



AN EXCEPTIONAL PORTFOLIO OF ESTATE PROPERTIES
DORSINGTON, WARWICKSHIRE AND PEBWORTH, WORCESTERSHIRE



SMITHSGORE



An important & varied portfolio of interesting properties offered for sale by the Executors of the Estate of the Late Felix Dennis situated in Dorsington, Warwickshire & Pebworth, Worcestershire

INCLUDING:

Lot 1: Quintessential Elizabethan country house

Lot 2: A spectacular leisure complex with planning consent for change of use to residential

Lot 3 & 4: Pair of charming semi-detached estate cottages

Lot 5 & 6: Pair of beautifully presented semi-detached village houses

Lot 7: Handsome eighteenth century former farmhouse

Lot 8: Range of period farm buildings for conversion to one dwelling with recently built cottage

Lot 9: Development site for a magnificent country house

Lot 10: Attractive detached village house

Lot 11: Development site for three new dwellings with existing farmyard

For Sale Freehold by Private Treaty as a whole or in up to 11 lots with further land available



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INTRODUCTION: THE LATE FELIX DENNIS (1947 - 2014)



Born in 1947 in south-west London, Felix Dennis inherited his energy and work ethic from his mother who became a chartered accountant to support him and his brother Julian. Despite demonstrating academic promise, Felix left school at 15 to become a drummer and briefly attended Harrow College of Art.

Felix was best known for his long and colourful career in magazine publishing which made him one of the richest men in Britain. He happily embraced new media and always ensured that he retained sole ownership of his company.

In 1999 he discovered a talent for poetry which remained a life-long passion and as compelling an obsession as making money. He became a highly regarded and popular poet who drew for inspiration on his love for the countryside around his home.

In 1987 he moved to The Old Manor in Dorsington which remained his much loved home until his death in 2014.

Felix's love of poetry was matched by his passion for trees. In 1989 he conceived a scheme to establish a wood of native lowland broad leaved trees. Over the years he acquired more land around The Old Manor and planted 300 acres annually until the total woodland area, now the Heart of England Forest, has reached 5,750 acres.

Having survived two life threatening illnesses, he was diagnosed with throat cancer in 2012 and died on 22nd June 2014 surrounded by his family. His legacy lives on in the Heart of England Forest, a charitable trust, which works to continue his vision of a large forest that is contiguous and joined up, not only for the benefit of those who will walk in it, work in it and enjoy it, but to provide corridors for native wildlife of every sort.



WARWICKSHIRE: SHAKESPEARE'S COUNTY

'When describing the county of Warwickshire, one metaphor has been repeated by travellers and writers across the centuries: it is, they say, 'the heart of England'. Some were referring mostly to its location straddling the main routes between the North and the South, the East and the West. But others meant something more: that in its landscape and its beauty, its combination of woodland and pasture, Warwickshire represented the essence of England, a microcosm of all that was best about the country.' (source: "Shakespeare's Scenery" by Robert Colvile)

APPROXIMATE MILEAGES

Bidford-on-Avon 2½ miles • Honeybourne 4 miles (mainline station to London Paddington in 110 minutes) • Stratford-upon-Avon 7 miles
Chipping Campden 9 miles • Heathrow Airport 97 miles • London 110 miles
(all distances and times are approximate).

DORSINGTON

Dorsington is a particularly well kept and charming village surrounded by rolling hills and close to the Cotswolds, an Area of Outstanding Natural Beauty which at 787 square miles, is the largest designated in England and Wales. The village is widely known for its arboretum and woodland walks which can be enjoyed by local residents. Dorsington is an ancient village dating back to at least the Saxon period. The earliest written record is from the Domesday Survey of 1089. The village is situated between the sought after villages of Welford-on-Avon and Barton. Nearby Bidford-on-Avon provides facilities to satisfy daily shopping requirements.

PEBWORTH

Pebworth is an attractive rurally situated village on the edge of the North Cotswolds, at the borders of Warwickshire and Worcestershire.

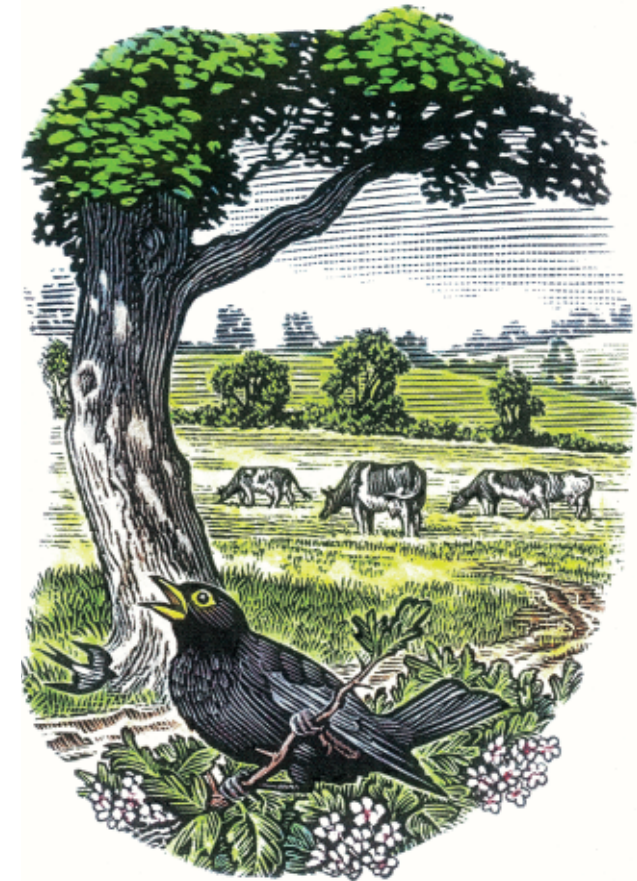
The village has its own pub, village school and church whilst the historic market town of Chipping Campden offers a good range of everyday shops and services. Stratford-upon-Avon provides the main shopping and cultural centre for the region. The village is well positioned for access to most of the region's towns and many of the main West Midlands centres are within commuting distance. Whilst Pebworth is within the administrative county of Worcestershire, the postal address is Warwickshire.

ROAD & RAIL COMMUNICATIONS

Honeybourne Station is approximately four miles away with a rail service to London Paddington and there is also a rail service to London Marylebone from Warwick Parkway. Both Birmingham International Airport and Birmingham NEC are within easy driving distance. The M40 (J15) provides swift access to Oxford and central London.

SPORT & LEISURE

There are two golf courses in Stratford-upon-Avon together with active cricket and tennis clubs. There are National Hunt racecourses at Stratford-upon-Avon, Warwick, Cheltenham and boating and fishing on the Avon. Hunting is with the North Cotswold or the Warwickshire Foxhounds.



STRATFORD-UPON-AVON

Stratford-upon-Avon is a thriving market town famous throughout the world as the birthplace and home of William Shakespeare. There are excellent shopping and recreational facilities in the town as well as The Royal Shakespeare Theatre. There are good state, grammar and private schools in both Stratford-upon-Avon and nearby Warwick.





LOT 1: THE OLD MANOR, DORSINGTON, WARWICKSHIRE

(SHADED PINK ON THE PLAN)

An immaculately presented quintessential Elizabethan country house, attractively set in gardens and grounds extending to almost 9 acres or thereabouts.

Comprising: entrance porch, reception/staircase hall, drawing room, dining room, kitchen/family room, cloakroom, rear porch, cross passage landing, master bedroom with dressing room/bathroom, guest bedroom with dressing room/bathroom, bedroom three with en suite bathroom, bedroom four, cellar/wine store and kitchenette.

Beautiful mature gardens and grounds with water, thatched summer house, self-contained staff flat with garaging below, permanent pasture paddock. Glorious views towards adjacent countryside, Meon Hill and the Ilmington Downs.

