BANKIER SLOAN

LangleyBrook

Brook Farm,

Tysoe Road, Radway,
Warwickshire, CV35 0UE

A rare opportunity to acquire an attractive smallholding with potential in an idyllic rural position, comprising a useful range of agricultural and equestrian buildings together with productive pastureland

Key Features:

- Idyllic rural setting beneath the Edge Hill escarpment
- Attractive ring-fenced smallholding
- Range of versatile agricultural and equestrian buildings (8,324 sq. ft.), with alternative use potential, subject to consents
- Former long-established residential mobile home site, with potential, subject to consents
- No overage applied
- Well fenced permanent pasture with water supply
- Suitable for livestock, equestrian and lifestyle purchasers
- Excellent accessibility to Banbury, Stratford-upon-Avon and the M40 motorway (J12)

In all, extending to approximately 5.79 hectares (14.31 acres)

For Sale as a whole

BANKIER SLOAN

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reception@centre-p.co.uk
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Situation:

Brook Farm occupies a peaceful yet highly accessible location between Radway and Tysoe at the foot of the wooded Edge Hill escarpment which provides an attractive backdrop to the holding. The property benefits from an appealing sense of seclusion whilst being well connected to the surrounding road network, with convenient access to Oxfordshire, the Midlands and London. Local connections include (distances approximate):

- Radway – 1.25 miles
- Tysoe – 2.5 miles
- Banbury – 9.5 miles
- Junction 12, M40 Motorway – 6.7 miles
- Stratford-upon-Avon – 12.5 miles

Overview:

The property represents a rare opportunity to acquire an attractive and versatile rural holding extending to approximately 5.79 hectares (14.31 acres) comprising a substantial range of agricultural and equestrian buildings together with a useful block of permanent pasture, all lying within a single ring fence. The property has been utilised as a smallholding for many years and offers considerable scope for a wide variety of purchasers. Whether seeking an equestrian property, a lifestyle holding, a base for a rural business, or a property with future potential, Brook Farm presents an exciting opportunity in an area where properties of this nature rarely become available.

Site of Former Mobile Home:

Situated to one side of the farmstead in a pleasant position, the site of a former residential mobile home, recently removed prior to sale, has benefited from long-established residential occupation and associated infrastructure. Purchasers may wish to consider the planning opportunities available.

Buildings:

Centred around a concrete yard, the property offers a useful range of agricultural and equestrian buildings which provide flexible accommodation. Suitable for continued agricultural and equestrian use, they may also appeal to purchasers seeking premises for rural enterprise or commercial activities, subject to obtaining any required consents.

Building	Description	Area
1. Stables & Stores	3-bay, steel frame, concrete block walling and part timber, part corrugated fibre cement cladding, corrugated iron pitched roof, concrete floor, currently incorporates 2 No. stables and a central store. 10.51 m x 4.62 m	48.56 sq.m (523 sq.ft)
2. General Purpose Barn	3-bay, steel portal frame, concrete panel walling and galvanised steel cladding, corrugated fibre cement pitched roof. 13.22 m x 8.89 m	117.53 sq.m (1,265 sq.ft)
3. Main Barn	5-bay, steel portal frame, concrete block walling and part galvanised steel part timber cladding, corrugated fibre cement pitch roof, concrete floor. Housing 8 No. stables and 2 No. tack rooms. Concrete block stores on one end. With WC. 30.28 m x 15.44 m	467.52 sq.m (5,032 sq.ft)
4. Lean-to	Attached to the rear of the Main Barn, 3-bay, steel frame, concrete block walling and part galvanised steel part timber cladding, corrugated fibre cement mono-pitch roof. With isolation box. 18.10 m x 7.72 m	139.73 sq.m (1,504 sq.ft)

Planning History & Potential:

The property lies within open countryside and is understood to not be covered by any statutory landscape or environmental designations. The property benefits from an established planning history, including planning permission 04/02133/FUL (the most recent) and the former siting of a residential mobile home which occupied the holding for many years prior to its recent removal by the vendors. Given the scale and substance of the buildings, combined with supportive permitted development policy, prospective purchasers may wish to investigate opportunities for redevelopment, diversification or alternative uses, subject to obtaining all necessary statutory consents. The Vendor's have received informal advice that converting the three main barns to create multiple residential units may be possible.

