



Chartered Surveyors
Property Consultants

By Order of the Trustees of Mr. J H Bostock (Deceased)

FOR SALE BY PRIVATE TREATY

HARTSHILL GRANGE
GRANGE ROAD,
HARTSHILL,
NUNEATON
WARWICKSHIRE CV10 0ST



An Important Freehold Grade II* Listed Period House on a
Site of 0.51 Hectares (1.26 Acres)

Offers invited over £425,000

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.

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James R Parsley BA (Hons) PgD MRICS
Consultants:
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Antony Cresswell-Black MRICS
(Chartered Building Surveyor)

COMMERCIAL, AGRICULTURAL & RESIDENTIAL PROPERTY
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Location

Hartshill Grange is 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

Hartshill Grange is an impressive Grade II* Listed residence. It was constructed in the early 16th century with later 16th and 17th century additions. There were further alterations dated 1712, as well as a small projecting wing probably added in the early 18th century. The house is located on the right-hand side of a private access drive off Grange Road and has large elevated gardens. There is an open fronted garage adjacent to the main residence. There is a brick and tile Grade II Listed folly situated in the far western part of the garden with commanding views.

Accommodation

Ground Floor

Principal Entrance Hall - With original oak metal studded door to garden.

Separate Cloakroom - With WC and wash basin.

Drawing Room - With large open fire and exposed wooden beams.

Study - Accessed from Drawing Room

Dining Room - With stone shallow Tudor arched fireplace and 16th/17th century paneling.

Reception Room - With wooden floor and exposed wooden beams.

Hall to Stairs - With return staircase to first floor.

Cellar - With a brick staircase from the entrance hall, brick and tile floor, stone and brick walls with exposed wooden beams in the ceiling.

Kitchen (L shaped) - With stone floor and oil-fired AGA (which serves the central heating), 1960s kitchen units and steel sink with double drainer. Wide open fireplace has chamfered stone jambs and large chamfered timber bressummer.

First Floor

The upper floors have some exposed posts and framing, chamfered beams and wide floorboards.

Landing

Bedroom 1 - With dressing room and walk-in wardrobe. Access to:

Child's Bedroom

Bedroom 2 - With en-suite bathroom, low level WC, wash basin and bath.

Bedroom 3 - With built-in wardrobe and exposed beams.

Bedroom 4 - With separate dressing area with built-in wardrobe and exposed beams.

Bathroom - With corner basin, bath, low level WC and cupboard housing copper hot water tank.

Second Floor

There are exposed beams in all rooms.

Landing

Open Bedroom 5

Bedroom 6

Bedroom 7

Bedroom 8 - Having en-suite bathroom with low level WC and wash basin. There is a built-in cupboard within the interconnecting roof space area.

Outside

Open Fronted Garage (attached to Grange Farm buildings) - With store over and central heating oil tank. Subject to any approvals being obtained, it is envisaged that the purchaser will create an opening through the rear wall of the open fronted garage, thus giving access to part of the former farmyard, off which there comprises:

A brick and tile former cow shed - With potential use for stables or, subject to planning permission, vehicle garaging

Lean-to Open Fronted Store

Grade II Listed Folly

Historical Note:

The house is built on land which once belonged to Merevale Abbey and was granted to Sir William Devereaux in 1540. It was later the property of the Earl of Essex. The Quaker philanthropist, Nathaniel Newton, lived at Hartshill Grange in the late 17th and early 18th centuries, and George Fox visited the house. It was also the home of the Quaker, Benjamin Bartlett, author of *The History and Antiquities of the Parish of Mancetter*, 1791.

INFORMATION

Client:

The Trustees of Mr. J H Bostock (deceased)

Tenure

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

Energy Efficiency Rating

Rating G.

See attached information.

Services

Mains water and electricity are connected to the site. The property is served by an oil tank, which provides fuel to the central heating system via an AGA cooker.