In all about 9 acres or thereabouts. Further land may be available (for further details see page 32).

The Old Manor is a thatched house, partly timber framed and partly built of blue lias stone, with its origins dating back to the early sixteenth century. Situated at the southern end of the village of Dorsington and within the Conservation Area the property is Grade II Listed, being of Special Architectural or Historic Interest. Formerly five cottages known as Manor Cottages, the property was altered in the sixteenth and seventeenth centuries and again in the mid twentieth century.

History suggests that today's Old Manor was once the main residence for Manor House Farm. The Old Manor is said to have been an important property and a former occupant someone of consequence in the parish. This is reflected in some of the structural changes made to the building between the sixteenth and seventeenth centuries including a lias stone addition to the south elevation, stone mullion windows and a stone wine cellar.

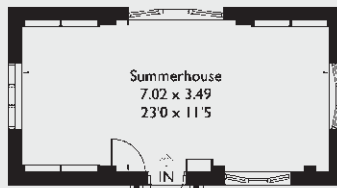
Internally there are many impressive wall and ceiling timbers throughout the accommodation which is arranged over two floors with the main rooms of the house having wonderful views over immediate gardens and grounds and the surrounding countryside. Accessed from a central porch is a welcoming reception hall with fireplace and fine oak staircase. At the southern end of the house is a charming triple aspect drawing room which widens into a projecting bay. There is a more intimate dining room with impressive inglenook fireplace which in turn links to a custom made kitchen/family room with dedicated areas for cooking, dining and seating. On the first floor accessed from a cross passage landing are four bedrooms; three are luxurious suites, each having slightly different aspects with far reaching views.



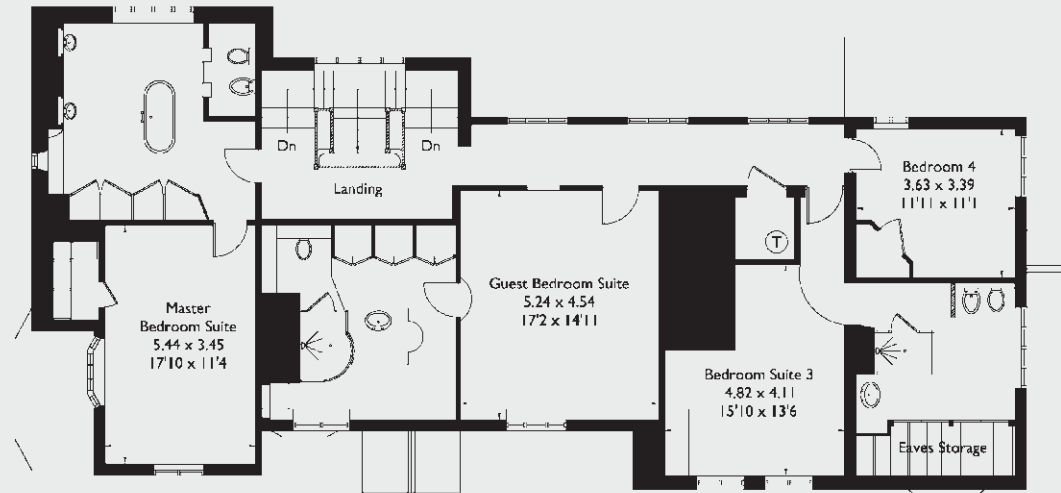


LOT 1 - THE OLD MANOR

Approximate Gross Internal Area =
 House 362 sq m / 3897 sq ft (Excluding Eaves)
 Summerhouse 24 sq m / 258 sq ft



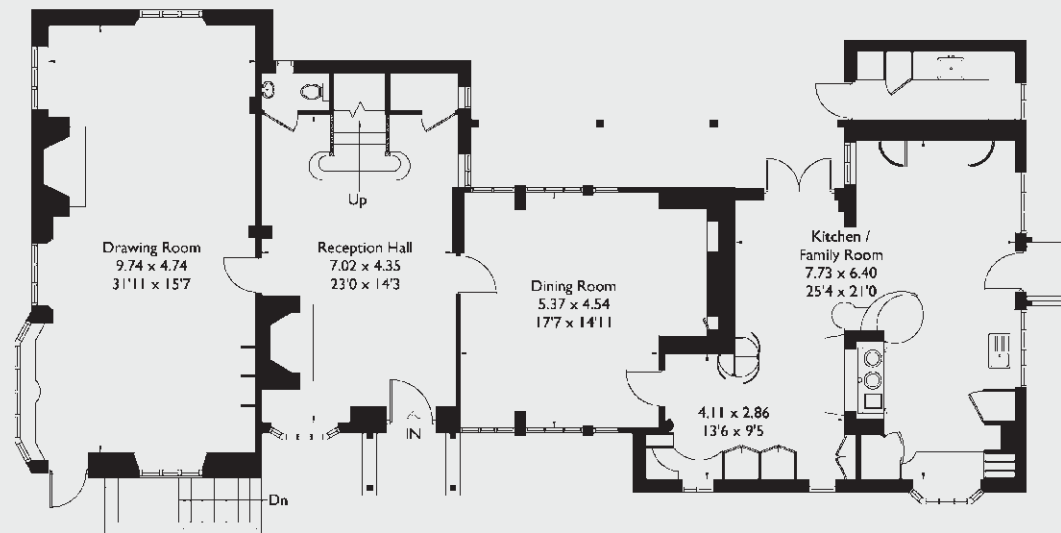
Not Shown In Actual Location/Orientation



First Floor



Cellar / Wine Store



Ground Floor



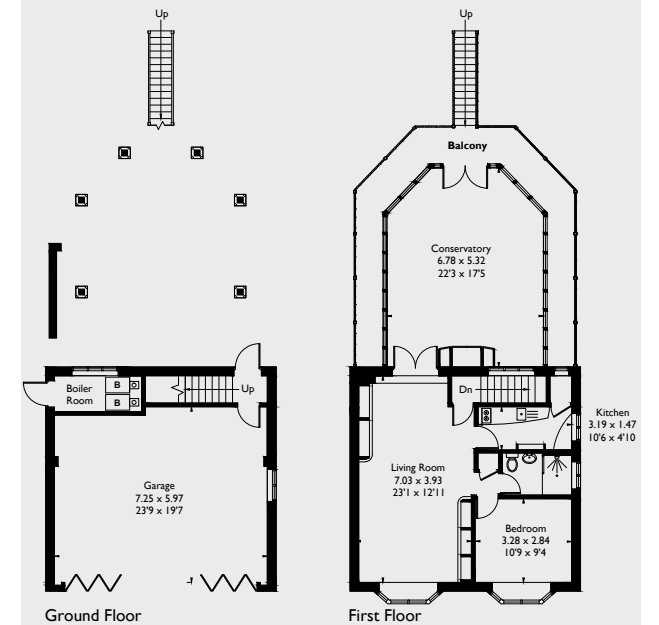
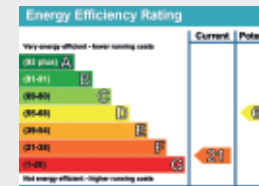


STAFF FLAT

The staff flat is situated to the north of The Old Manor and was substantially altered in 1996 when a raised conservatory was added to the rear of the property to take full advantage of the beautiful gardens. The style of the flat is architecturally sympathetic to The Old Manor having a decorative thatched roof with partly half-timbered elevation and attractive oriel windows. The flat provides useful one bedroom ancillary accommodation with garaging below adjacent to which are the central heating boilers for the main house.

LOT 1 - STAFF FLAT

Approximate Gross Internal Area = 138 sq m / 1485 sq ft



GARDENS & GROUNDS

The gardens and grounds are a particular feature of both The Old Manor and Highfield and have been commended in 'The Historic Gardens of Warwickshire' (Timothy Mowl and Diane James 2011).

