102.61 acres.

Extending to approximately 102.61 acres (41.48 ha).

Features

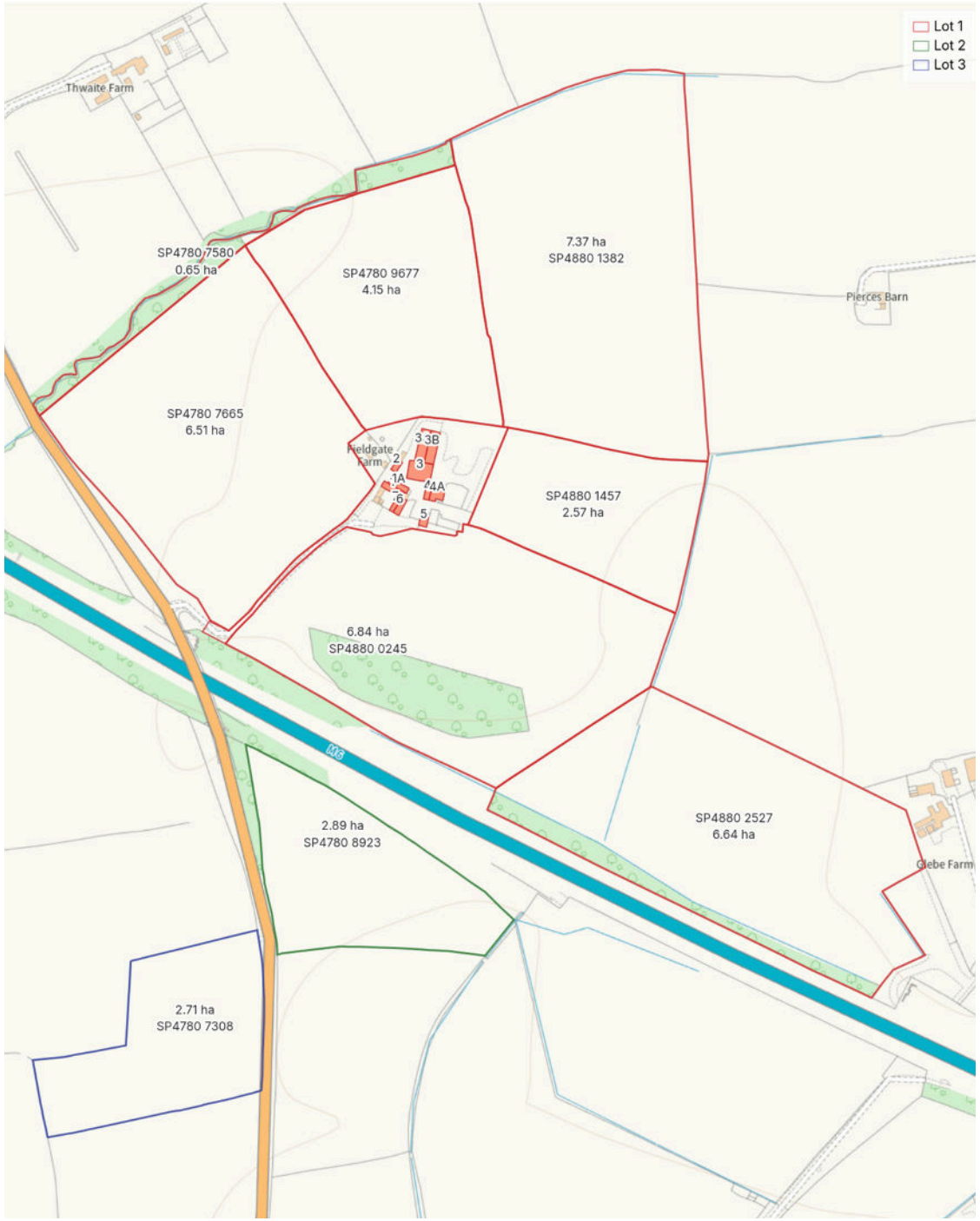
- Period Farmhouse
- 19,504 sq. ft of Modern and Traditional Buildings
- 102.61 acres of agricultural land
- Convenient position
- Potential for Development (subject to planning)
- Separate detached 2-bedroom bungalow.