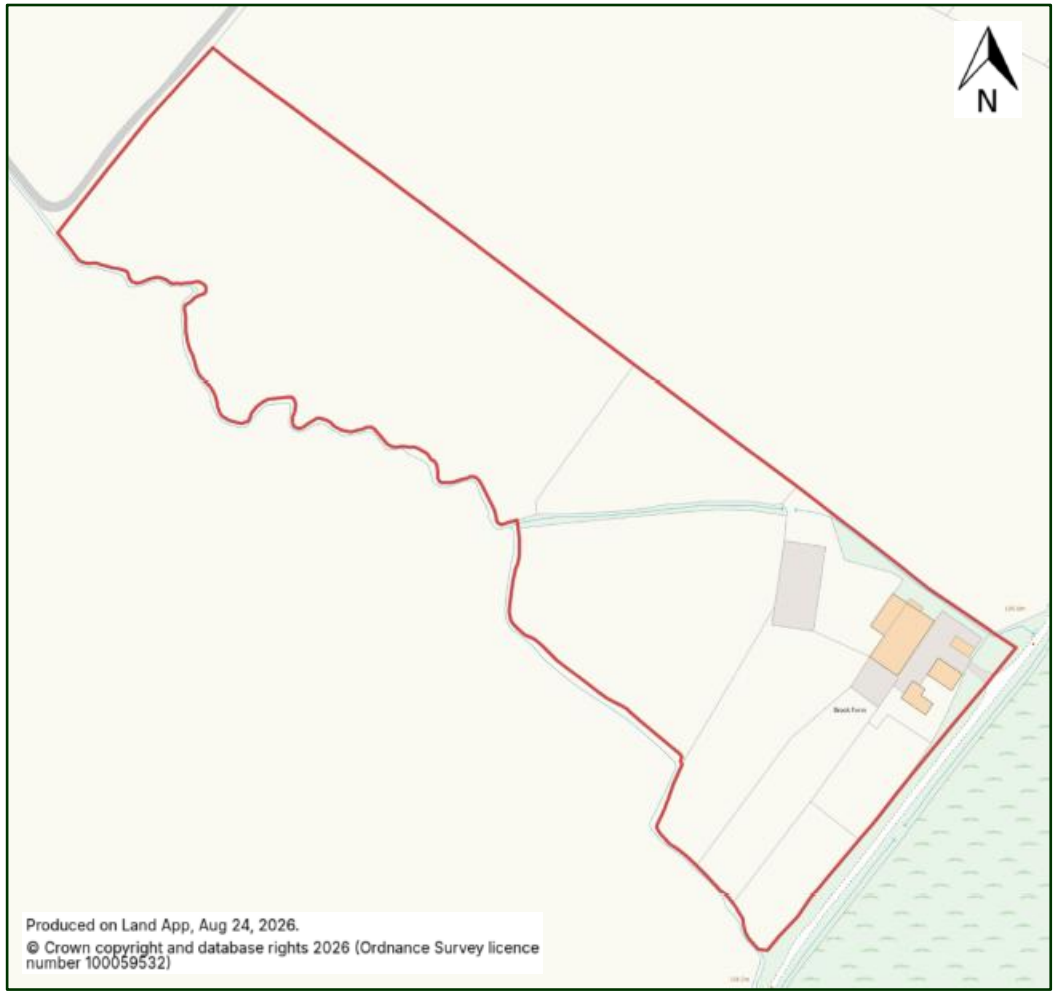
It should be noted that overage will not be applied.

