

Chartered Surveyors
Property Consultants

By Order of the Executors of Mrs. May Bostock (Deceased)

FOR SALE BY PRIVATE TREATY

**GRANGE FARM BUILDINGS
GRANGE ROAD,
HARTSHILL,
NUNEATON
WARWICKSHIRE CV10 0ST**



**Freehold Grade II Listed Farm Buildings
(including a Former Quakers' Meeting House)
and Part of a Former Farmyard with
Planning Permission for Conversion to a Large Single Dwelling
on
Site of Approximately 0.4 Hectares (1.0 Acre)**

Offers invited over £170,000

Viewing

Strictly by appointment which please arrange through Shortland Parsley on 01827 718912
or email Greg Fielding: greg@parsleyproperty.co.uk

These particulars do not form part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants.

Partners:
Keith T Parsley BSc (Est Man) FRICS ACI Arb
James R Parsley BA (Hons) PgD MRICS
Consultants:
David J Shortland MBE Hon DBA FRICS
Antony Cresswell-Black MRICS
(Chartered Building Surveyor)

COMMERCIAL, AGRICULTURAL & RESIDENTIAL PROPERTY
Property Management : Sales & Letting : Auctioneering : Agricultural
Land Agency : Rating, Taxation & Compensation : Planning & Development

In Association with Shortland Home and Shortland
Penn + Moore Ltd with offices in Coventry and Birmingham

17 Market Street, Atherstone
Warwickshire CV9 1ET
Tel: 01827 718912
Email: shortlandparsley@parsleyproperty.co.uk
Web site: www.parsleyproperty.co.uk
VAT Reg. No: 748166603



Regulated by RICS
RICS Registered Valuers

Shortland Parsley is an appointed representative of Bluefin Insurance Services Limited which is authorised and regulated by the Financial Conduct Authority.

Location

Grange Farm Buildings are situated on the outskirts of the village of Hartshill, midway between Atherstone and Nuneaton. A comprehensive range of amenities is available in these nearby towns and there is a regular public transport service through Hartshill. The village is also within easy access to the M69 and M42 motorways via the nearby A5 trunk road, just over a mile away. Atherstone Rail Station (London Euston fastest journey time one hour 20 minutes) is around 3.2 miles' drive to the north-west and Nuneaton Rail Station (London Euston fastest journey time 59 minutes) is around 3.4 miles to the south-east.

Description

Grange Farm Buildings comprises a traditional brick and tile barn which is attached to the open fronted garage belonging to Hartshill Grange.

There is a lean-to stone building, formerly pigsties, which is attached at the rear. The barn adjoins a two storey building comprising a former Quaker meeting house. There is a brick and tile link section between the barn and a range of loose boxes/former cow sheds.

Hay Barn

Paddock - Enclosed by hedging and fencing and with extensive frontage to Grange Road

There is separate gated access to Grange Farm Buildings adjacent to the Hartshill Grange access.

INFORMATION

Client:

The Executors of Mrs. May Bostock (deceased)

Tenure

The property is Freehold. Vacant possession will be available upon completion.

Services

Mains water and electricity are connected to the site.

Drainage:

Drainage is to a septic tank located just inside the paddock below the Hay Barn. There is a Deed of Easement in favour of the owner of Hartshill Grange that allows use of the septic tank.

Water:

Severn Trent Water (Supplies)

Sherbourne House

St Martin's Way

Finham

Coventry CV3 6SD Tel: 03457 500 500

Electricity:

Eon

PO Box 123

Nottingham NG1 6HD Tel: 0345 052 0000

Local Authority:

North Warwickshire Borough Council.

The Council House

South Street

Atherstone CV9 1DE

Tel:01827 715 341

Highways Authority

Warwickshire County Highways
Old Budbrooke Road
Warwick Cv35 7DP
Tel: 01926 412515

Planning:

The property is offered with the benefit of planning permission (Ref: PAP/2014/04848) and listed building consent (Ref: PAP/2014/0452) both dated 25th March 2015 for conversion of the existing barn to a single dwelling. The property has Planning Permission for a two storey extension to provide further living accommodation to the main residence. The architect's drawings may be inspected at the offices of Shortland Parsley - by appointment only please.

Easement & Wayleaves:

The property is offered subject to and with all the benefits of any wayleave agreements, easements and rights of way which may exist over the same and any other rights affecting the property, whether mentioned in these particulars or not.

Fences and Boundaries:

Within 6 months of completion of the purchase, the purchaser shall:

- a. erect a two-meter-high brick wall between points A - B - C (on the plan that will be provided but can be seen approximately on the attached plan) or such other material as shall be stipulated by the local authority;
- b. erect a two-meter-high close boarded fence between points C & D;
- c. be afforded appropriate access rights to repair/improve the front elevation of the Barn between Points A - X, such period to be extended if the purchaser is unable to comply due to delays caused by the local authority and that the usual rights of access will be afforded for future maintenance.

Please note that the purchaser of the adjacent property Hartshill Grange will be obliged to erect a two-meter-high wall along the new boundary within the old farmyard between Points X - Z on the attached plan, within 6 months of completion.

Otherwise, the usual presumption as to the ownership and maintenance of boundaries will apply unless conditions of sale provide otherwise.

Fixtures and Fittings

Fixtures and fittings of a non-permanent nature are excluded from the sale.

Seller's Solicitors

Messrs. Cocks Lloyd
Riversley House
Coton Road
Nuneaton CV11 5TX
Contact: Mr. Cormac Glynn
Email: c.glynn@cockslloyd.co.uk
Tel: 024 7664 2702.