The Old Manor is set behind immaculate clipped hedges and topiary creating an impressive entrance. The main garden faces west with a broad sweep of landscaped lawn having an impressive cedar tree. There is a sunken garden with a well-stocked pond hidden by castellated topiary. To the far corner of the garden is an idyllic summer house used as an office. A network of paths encompass the house and widen to form a small terrace off the drawing room. There is a further larger terrace partly beneath an overhanging jetty being close to the outdoor kitchenette and ideal for al fresco summer dining.

The gardens and grounds are protected by mature trees and shrubs to the boundaries on two sides whilst to the west a mature hedgerow divides the garden from a meadow.

Lying to the east of the house and on the opposite side of the lane is an excellent block of permanent pasture, dotted with trees in cages so to create a parkland effect.

The Old Manor is approached via two pairs of electrically operated decorative wrought iron gates which lead into a cobbled sweep forming an attractive in and out driveway and providing access to garaging.

SERVICES

Mains electricity, water and drainage are connected. LPG fired central heating. Telephone line subject to BT transfer regulations.



LOT 2: HIGHFIELD, DORSINGTON, WARWICKSHIRE

(SHADED BLUE ON THE PLAN)

“I built my soul a lordly pleasure-house wherein at ease for I to dwell” *(Alfred, Lord Tennyson)*

A spectacular leisure complex extending to over 12,000 sq ft with planning consent for change of use to residential



Comprising: vestibule with aquarium, pool area with seating areas, changing areas, main deck kitchen open to banqueting hall, captain’s bedroom suite, gallery, sound proof gentleman’s study, library, cinema, bar/entertainment area, plant room and garaging.

Built as a modern twenty-first century folly at a cost of almost £5,000,000, Highfield was commissioned by the late Felix Dennis who combined his passion for “Treasure Island” and his love of tithe barns to create a truly remarkable aisle barn. At the time of construction, Highfield was the biggest barn to be built of green oak for 300 years.

Highfield is subdivided into three distinct structures; the main pool area with its aisles and arcades and two additional wings which have been tied into the main building. The north wing houses the bedroom, bathroom, changing area, solarium, sauna, steam room and laundry room. The south wing accommodates the kitchen, banqueting hall, study and open gallery. The west elevation displays an almost alpine feel and there are fine pastoral views from the balcony.

Below ground the basement houses an authentic Art Deco inspired cinema and bar/entertainment area and a most impressive plant room which controls Highfield including high tech equipment for all of the major services – electrics, heating, filtration, lighting, security, telephone, air conditioning and dehumidifying all reside here alongside the underground parking area and turntable.

The front elevation is bold and dramatic with large columns either side the main entrance doors and feature two imposing sculptures that welcome you to the Treasure Island themed building. The playful nature of the property continues inside with palm trees, a crow’s nest, a fish tank, a shipwrecked boat and rigging.











The accommodation totals over 12,000 sq ft and is fitted out to an exceptional standard by skilled craftsmen using the finest materials, such as Verona Italian marble and Lincoln sandstone, to create an “architectural adventure” displaying a vast array of artistic talent from the hand crafted mosaic designs in the pool to the clay mythical dragon on the main ridge and the exquisite shell panels that adorn the walls.

GARDENS & GROUNDS

Landscape designers worked with the estate gardeners to create varied gardens that enable Highfield to blend seamlessly into the surrounding landscape. Hardy climbers soften the red brick and timber weather boarding. Formal lawned areas surround the property with box hedging used to edge pathways and terraces constructed from a mixture of Ancaster stone, African slate and blue and buff Lincolnshire limestone.

To the west of Highfield and adjoining the gardens and grounds is a large permanent pasture paddock.

PLANNING PERMISSION

The property is subject to:-

Planning Permission Reference 15/00509/FUL granted on 9th April 2015 for change of use of a domestic outbuilding (Highfield) to an independent dwellinghouse, with conditions.

Opportunity exists to alter the existing arrangement to create a truly magical house.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating. Telephone line subject to BT transfer regulations. Air handling unit providing air conditioning to part of the building.

THE ESTATE YARD

Situated to the north of Highfield and across the lane is a self-contained yard housing the back up generator plant for Highfield alongside which is a most attractive oak framed barn measuring 9.3m x 5.5m (30'6" x 18') under a cedar shingle roof. Currently serving as general purpose stores and gardener's offices but could readily be used as additional garaging.

The yard has numerous greenhouses, various ancillary stores, a further office and an area dedicated to the raising of young plants. The yard currently provides a parking facility for estate staff and visitors, adjacent to which is a small area of orchard.

In all about 4 acres or thereabouts. Further land may be available (for further details see page 32).



LOT 3: 1 OLD MANOR LODGE COTTAGES, DORSINGTON, WARWICKSHIRE

(SHADED GREEN ON THE PLAN).

& LOT 4: 2 OLD MANOR LODGE COTTAGES, DORSINGTON, WARWICKSHIRE

(SHADED PINK ON THE PLAN).

A pair of charming semi-detached estate cottages beautifully presented set in mature gardens with garaging.

Each property comprising: entrance porch, entrance hall, sitting room, conservatory, kitchen/dining room, landing, two double bedrooms and shower room.

Garden, single garage and off street parking.

OLD MANOR LODGE COTTAGES

Old Manor Lodge Cottages are situated to the north of The Old Manor and directly to the east of Highfield being part of a picturesque street scene. They occupy a lovely garden setting and were extensively refurbished, modernised and embellished for Felix Dennis in 1992. Each cottage is beautifully presented with painted, rendered elevations beneath a decorative thatched roof. The cottages benefit from bespoke kitchens, handcrafted conservatories, high quality shower rooms and well laid out accommodation. Across the courtyard are the garages and plentiful hard standing for vehicles, all accessed from the lane through electrically operated decorative wrought iron gates. The gardens are established and set within yew hedges with areas of lawn, trees and shrubs and a pathway across the front of each cottage.

SERVICES

Mains electricity, water and drainage are connected. LPG fired central heating. Telephone line subject to BT transfer regulations.

1 & 2 Old Manor Lodge Cottages



2 Old Manor Lodge Cottages

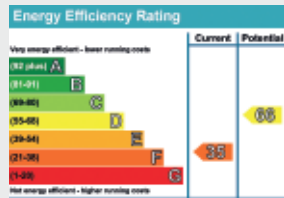


2 Old Manor Lodge Cottages

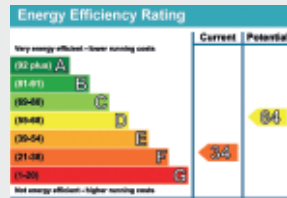
LOTS 3 & 4 - 1 & 2 OLD MANOR LODGE COTTAGES