Drainage:

Drainage is to a septic tank (as shown in pink on the attached plan), located just inside the paddock in the neighboring property below the Hay Barn. There is a Deed of Easement in favour 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

Planning:

The neighboring property, known as Grange Farm Buildings, has 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.

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 of Grange Farm buildings shall:

- a. erect a two-meter-high brick wall between points A - B - C shown 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 Hartshill Grange will be obliged to erect a two-meter-high wall along the new boundary within the old farmyard between Points X - Z shown 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@cocksllloyd.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.

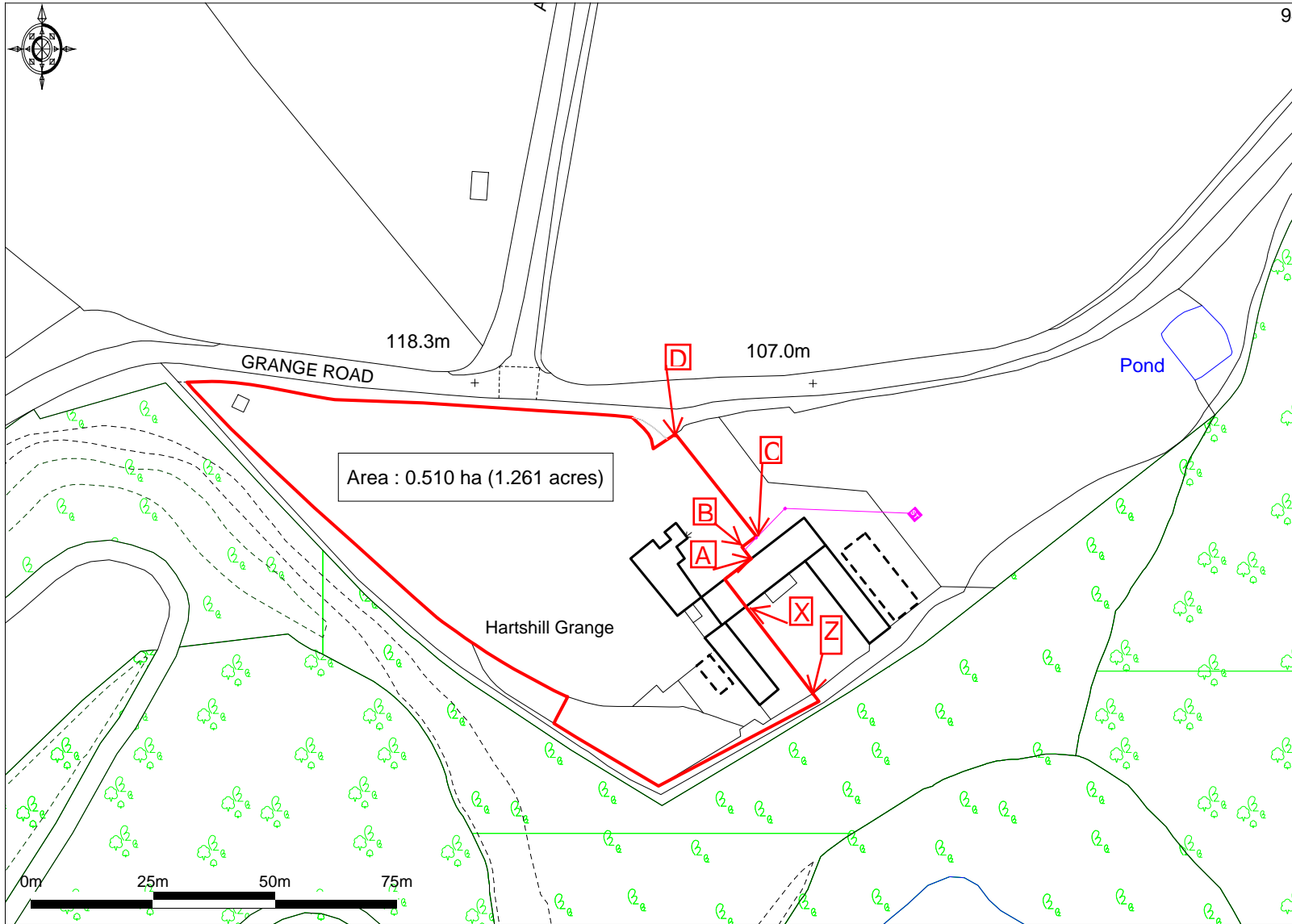
If we suspect that a purchaser is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