Distances Approximate

- Rugby – 4.5 miles
- Coventry – 11.5 miles
- Stratford upon Avon – 28 miles
- Birmingham - 31 miles

Fieldgate Farm is located between the villages of Harborough Magna and Pailton within the Rugby District of Warwickshire. The local market town of Rugby is approximately 4.5 miles to the southeast, with the city of Coventry approximately 11.5 miles to the west, with both providing a range of local and amenity services with vast education and employment opportunities.

The property lies adjacent to the M6 motorway, with Junction 1 being approximately 5.5 miles to the east. The M6 provides good midlands connectivity, and Rugby town centre provides a mainline rail station to London Euston and Birmingham New Street.
The property is shown on the location plan.



Description

Fieldgate Farm is an attractive, a fully equipped residential pasture farm comprising a 3-bedroom farmhouse with a range of traditional and modern farm buildings suitable for a variety of alternative uses (subject to planning) and a separate detached 2-bedroom bungalow extending in all to approximately 102.61 acres (41.48 ha). The property is accessed directly from the public highway via a private driveway which opens out to reveal the farmyard and house.

The farm is being offered for sale as a whole or in up to 3 lots.

Lot 1: (edged red) - Fieldgate Farm, Buildings, Bungalow and 88.43 acres (35.78 Ha)

Fieldgate Farm is approached direct from the public highway via a private driveway which opens out to reveal the farmyard, house and bungalow, located centrally within the surrounding 85.82 acres of pastureland.

The farmhouse is a 3-bedroom period house of red brick construction with a small, rendered section, under a pitched tile roof with a large number of period features throughout the house. The accommodation is arranged over two floors with scope for further accommodation with internal reconfiguration. The front elevation provides access to a small lawned garden, with access to the buildings gained to the rear of the property, which run along the side elevation of the farmhouse.

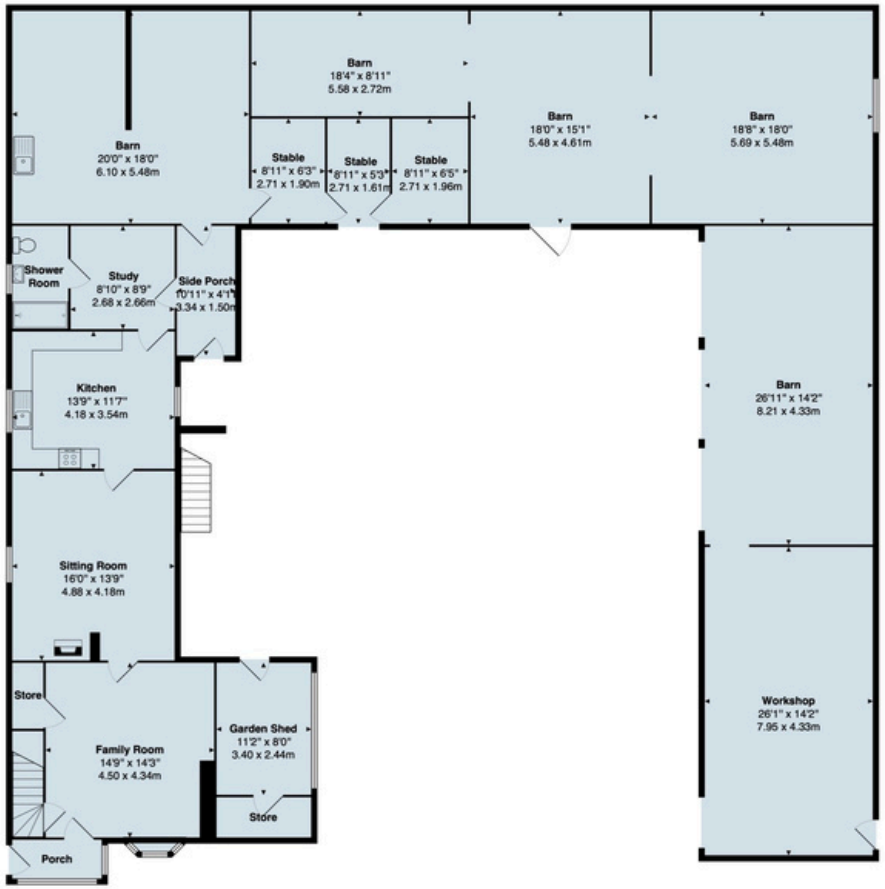
The accommodation is shown on the floorplan and comprises:

Ground Floor:
Porch
Family Room
Garden shed/Store
Sitting Room
Kitchen
Study
Shower Room
Side Porch

First Floor:
Main Bedroom with en-suite bathroom
Bedroom 2
Family Bathroom
Bedroom 3

FLOOR PLANS

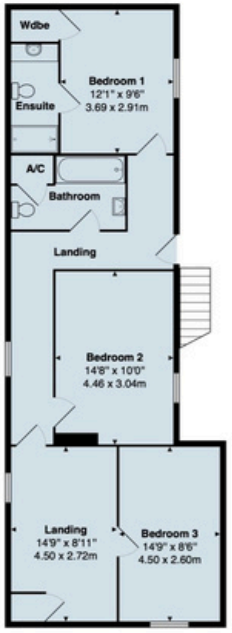
GROUND FLOOR



Ground Floor
Area: 762 ft² ... 70.8 m²

Outbuildings
Area: 2069 ft² ... 192.3 m²

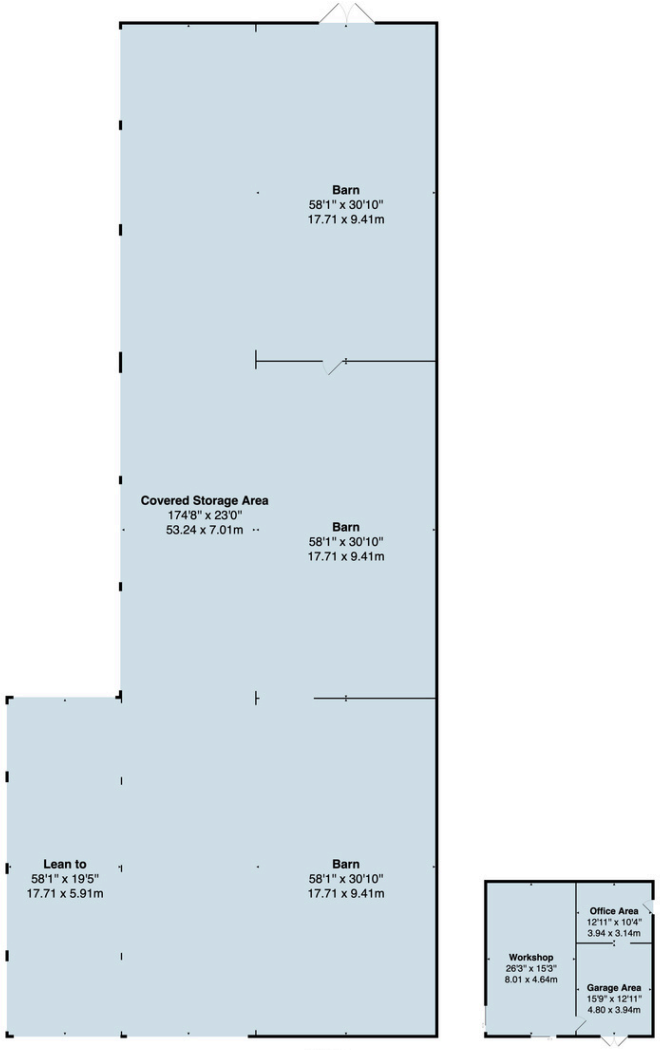
FIRST FLOOR



1st Floor
Area: 767 ft² ... 71.3 m²

Total Area: 1530 ft² ... 142.1 m² (excluding porch, side porch, garden shed, store, barn, stable, workshop)
All measurements are approximate and for display purposes only

OUTBUILDINGS



Outbuildings
Total Area: 11321 ft² ... 1051.8 m²
All measurements are approximate and for display purposes only

Farm Buildings

The farm buildings are shown on the numbered inset and detailed plans. They extend to 19,504 sq. Ft (1,812 sq.m) and surround a concrete yard. The agricultural buildings comprise:

1) Traditional two-storey granary barn with brick subdivisions and predominately concrete floor, currently being used for varying uses including agricultural storage and workshop. At the back of the brick barn is Building 1A which is a steel frame lean-to complete with corrugated tin roof and open sides, concrete and part soil floor.

