



Field House Farm Barn, Broadwell Lane, Rugby, CV23 8HP

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Guide Price: £325,000

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The Property

Field House Barn is a unique opportunity to purchase an agricultural building with Class Q planning consent to convert into a large detached family home on in a rural location near the village of Broadwell.

This barn benefits from Class Q planning permission under Rugby Borough Council reference R22/0829 for the conversion of existing agricultural building into 1 no dwellinghouse. Field House Barn is accessed via an existing tarmac driveway to the north of Broadwell Lane.

Field House Barn itself extends to approximately 262 m² (2,820 sqft) existing ground floor area with the total area granted for conversion extending to approximately 222m² (2,389.6 sqft).

The building is used for agricultural storage and is constructed of a concrete floor, steel portal frame and a fibre cement roof.





Key Features

- DEVELOPMENT OPPORTUNITY
- CLASS Q CONVERSION
- 2,820 SQFT BARN
- SET IN CIRCA 0.2 ACRES
- GREAT RURAL LOCATION

Contact Information:

Email:

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Tel: 01789 387881

Head of Rural:

Jimmy Morton - 07546 690997

Graduate Surveyor:

Archie Benson - 07762 980877

Situation

The Barn is located between Broadwell (1.3 miles east) and Birdingbury (1.9 miles south via the Stockton Road). Access is directly off the Broadwell Lane via a private drive approximately 250 meters south of the barn providing privacy from the lane.

Southam (4.2 miles), Rugby (7 miles), Leamington Spa (8.5 miles) and Stratford-upon-Avon (23 miles) are just some of the local towns that are well serviced with great railway links, public houses, hotels, shops, garages, primary schools, high schools, fire stations and churches.

Services

Main services are understood to be available to the site. There is an existing shared water supply to the barn. Purchaser to install sewerage system post completion with connection reserved by the Vendor.

Access

Access will be via a shared driveway off Broadwell Lane with access reserved over to the property situated to the west of the building.

Planning

The Barn has Prior approval for the change of use of agricultural building to 1 no.dwellinghouse reference R22/0829 (Re-submission of R22/0155) decided on 03 November 2022.

Plans, Areas and Schedules

These are based on the Promap computerised digitised mapping data. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale.

Local Amenities

Draycote Water and the National Cycle Route, is a 240-hectare reservoir and country park near the village of Dunchurch, 3 miles south of Rugby in Warwickshire.

Viewings

In the first instance please contact the rural department on 01789 387881 or email rural@sheldonbosleyknight.co.uk. Strictly by appointment.

Agents:

Jimmy Morton - jimmy.morton@sheldonbosleyknight.co.uk

Archie Benson - abenson@sheldonbosleyknight.co.uk

Local Authorities

Rugby Borough Council

Leamington Hastings Parish Council

Method of Sale

Barn to be sold with vacant possession upon completion and by Private Treaty, but the Agent reserves the right to ask for Best and Final Offers should several offers be received.