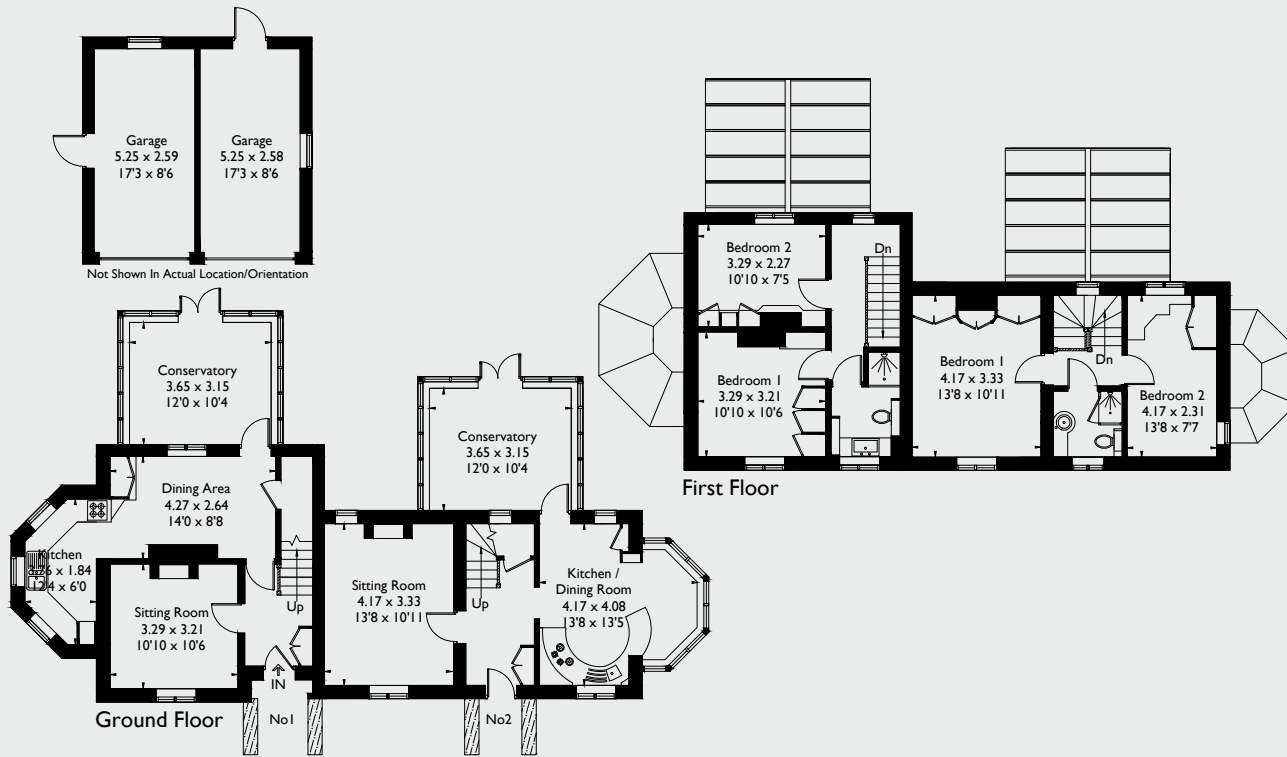
Approximate Gross Internal Area =
 Cottage 1 = 81 sq m / 871 sq ft
 Cottage 2 = 83 sq m / 889 sq ft
 Garage = 28 sq m / 301 sq ft



1 Old Manor Lodge Cottage



2 Old Manor Lodge Cottage



2 Old Manor Lodge Cottages



2 Old Manor Lodge Cottages



1 & 2 Old Manor Lodge Cottages





1 & 2 The School House



1 The School House



2 The School House

**LOT 5: 1 THE SCHOOL HOUSE,
DORSINGTON, WARWICKSHIRE**
(SHADED YELLOW ON THE PLAN).

**& LOT 6: 2 THE SCHOOL HOUSE,
DORSINGTON, WARWICKSHIRE**
(SHADED YELLOW ON THE PLAN).

An attractive pair of mellow red brick semi-detached village houses with beautifully presented accommodation.

Lot 5: 1 The School House comprising: entrance porch, entrance hall, sitting room open to garden room, dining room, kitchen, boot room, laundry room, cloakroom, landing, master bedroom with en suite shower room, two further double bedrooms and family bathroom.

Attractive garden, off street parking and garage/office.

Lot 6: 2 The School House comprising: entrance porch, sitting room, kitchen/dining room, two double bedrooms and family bathroom.

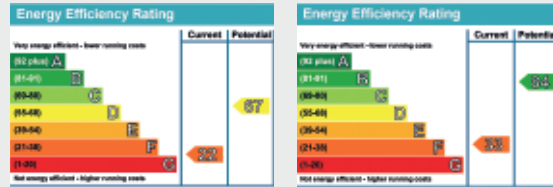
Attractive garden and off street parking.

No. 1 forms the larger part of a pair of semi-detached village houses, thought to date from the 1930s, of mellow red brick beneath a distinctive clay tiled roof and possibly used as a school room for the village. It provides stylishly presented accommodation over two floors with large windows and tall ceilings, typical of the period. The arrangement of rooms has a good flow centrally accessed off a charming hall leading to a spacious sitting room and garden room with an aspect over the garden. There is a separate dining room and a fully fitted bespoke kitchen and useful laundry. On the first floor is a master bedroom with en suite shower room, two further double bedrooms, one with eaves storage, and a family bathroom.

Outside the property benefits from a modern detached single garage which is currently used as an office with the potential to be converted back to a garage.



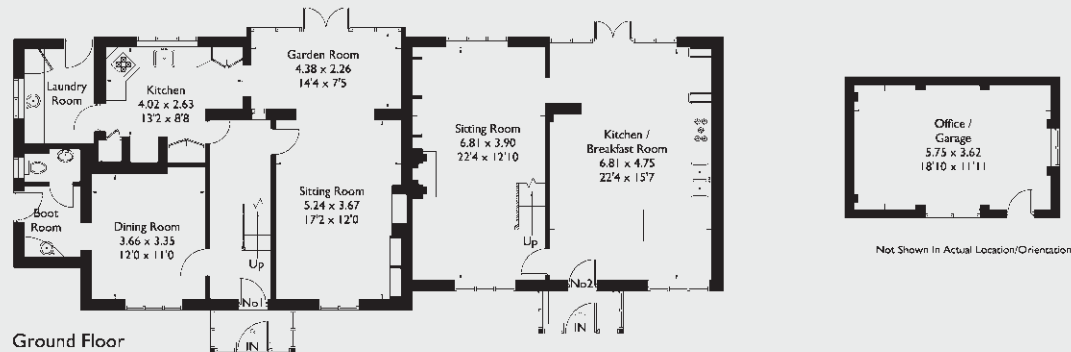
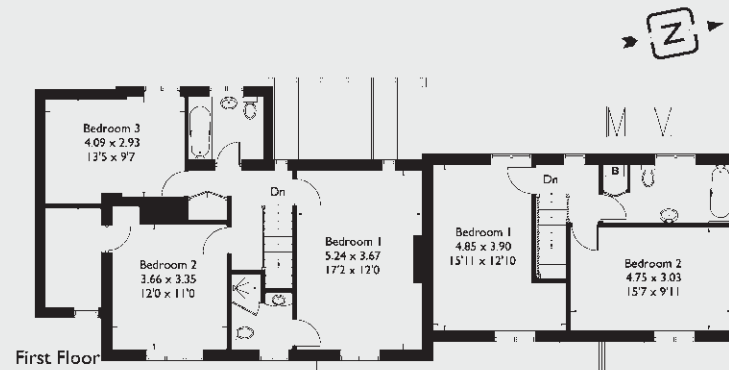
LOTS 5 & 6 - 1 & 2 THE SCHOOL HOUSE



1 The School House

2 The School House

Approximate Gross Internal Area =
 1 The Old School House 152 sq m / 1636 sq ft
 2 The Old School House 105 sq m / 1130 sq ft
 Office 21 sq m / 226 sq ft



Approached from a quiet lane, there is hard standing to the side of the property for two vehicles which leads to a simple garden laid to lawn with hedges to the boundaries dotted with mature trees.

No. 2 was extensively remodelled in the 1990s using reclaimed red brick beneath a clay tiled roof with a contemporary, mainly open plan layout to the ground floor. The property comprises an attractive double aspect sitting room with central fireplace and staircase to the first floor landing and a substantial kitchen/dining room with an extensive range of cupboards and direct access to the garden. On the first floor there are two good sized double bedrooms and a family bathroom.

There is parking to the front of the property for several vehicles accessed from the village lane. There is an attractive west facing garden with terrace and a level lawn.