2) A corrugated Nissan hut, open fronted with hardcore floor and electrical supply.

3) Steel frame Dutch barn with steel lean-tos off either side, complete with part asbestos sheet and part tin roof, enclosed with breeze block walls and Yorkshire boarding. Attached to building 3 are two further buildings, 3A (steel frame construction complete with blockwork walls and Yorkshire boarding providing enclosed livestock housing) and 3B (pole barn with corrugated tine roof).

4) Building of timber construction under fibre cement roof and concrete floor, formerly cow cubicles. Attached to building 4 is 4A which is a timber framed barn.

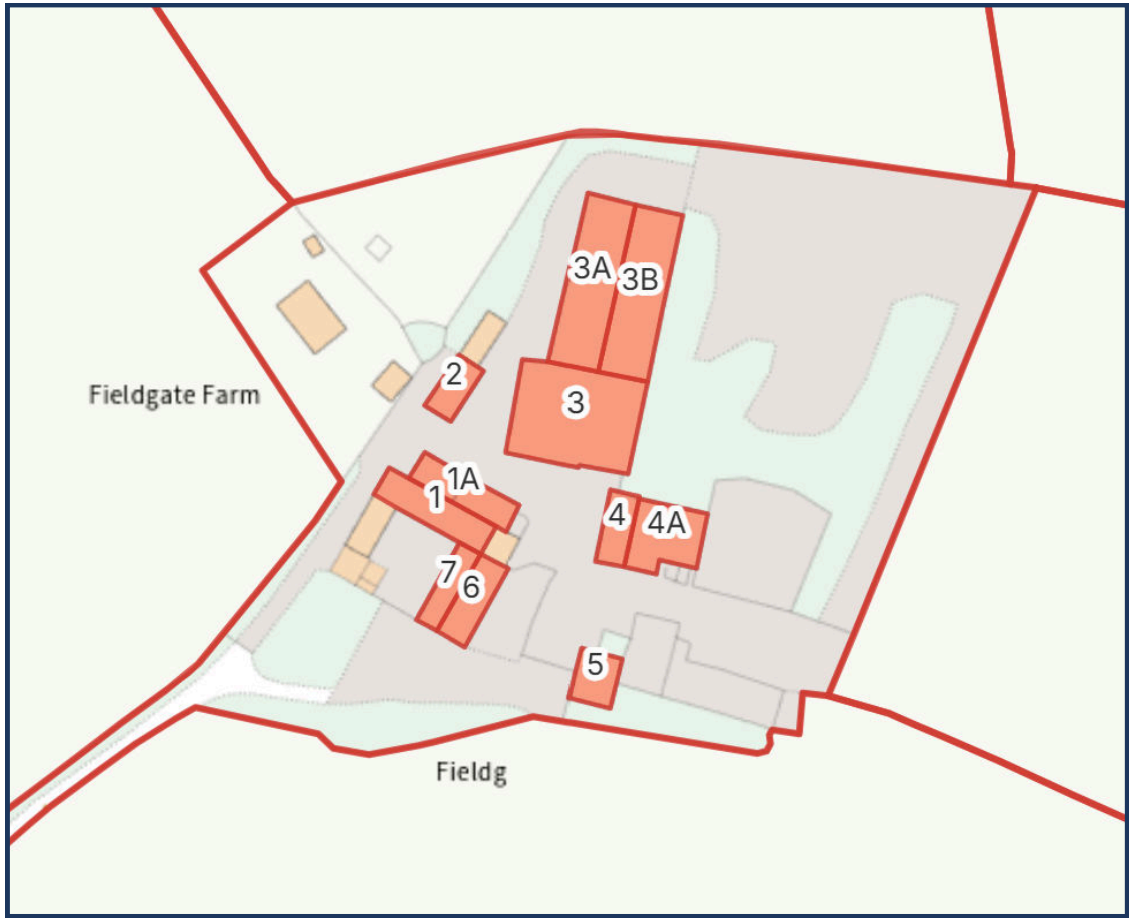
5) A breezeblock two-storey building under asbestos roof and was a former dairy, with the parlour equipment having all been removed but the milking pit is still in place. The cattle entrance doors have been bricked up. The building benefits from three-phase electrical supply.