Viewing

Viewing Strictly by arrangement through Shortland Parsley on 01827 718912 or email Greg Fielding: greg@parsleyproperty.co.uk

Joint Agent

Allsop & Co

STIPULATIONS

Every care has been taken in the preparation of these Particulars and the attached plan. The Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. They are believed to be correct, nevertheless their accuracy is not guaranteed and any errors or omission there may be shall not annul the sale or give rise to any claims against the seller or Shortland Parsley. Neither Shortland Parsley nor any of its employees has any authority to make or give any representation or warranty whatever in relation to the property.

The plan is for identification purposes only and indicates the approximate extent of the property to be sold.

Please also note:

1. The photographs only show certain parts and aspects of the property at the time they were taken.
2. It should not be assumed that the property remains as detailed in the photographs.
3. Any areas, measurements or distances are given as approximate only.
4. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulation or other consent has been obtained. The intending purchaser must verify these matters.
5. If there is any aspect of the property in respect of which you would like further information, you are invited to discuss this with Shortland Parsley before you travel to the property.

Money Laundering

Shortland Parsley has in place procedures and controls, which are designed to forestall and prevent Money Laundering. In common with all professional practices, we are required by the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2007 to:

- Maintain identification procedures for all prospective purchasers;
- Maintain records of identification evidence;
- Report, in accordance with the relevant legislation and regulations, to the National Crime Agency.

If we suspect that a purchaser is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

Date: 24th August 2017



Rear-side elevation



Front elevation



Front elevation



Side Elevation



Interior of main barn

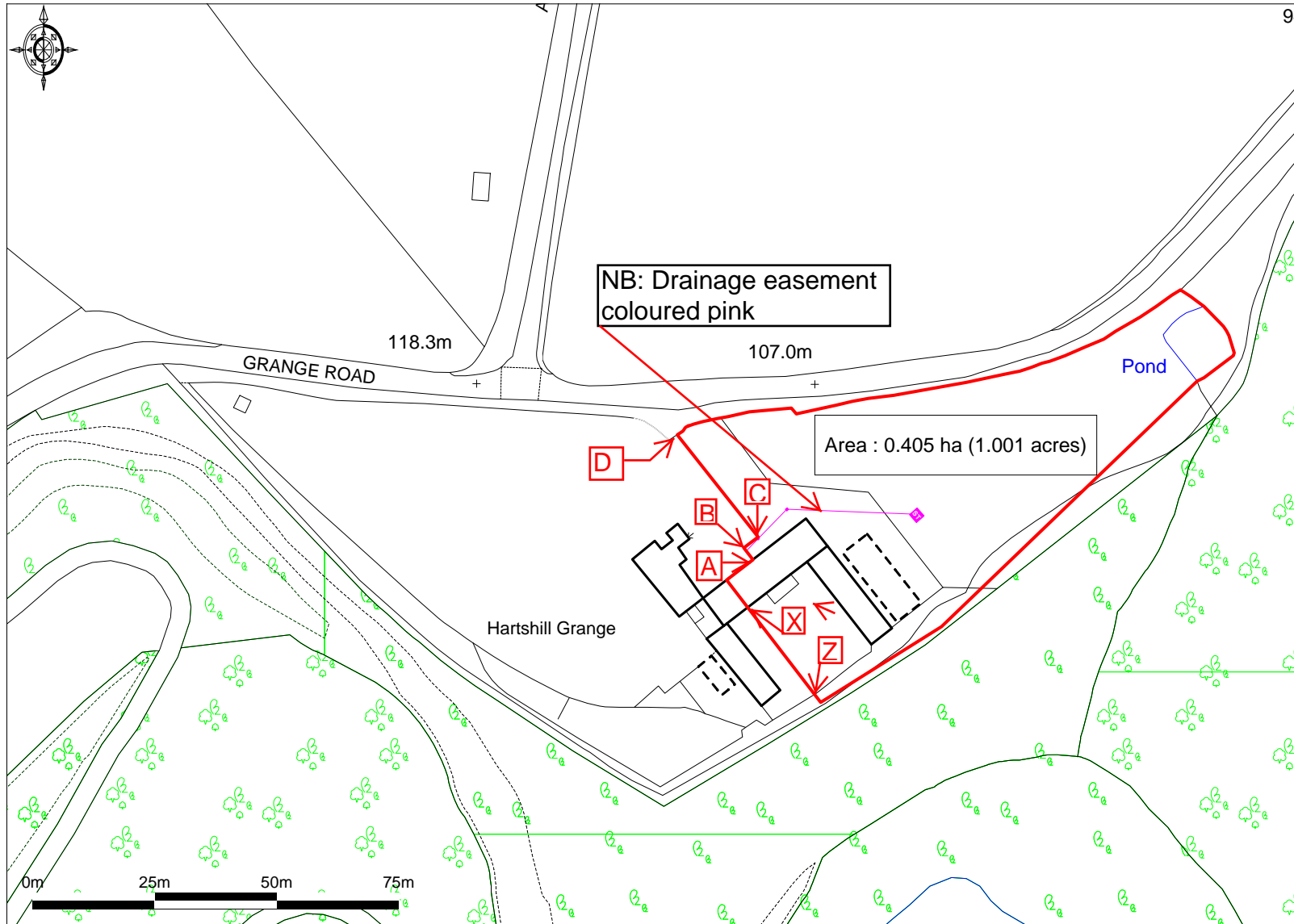


Hay barn



Paddock

Hartshill Grange Buildings,
Hartshill, Nuneaton, CV10 0ST



Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432. Plotted Scale - 1:1250



Chartered Surveyors
Property Consultants