Land:

The surrounding land complements the buildings, creating a versatile and highly functional holding. The land comprises a useful block of level permanent pasture lying within a single ring fence, classified as Grade 3 on the Agricultural Land Classification maps, base-rich loamy and clayey soils. The fields are principally enclosed by post and wire fencing together with mature hedgerows and established boundary trees which provide shelter and enhance the attractive rural character of the holding. Water is available to mains fed drinking troughs serving the majority of the paddocks. In addition to conventional grazing, the land is considered well suited to participation in environmental land management schemes, subject to eligibility and scheme requirements.

Services:

Mains electricity and water, private drainage (septic tank), liquid propane gas (subject to usual rental). Prospective purchasers should satisfy themselves as to the condition and capacity of all services.



Fixtures & Fittings: Those items mentioned in the sale particulars are included in the freehold sale. All other fixtures, fittings and other furnishings are expressly excluded. Buyers are recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Access: There is direct access from the Tysoe Road via a private entrance serving the holding.

Tenure & Possession: Freehold, held under registered title WK303233, with vacant possession available upon completion.

Method of Sale: The property is offered for sale by private treaty, as a whole.

Rights of Way, Wayleaves & Easements: We understand that the property is not affected by any rights of way. The property is sold subject to and with the benefit of all other existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi easements and all wayleaves whether referred to or not in these particulars.

Minerals & Sporting Rights: Such as they exist, included in the freehold.

Environmental Schemes: The Property is not included in any environmental or woodland scheme, but is considered eminently suitable for such.

Local Authority: Stratford-on-Avon District Council; info@stratford-dc.gov.uk; 01789 267575.

Guide Price: £485,000 (four hundred and eighty-five thousand pounds).

Location: what3words to farm entrance - ///etchings.eventful.converged

Postcode: CV35 0UE.

Subject to Contract

Viewings: All viewings strictly by prior appointment with the selling agents.

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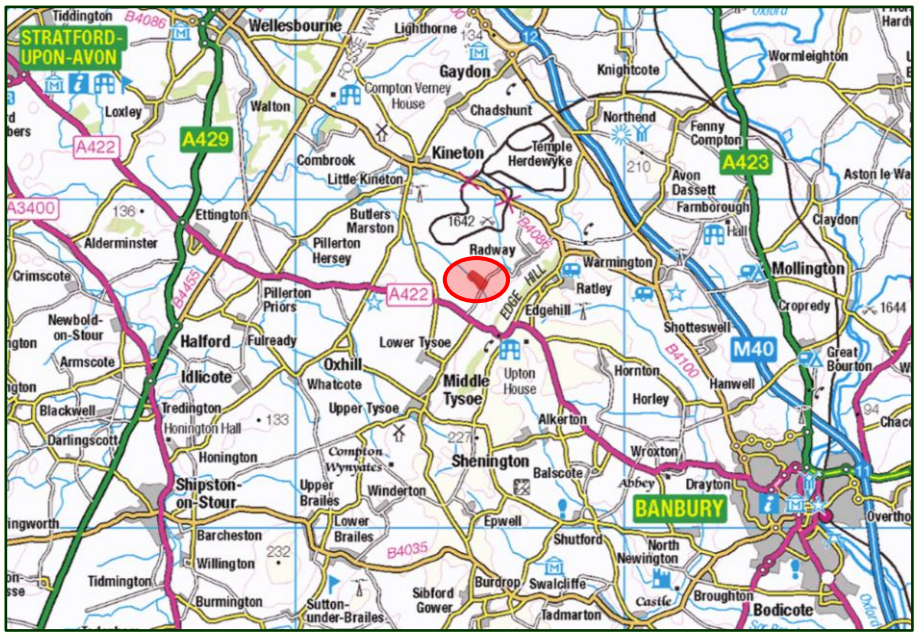

Important Notice:

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