6) A steel framed lean-to attached to the rear of building 7 under a corrugated tin roof, open fronted with concrete floors, former milking shed.

7) A brick under tiled roof traditional building which is a former milking parlour, now utilised as ancillary accommodation to the farmhouse.

Buildings 7, 1 and the farmhouse provide a traditional old-fashioned U-shape courtyard arrangement, which offers additional storage space and have potential for alternative use subject to planning.

The farmyard is predominantly concrete throughout, with good wide vehicular access. There is a large area of uncovered concrete being the former silage clamps.

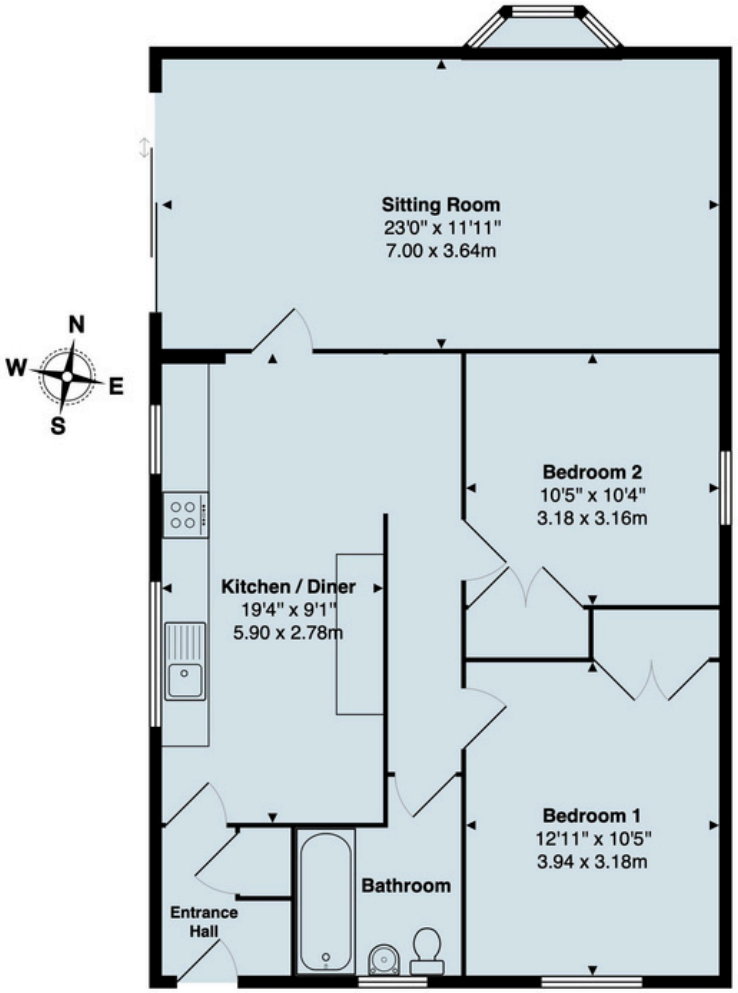


Bungalow

The bungalow is of brick construction under a tile roof extending to approximately 876 sq. ft and is accessed separately off the farm drive via a concrete track. There is a small lawned garden surrounding the property with a detached garage sat adjacent to the dwelling.

Briefly, the bungalow provides the following accommodation:

Entrance Hall
Kitchen/Diner
Sitting Room
Bedroom 1
Bedroom 2
Bathroom



Total Area: 876 ft² ... 81.3 m²
All measurements are approximate and for display purposes only

Land

Lot 1: (edged red)

The ring-fenced Lot 1 land (shown edged red), extends to 85.82 acres and comprises 6 fields of permanent pasture with a small area of woodland, enclosed predominately with a mixture of livestock fencing and mature hedgerows. The land benefits from a mains water supply, with water troughs located throughout the parcels.

The land is identified as being predominantly Grade 3 on the land classification plans for England and Wales being slowly permeable seasonally wet loamy-clay soil with moderate fertility and impeded drainage suitable for pasture and combinable crops.

Located within Field Parcel 0245 is a mound used to screen the motorway. We have been informed that historically this has been made up of former building waste/rubble before being covered with soil and planted.