What3Words

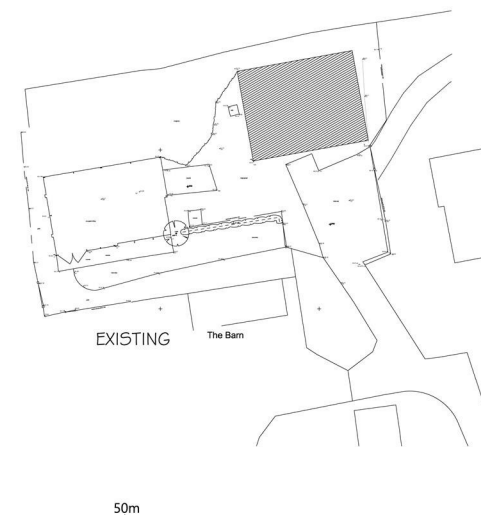
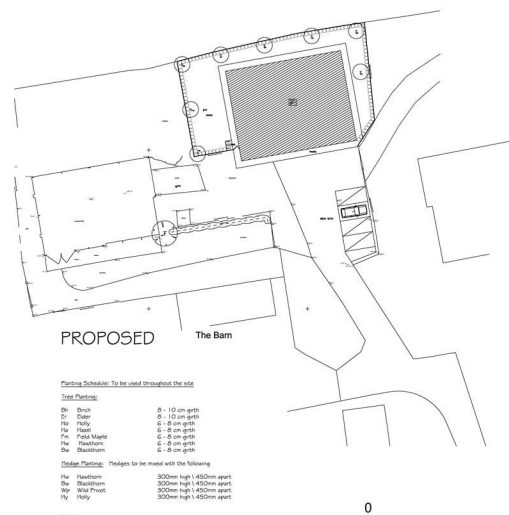
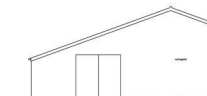
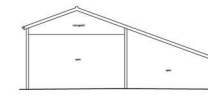
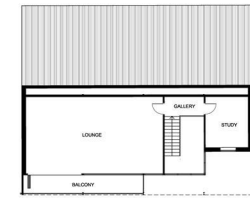
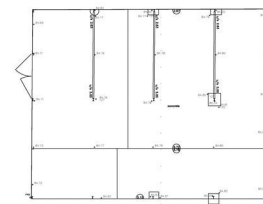
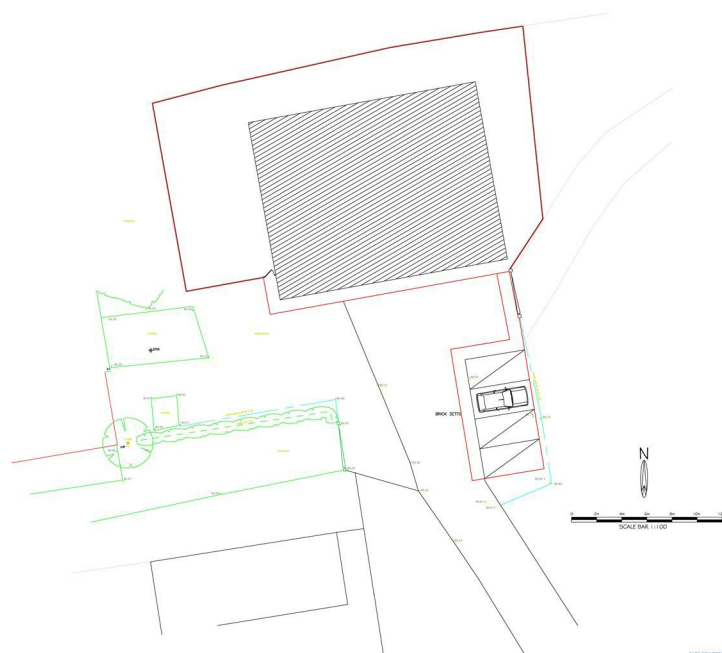
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.







Planning Schedule: To be used throughout the site

Tree Planting:

Bh	Birch	8 - 10 cm girth
Er	Elder	8 - 10 cm girth
Ho	Holly	6 - 8 cm girth
Ha	Hazel	6 - 8 cm girth
Fm	Field Maple	6 - 8 cm girth
Hw	Hawthorn	6 - 8 cm girth
Be	Blackthorn	6 - 8 cm girth

Medger Plants:		Medgers to be mixed with the following
He	Hawthorn	300mm high \ 450mm
Be	Blackthorn	300mm high \ 450mm
Wp	Wild Privet	300mm high \ 450mm
Hv	Holly	300mm high \ 450mm

Note:
All trees and shrubs are to be planted within the first planting season after the completion of the development and in

All are to be staked with a stake one third the height of trunk and fixed with a single tie only.

For a period of five years from the completion of planting, owners of the land shall maintain all plants - replacing any die or become diseased. To be carried out in the first and planting season.