SERVICES

Mains electricity, water and drainage are connected. LPG fired central heating. Telephone line subject to BT transfer regulations.





LOT 7: MANOR HOUSE FARMHOUSE, DORSINGTON, WARWICKSHIRE (SHADED BLUE ON THE PLAN).

A handsome former farmhouse providing substantial accommodation with scope for further improvement, attractively set in mature gardens on the edge of the village.

Comprising: porch, staircase hall, drawing room, sitting room, dining room, kitchen/breakfast room, scullery, rear hall/boot room, cloakroom, split level landing, five first floor bedrooms, family bathroom, cloakroom, four attic bedrooms and shower room. Cellar. Gardener's WC.

In all about 1.28 acres or thereabouts. Further land may be available (for further details see page 32).

MANOR HOUSE FARMHOUSE

Manor House Farmhouse is a good example of eighteenth-century domestic architecture, Grade II Listed, being of Special Architectural or Historic Interest. The property is constructed of fine ashlar stone and red brick laid to Flemish bond beneath a tiled roof. The front façade has sash windows and a rustic gabled porch. The various fashionable additions to the property over the years have created a handsome house. Internally the property offers accommodation laid out over three floors with a total floor area of approximately 4,844 sq ft and retains a number of period features such as a dado rail, fielded panelled cupboards, fluted pilasters and corning. Internally there are generously proportioned rooms with good ceiling heights and large window openings, typical of the period.

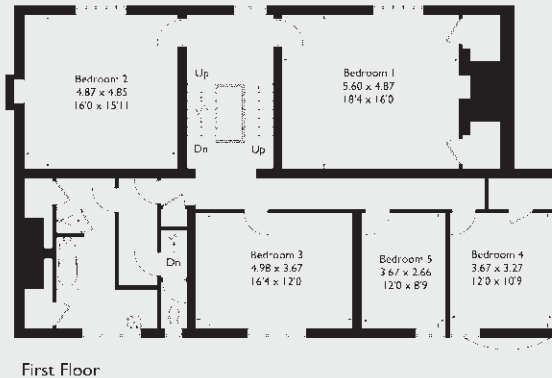
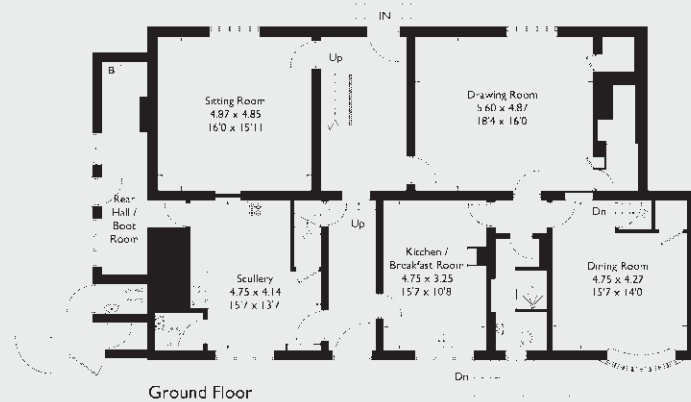
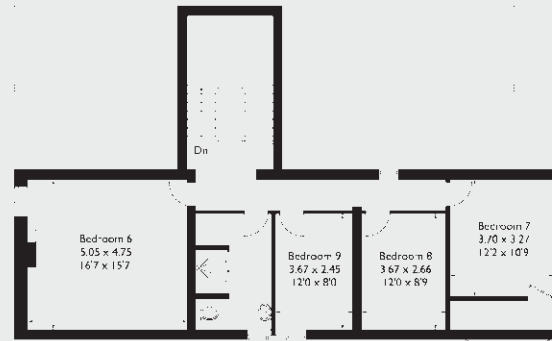
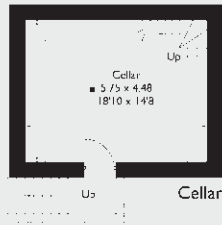
The property currently operates as a successful holiday let. However some of the fittings are now somewhat dated, thus allowing a purchaser the opportunity of updating and modernising to their own tastes and standard.

Opportunity exists to create a truly lovely house with some refurbishment.



LOT 7 - MANOR HOUSE FARMHOUSE

Approximate Gross Internal Area =
450 sq m / 4844 sq ft



Manor House Farmhouse enjoys a beautiful and quiet setting on the southern edge of the village. The property stands elevated with views out across the surrounding countryside.

GARDENS & GROUNDS

Manor House Farmhouse is approached from a quiet country lane through a five bar gate and onwards through mature grounds that sweep round towards the south front of the house.

The gardens are established and sheltered with lawns and mature shrubberies. There is a dedicated area for growing fruit and vegetables and pathways run up to the front door and round to the rear courtyard.

PLANNING PERMISSION

Planning permission was granted by Stratford-on-Avon District Council reference 07/02442/FUL on 13th November 2007 for the erection of a new pavilion, portico, porch, conservatory, triple garage, alteration of vehicular access, change of use of farm track to domestic garden, demolition of extensions and internal and external alterations to the farmhouse. Works have commenced to secure the planning.

SERVICES

Mains electricity and water are connected. Shared private drainage. Bio Mass and oil fired central heating. Telephone line subject to BT transfer regulations.



LOT 8: MANOR FARM BARN & HARVEST COTTAGE, DORSINGTON, WARWICKSHIRE

(SHADED PINK ON THE PLAN).

A most attractive range of traditional farm buildings with consent for one substantial dwelling together with a superb recently built cottage.



MANOR FARM BARN

Lying immediately to the north-east of Manor House Farmhouse, Manor Farm Barn is believed to originate from the seventeenth century with later additions and alterations and is Grade II Listed being of Special Architectural or Historic Interest. Constructed of a timber frame with brick and wattle and daub infill under a steeply pitched half-hipped tile roof, the sale of the property provides a wonderful opportunity to create an attractive dwelling in a glorious rural setting within easy driving distance of Stratford-upon-Avon and surrounding commercial centres.

The proposed conversion of the property will provide characterful accommodation over two floors with six bedrooms and numerous staircases.

PLANNING PERMISSION

Planning permission was granted by Stratford-on-Avon District Council reference 07/02439/FUL on 21st November 2007 for the conversion of barn to dwelling, new circulation pods, demolition of farm building and associated works. Works have commenced to secure the planning.

SERVICES

Mains electricity and water are currently connected. Private drainage. However, prospective buyers are advised to make their own enquiries as to the availability and viability of services.



LOT 8 - MANOR FARM BARN

Approximate Gross Internal Area =
 Barn 250 sq m / 2691 sq ft
 Studio 56 sq m / 602 sq ft
 Machinery Store 16 sq m / 172 sq ft
 Feed Store 26 sq m / 279 sq ft
 Chemical Store 19 sq m / 204 sq ft
 Potting Shed 6 sq m / 64 sq ft
 Wood Workshop 21 sq m / 226 sq ft
 Stable 11 sq m / 118 sq ft
 Cattle Shed 29 sq m / 312 sq ft
 Storage Area 13 sq m / 139 sq ft
 Workshop 116 sq m / 1248 sq ft
 Total 563 sq m / 6055 sq ft



First Floor



HARVEST COTTAGE

Comprising: sitting room/dining room/kitchen, cloakroom, first floor landing, two double bedrooms and family bathroom.

Harvest Cottage was built in 2010 partly of local lias stone with handmade brick infill between a half-timbered frame beneath a clay tiled roof. Internally the property comprises of a triple aspect, mainly open plan ground floor providing a light filled kitchen/family room. A spiral staircase rises to the first floor landing having a feature glass floor leading to two double bedrooms and a central family bathroom. The liberal use of green oak and great attention to detail is evident throughout and is complemented by a high quality kitchen and bathroom.