Lot 2: (edged green)

The land in Lot 2 extends to 7.14 acres, comprising a single field of permanent pasture, with the land benefitting from extensive road frontage, and can be accessed via the Pailton Road with a gateway set back from the highway.

Lot 3: (edged blue)

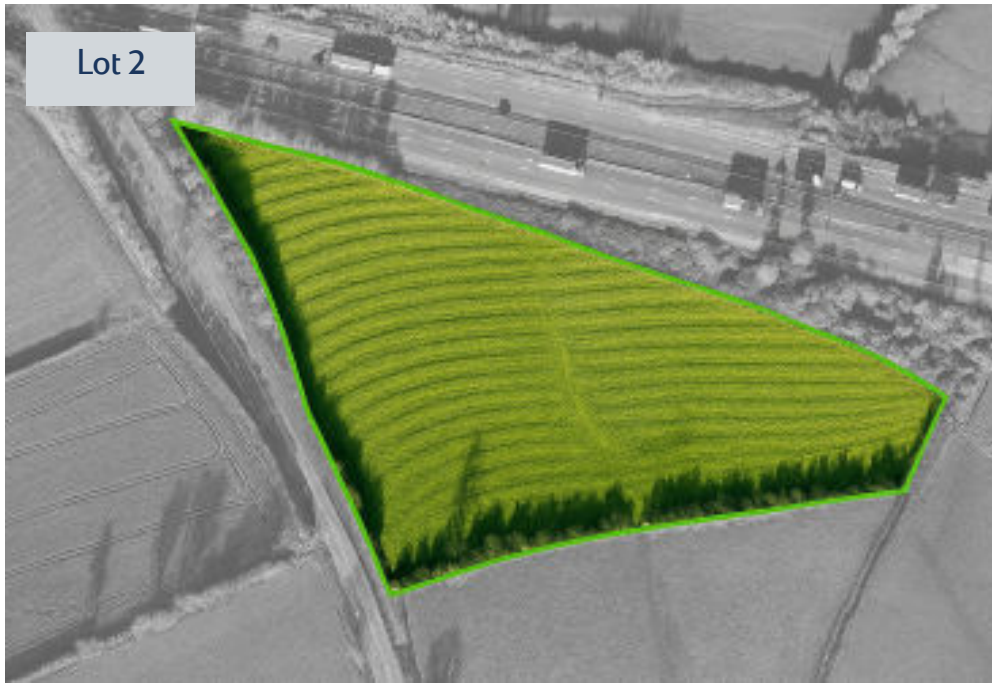
Lot 3 comprises one 6.69-acre field of permanent pasture, again, benefitting from extensive road frontage, and can be accessed via the Pailton Road with a gateway set back from the highway.

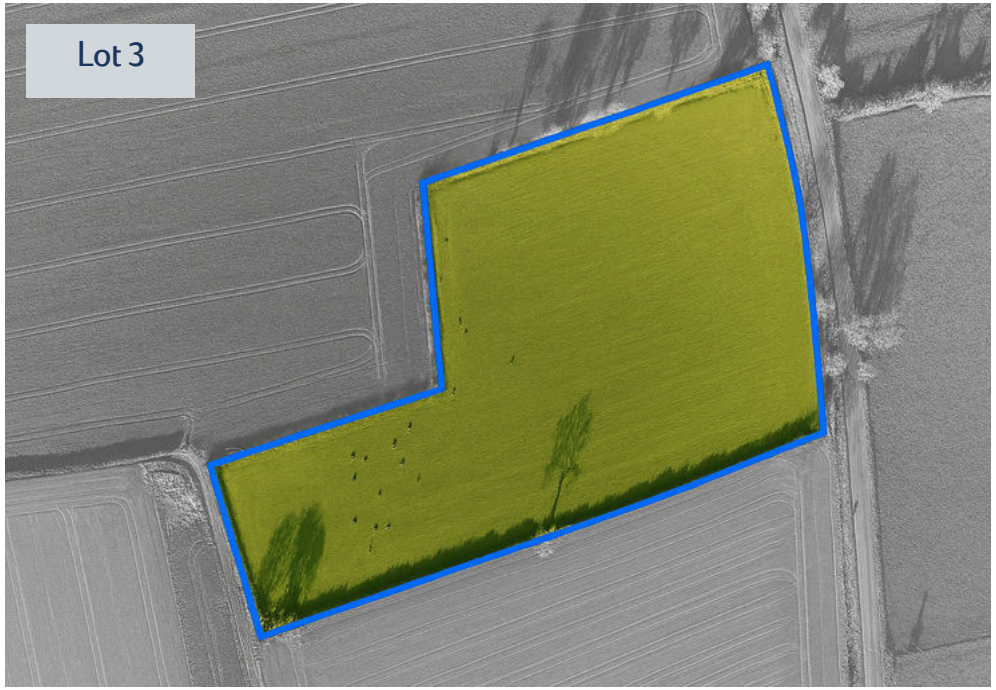
All of the land is identified as being Grade 3 on the Land Classification plans for England being slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