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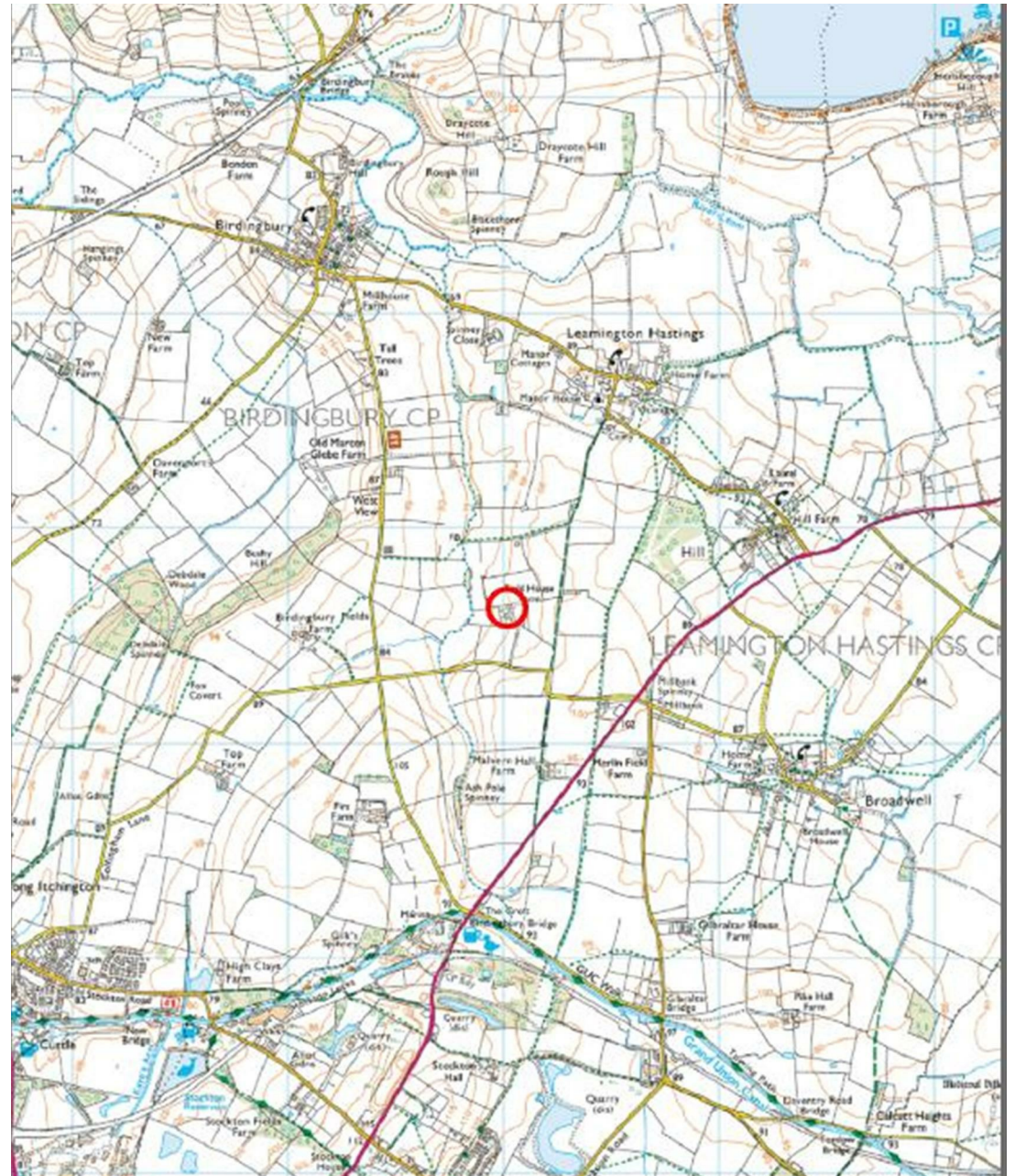
Not to scale - For Identification purposes only



Site Plan



Location Plan



Not to scale - For Identification purposes only

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Rural Department

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