Manor Farm Barn and Harvest Cottage are accessed through electrically operated gates over a sweeping drive which divides, the main drive continues past the barns leading to a central courtyard. The drive to Harvest Cottage spurs left and is attractively cobbled. The main area of garden lies to the south of the two properties and has the potential to create a fine setting.

SERVICES

Mains electricity and water are connected. Shared private drainage. Oil fired central heating. Telephone line subject to BT transfer regulations.

In all about 1.77 acres or thereabouts. Further land may be available (for further details see page 32).

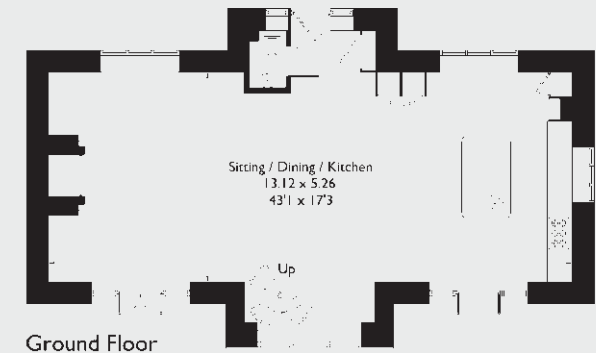
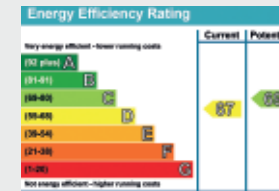




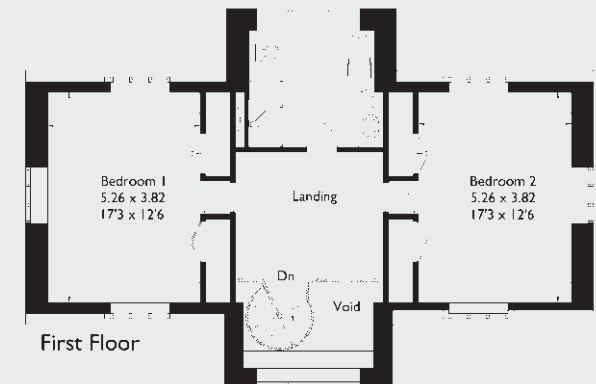
LOT 8 - HARVEST COTTAGE



Approximate Gross Internal Area =
149 sq m / 1604 sq ft (Excluding Void)



Ground Floor



First Floor



LOT 9: CROOKED BARN COTTAGE, DORSINGTON, WARWICKSHIRE

(SHADED PINK ON THE PLAN).

A wonderful opportunity to build a magnificent country house and convert existing barns to ancillary accommodation in a delightful edge of village position with views over unspoilt countryside.

CROOKED BARN COTTAGE

The site is currently occupied by a sub-standard white painted rendered bungalow, a former agricultural barn and former adjacent cow shed situated on the edge of the village occupying a generous plot totalling approximately 4.5 acres with views over the adjacent countryside.

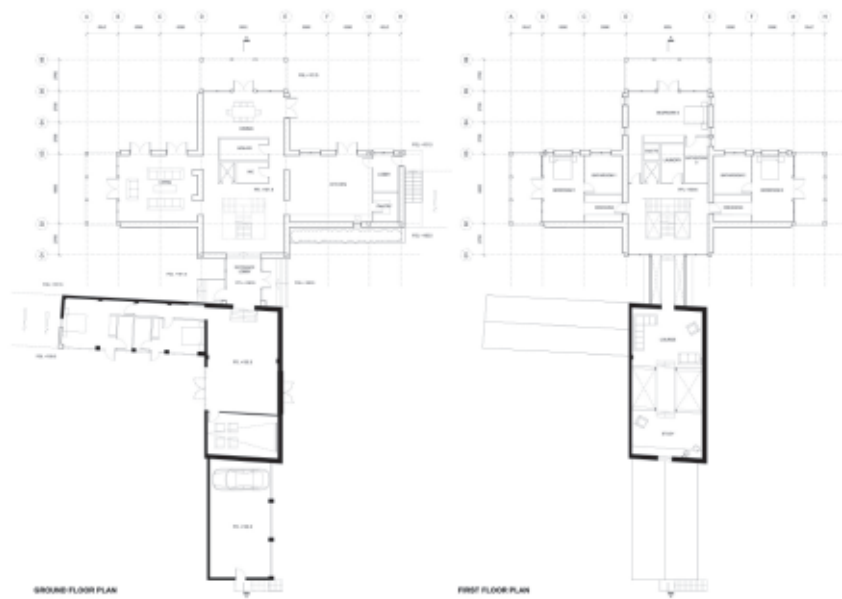
PLANNING

The property is subject to:-

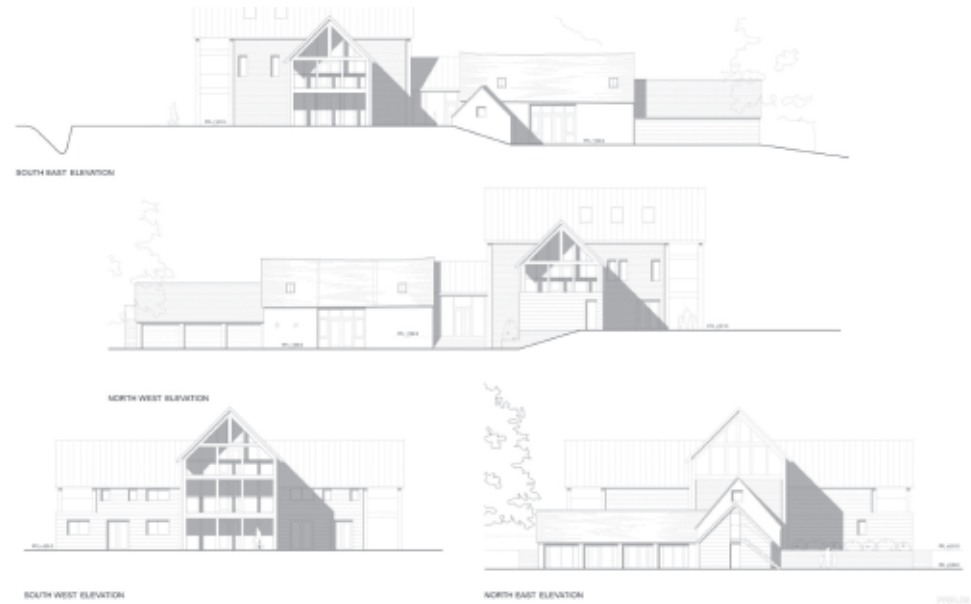
Planning Permission Reference 09/01519/FUL granted by Stratford-on-Avon District Council on 1st October 2009 for "a replacement dwelling, incorporating conversion of adjacent agricultural building to ancillary accommodation and change of use of agricultural land to domestic curtilage." Sufficient work has been undertaken to satisfy condition 1: "the development hereby permitted shall be begun before the expiration of three years from the date of this permission."

Planning Permission Reference 13/01942/FUL granted by Stratford-on-Avon District Council on 14th December 2013 for "demolition of existing property, formation of improved access and conversion of existing barns and construction of extensions to form a replacement dwelling." The proposed dwelling will be of a modern timber framed construction clad mainly in timber with some facing stone and brickwork, part of which will be two storeys and the remainder two-and-a-half storey. The substantial dwelling will provide six bedrooms. A traditionally built three bay garage will be constructed at the front of the site attached to the existing barns.