The land would be suited to agricultural or equestrian use, subject to obtaining the necessary planning consent.

Schedule of Acreages

Field No.	Description	Acres	Hectares
	House and Garden	0.35	0.14
	Bungalow and Garden	0.25	0.10
SP4780 7665	Permanent Pasture	16.08	6.51
SP4780 9677	Permanent Pasture	10.25	4.15
SP4880 1382	Permanent Pasture	18.21	7.37
SP4880 1457	Permanent Pasture	6.34	2.57
SP4880 0245	Permanent Pasture	16.90	6.84
SP4880 2527	Permanent Pasture	16.42	6.64
SP4780 7580	Woodland	1.62	0.65
	Yard & Buildings	2.26	0.91
	Lot 1 Total	**88.43**	**35.78**
SP4780 8923	Permanent Pasture	7.14	2.89
	Lot 2 Total	**7.14**	**2.89**
SP4780 7308	Permanent Pasture	6.69	2.71
	Lot 3 Total	**6.69**	**2.71**
	Grand Total	**102.61**	**41.48**





General Information

Tenure & Possession

The property will be sold freehold with vacant possession given upon completion given the provision that the occupier of the farmhouse has the right to remain in the property rent free for a period of 6 months post completion.

Rural Land Register & Environmental Schemes

The land is registered with the Rural Land Register and the fields can be transferred to the purchaser upon completion, from the vendor. The vendors will retain the historic element of previous Basic Payment Scheme claim.

The land is not currently within an SFI scheme or any other environmental management scheme.

Services

Mains water is connected to the Farmhouse with drainage via a private system, mains electricity and oil-fired central heating. The bungalow benefits from mains water and electricity, oil fired central heating, bottle gas for cooking and drainage via a private septic tank.

Some of the buildings are understood to benefit from three-phase electricity and mains water. The land included within Lot 1 benefits from a mains water supply.

A water supply will be provided to Lots 2 and 3 if bought either in conjunction with Lot 1 or together, otherwise if sold separately only Lot 2 will have a water connection and Lot 3 will not benefit from a mains water supply.

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

Method of Sale

The property is offered for sale by private treaty and any interested party should submit their unconditional offers to the Agent's Towcester Office.

Sporting, Timber & Mineral Rights

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

Planning

There are elements of the property which may be suitable for alternative uses subject to obtaining the necessary planning consent for that alternative use.

We are of the understanding that the bungalow is subject to an agricultural occupancy condition given its age and therefore the property is sold on the assumption that a standard agricultural occupancy condition is in place as per the below wording:

"The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in agriculture as defined in Section 290 (1) of the Town & Country Planning Act 1971, or in forestry, (including any dependents of such person residing with him (or widow or widower of such as person).

Development Overage

The vendors will impose a development overage on the entirety of the property as marketed of 30% for a period of 30 years from the date of completion brought about through the grant of each and every non-agricultural or non-equestrian planning consent.

The provisions will be become effective on the earlier of either the implementation of the planning consent or the disposal of the property to which the planning consent relates with the benefit of the consent.

Lotting

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

EPC Rating

The farmhouse has a rating of F (31) with potential of C (79).

The bungalow has a rating of D (61) with potential of A (102).

Council Tax

Fieldgate Farmhouse is within Council Tax Band E and the amount payable is £3,054.64.

Fieldgate Farm Bungalow is within Council Tax Band C and the amount payable is £2,221.57

Plan, Area & Description

The property is currently unregistered.