Date: 24th August 2017





Hartshill Grange and additional land,
Hartshill, Nuneaton, CV10 0ST



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Energy Performance Certificate

Hartshill Grange, Grange Road, Hartshill, NUNEATON, CV10 0ST

Dwelling type: Detached house

Date of assessment: 25 April 2017

Date of certificate: 08 May 2017

Reference number: 0951-2815-7947-9623-3221

Type of assessment: RdSAP, existing dwelling

Total floor area: 338 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

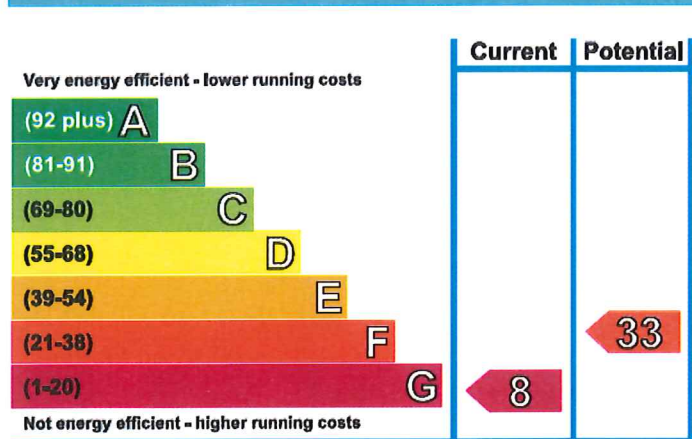
Estimated energy costs of dwelling for 3 years:	£ 17,943
Over 3 years you could save	£ 5,883

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 525 over 3 years	£ 537 over 3 years	
Heating	£ 15,615 over 3 years	£ 11,133 over 3 years	
Hot Water	£ 1,803 over 3 years	£ 390 over 3 years	
Totals	£ 17,943	£ 12,060	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 390	
2 Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 645	
3 Draught proofing	£80 - £120	£ 123	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Timber frame, as built, no insulation (assumed)	★☆☆☆☆
Roof	Pitched, no insulation (assumed) Roof room(s), no insulation (assumed)	★☆☆☆☆ ★☆☆☆☆
Floor	Solid, no insulation (assumed)	—
Windows	Single glazed	★☆☆☆☆
Main heating	Boiler and radiators, oil	★★☆☆☆
Main heating controls	Programmer and room thermostat	★★★☆☆
Secondary heating	Room heaters, wood logs	—
Hot water	From main system, no cylinder thermostat	★☆☆☆☆
Lighting	Low energy lighting in 60% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 453 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Biomass secondary heating

Your home's heat demand



For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

















Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	72,977	(2,045)	N/A	N/A
Water heating (kWh per year)	8,892			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.gov.uk/energy-grants-calculator. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  may be supported through the Green Deal finance. If you want to take up measures with an orange tick  through Green Deal finance, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Floor insulation (solid floor)	£4,000 - £6,000	£ 130	 G9	
Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 215	 G11	
Draught proofing	£80 - £120	£ 41	 G11	
Hot water cylinder thermostat	£200 - £400	£ 327	 G15	
Heating controls (thermostatic radiator valves)	£350 - £450	£ 192	 G17	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 901	 F28	
Secondary glazing to single glazed windows	£1,000 - £1,500	£ 154	 F30	
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 273	 F33	

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to save for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on 0300 123 1234 for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: EES/002297
Assessor's name: Mr. Jonathan Daly
Phone number: 07985 696182
E-mail address: energysurvey@hotmail.co.uk
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 35 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 14.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