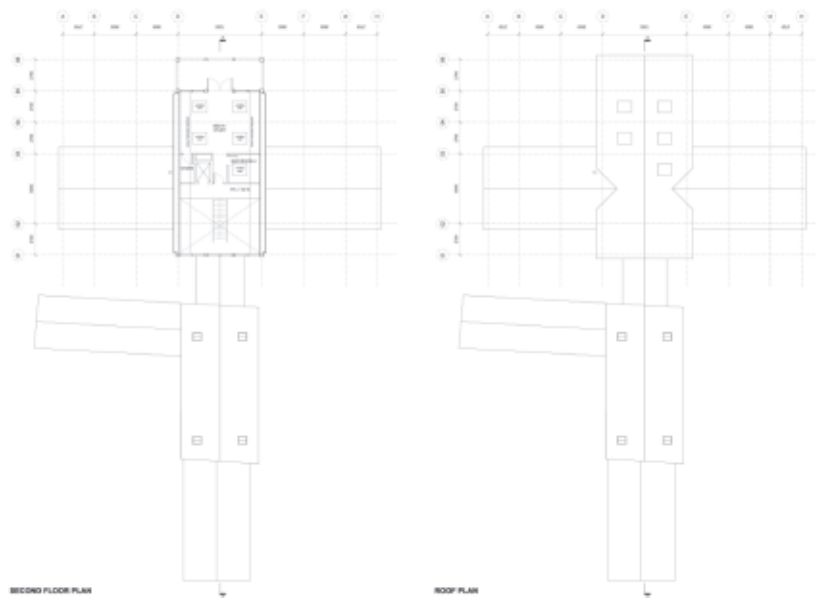




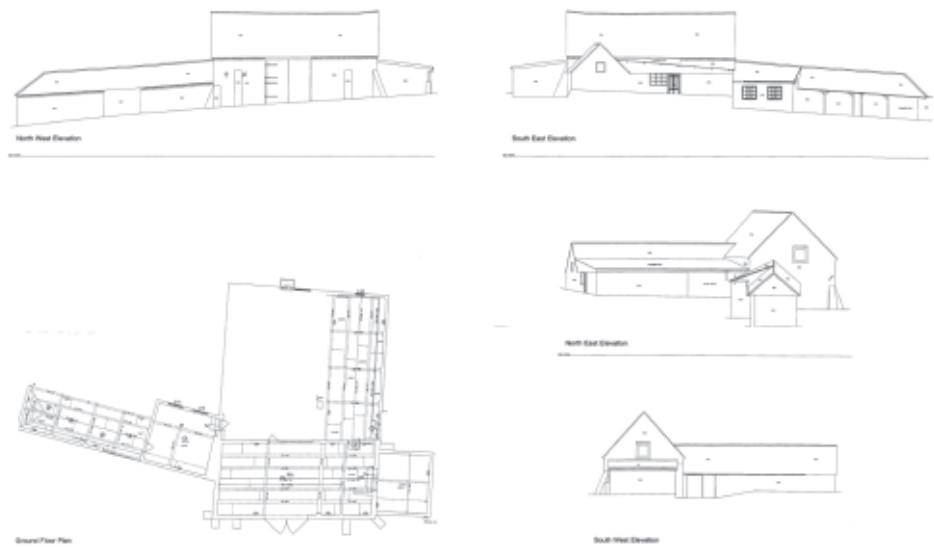
PROPOSED FLOORPLANS - GROUND & FIRST FLOORS



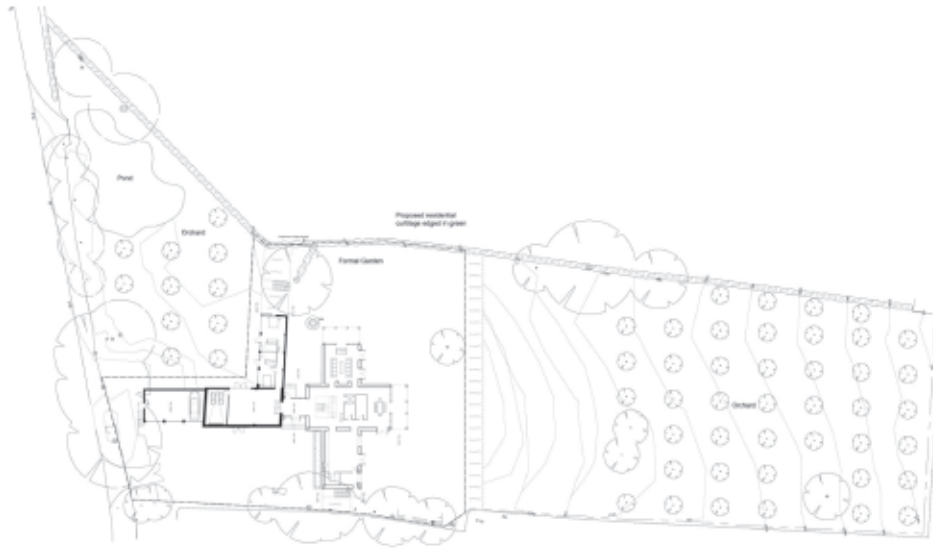
PROPOSED ELEVATIONS



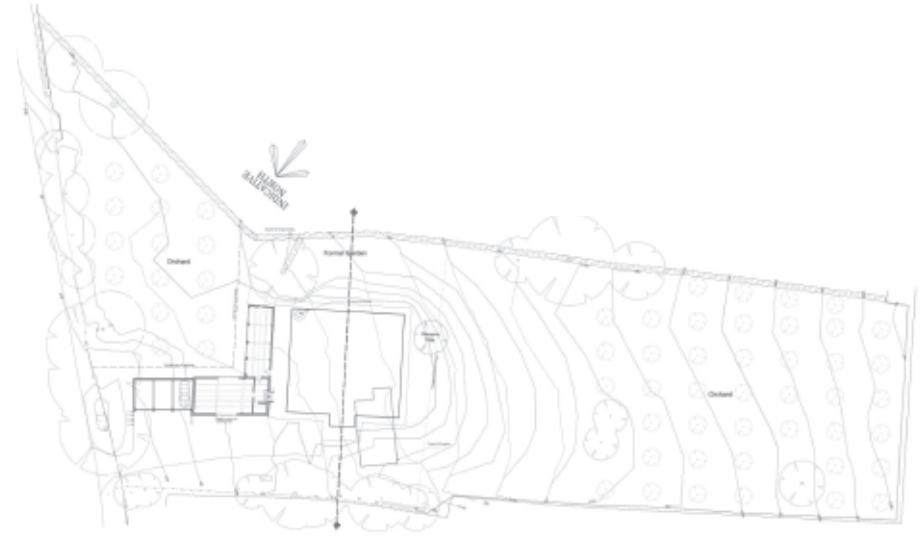
PROPOSED FLOORPLANS - SECOND FLOOR & ROOF



PROPOSED PLANS AND ELEVATIONS



SITE PLAN



SITE PLAN



PROPOSED FLOORPLANS - REPLACEMENT DWELLING



PROPOSED ELEVATIONS





LOT 10: SAPPHIRE HOUSE, DORSINGTON, WARWICKSHIRE

(SHADED ORANGE ON THE PLAN).

A delightful red brick village house set within attractive partly walled gardens and grounds.

Comprising: entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, conservatory, part galleried landing, master bedroom with dressing area and en suite bathroom, two further bedrooms and family bathroom.

Extensive parking, most attractive partly walled gardens and grounds.

In all about 0.5 of an acre or thereabouts.