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.

Boundaries

Where known the boundary ownership is shown on the plan as an inward marked T on the plan.

Rights of Way Etc

There are low voltage overhead electricity lines crossing parts of the land. We are not aware of any other wayleaves, easements or rights of way that affect the property.

Fixtures and Fittings

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

Holdover or Ingoing Valuation

The vendor reserves the right of holdover in respect of the growing crop if necessary or the appropriate ingoing valuation will be undertaken.

What3Words

Using the WhatThreeWords app the following will take you to the entrances of each Lot:
Lot 1: ///unscrew.equal.challenge
Lot 2: ///trades.forkful.waged
Lot 3: ///trending.observes.pressing

Vendors Solicitor

Mr Michael King
Fullers, 24 Albert St, Rugby CV21 2RT
01788 542288

Viewing

Viewing is strictly by appointment by contacting Tayla Cave on 01327 397979 or email tayla.cave@howkinsandharrison.co.uk. Please note this is working farm therefore appropriate health and safety advice and bio-security measures must be taken.

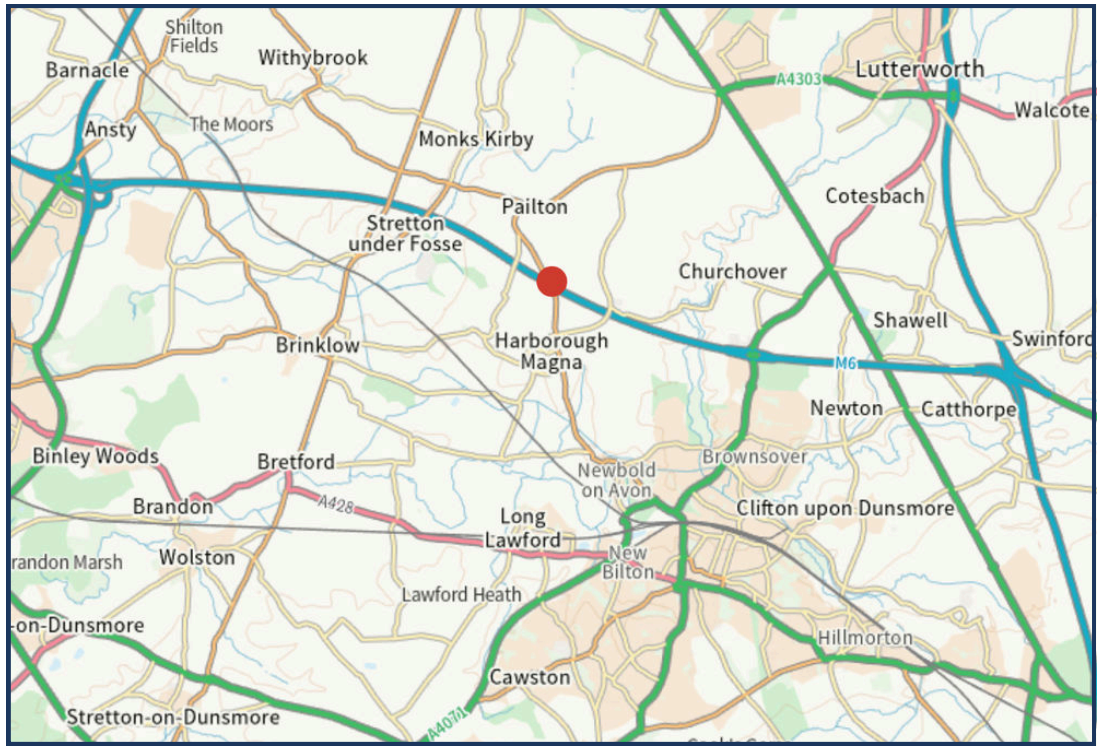
Anti Money Laundering Regulations

We are required under due diligence, as set up under HRMC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

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.

Local Authority & Utilities

Rugby Borough Council	Tel. 01788 533533
Western Power	Tel. 0800 096 3080



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

If you would like to discuss financing a purchase of agricultural land, please speak to one of our Agricultural Mortgage Corporation, AMC agents (Tayla Cave or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.

CONTACT US

Howkins & Harrison - 01327 353575
98A Watling Street, Towcester, NN12 6BT

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