SAPPHIRE HOUSE

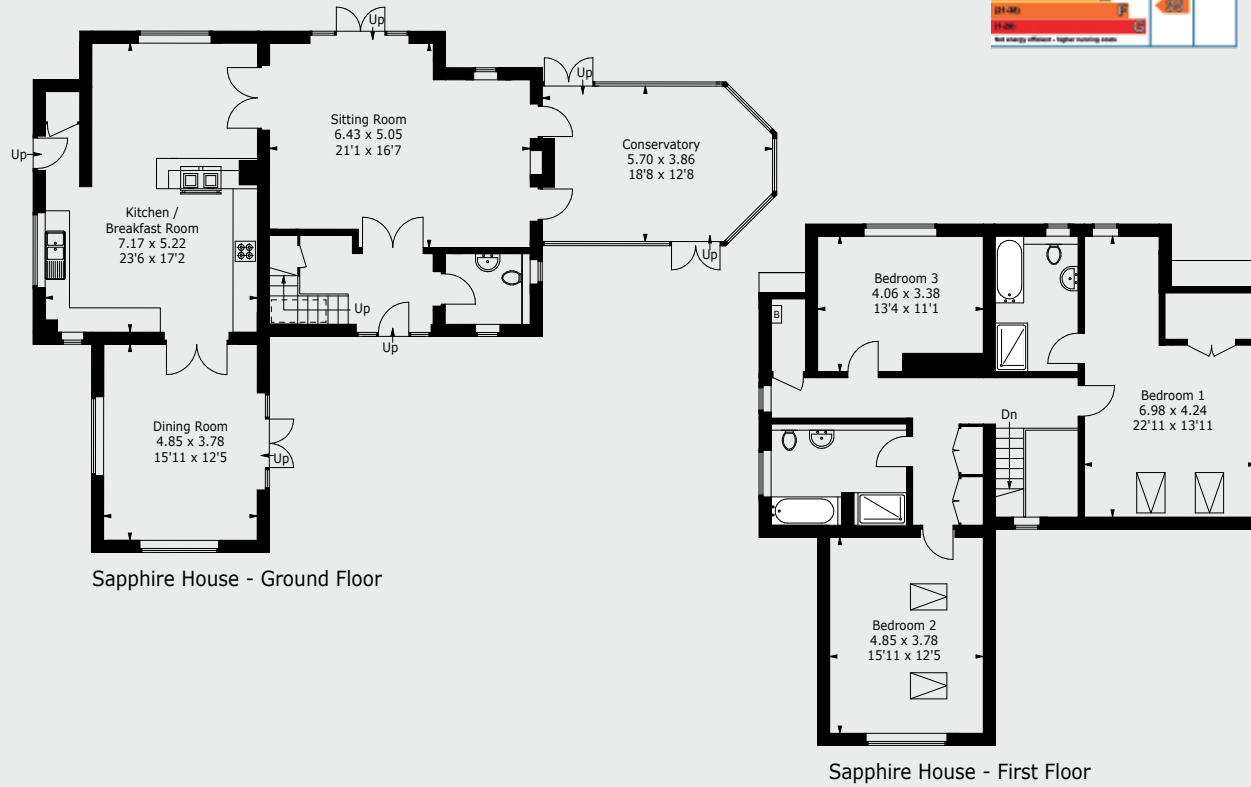
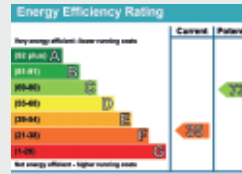
Sapphire House dates back to the late nineteenth century and is traditionally built of red brick beneath a clay tiled roof. The property was substantially and sympathetically extended and remodelled approximately 10 years ago in an architectural style that emulates the original house.

The accommodation, which is set out over two floors, provides a comfortable arrangement of rooms taking full advantage of the garden setting and rural views from some of the first floor windows. The entrance hall provides access to a superb sitting room with doors on either side of the open fireplace linking to a conservatory which overlooks the gardens. On the east side of the house is a triple aspect dining room adjacent to the substantial kitchen/breakfast room with Aga. On the first floor are three excellent bedrooms, the main having its own dressing room and well-appointed en suite bathroom. Bedrooms 2 and 3 are both doubles and there is a well-proportioned family bathroom.



LOT 10 - SAPPHIRE HOUSE

Approximate Gross Internal Area
221 sq m / 2379 sq ft



GARDENS & GROUNDS

Outside the property is approached through ornate electrically operated gates along an attractive block paved drive terminating at the house. The partly walled gardens are mature and largely private being partially laid to lawn and enjoying a westerly aspect.

In all about 0.5 of an acre or thereabouts.

SERVICES

Mains electricity and water are connected. Private drainage. LPG fired central heating. Telephone line subject to BT transfer regulations.



Artist Impression



LOT 11: DEVELOPMENT SITE AT CRABTREE FARM, DORSINGTON ROAD, PEBWORTH, WORCESTERSHIRE

(SHADED GREEN ON THE PLAN).

An exciting opportunity to convert a range of traditional and modern farm buildings to three new dwellings in an attractive countryside setting together with existing farmyard.

CRABTREE FARM

Crabtree Farm is delightfully situated in open countryside between the villages of Pebworth and Dorsington to the south west of Stratford-upon-Avon. Crabtree Farm is accessed off a long farm drive from Dorsington Road.

The sale of Crabtree Farm offers an exciting and valuable residential development opportunity comprising a range of modern and traditional farm buildings with planning consent for change of use and conversion to three new dwellings set in 12.29 acres in a fine rural location enjoying superb countryside views.

The property comprises a variety of farm buildings including a substantial Dutch barn, an open sided steel portal frame building and a pretty brick built stable block with four stalls and ancillary storage.

Opportunity exists to create three exceptional dwellings in traditional and contemporary styles around a central courtyard setting, each property having a private garden. In addition Crabtree Farm will be sold with approximately nine acres of amenity land laid to permanent pasture with access to a network of bridleways. The property will be of particular interest to developers and those with an equestrian interest.



Proposed dwelling



Proposed dwelling



FARMYARD BUILDINGS

There is a range of modern farm buildings which have been used as part of a farming business at Crabtree Farm. By the nature of their appearance, size and construction, they lend themselves to other associated uses, subject to gaining the necessary consents to do so.

Briefly they comprise:

Building 1: 10 bay steel portal frame stock building.

Building 2: Concrete block-built old dairy with incoming power supply and adjacent store.

Building 3: General purpose steel portal frame implement store.

Building 4: 8 bay steel portal frame open fronted stock barn.

PLANNING PERMISSION

The property is subject to:-

Planning Permission Reference GPMB/14/02133)GPMB granted by Wychavon District Council on 9th December 2014 for change of use of two agricultural buildings to two dwellings and associated operational development.

Wychavon District Council have confirmed change of use for a third unit from an agricultural building to a dwelling house reference GPMB/14/00774/GPMB.

In addition there is planning consent for a covered silage pit and cattle yard reference 13/01001/PN dated 13th May 2013.

ACCESS & RIGHT OF WAY

Three independent properties will have access along the drive which forms part of this Lot. A public right of way extends along the length of the drive and to the north of the modern farmyard and continues across the fields.

SERVICES

The farmyard only has electricity and water connected. Interested parties must make their own relevant enquiries with service providers as to the availability of such services that may be required.

Severn Trent Water – 0800 707 6600

Western Power Distribution – 0121 623 9007



LOCATION PLAN



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ADDITIONAL LAND

Further land may be available to the prospective purchasers of Lots 1, 2, 7 and 8 only.

Option 1: Grass Field (shaded blue on the plan)

Comprising: a gently sloping permanent pasture field of good size lying to the west of The Old Manor and south west of Highfield. There is a dew pond to the far boundary and a shade house for young plants. In all about 8 acres or thereabouts.

Option 2: Orchard (shaded green on the plan)

Comprising: a recently planted orchard, with ancient ridge and furrows, lying to the south of The Old Manor and to the north of Manor House Farmhouse and Manor Farm Barn, the orchard contains varieties of mixed fruit set out in cages with two ponds, one having a thatched duck house. In all about 1.35 acres or thereabouts.

Option 3: Grass paddock (shaded brown on the plan)

Comprising: a gently sloping permanent pasture paddock lying to the west of Manor House Farmhouse. In all about 3 acres or thereabouts.

Offers are invited for the freehold of Options 1, 2 and 3.

Option 1



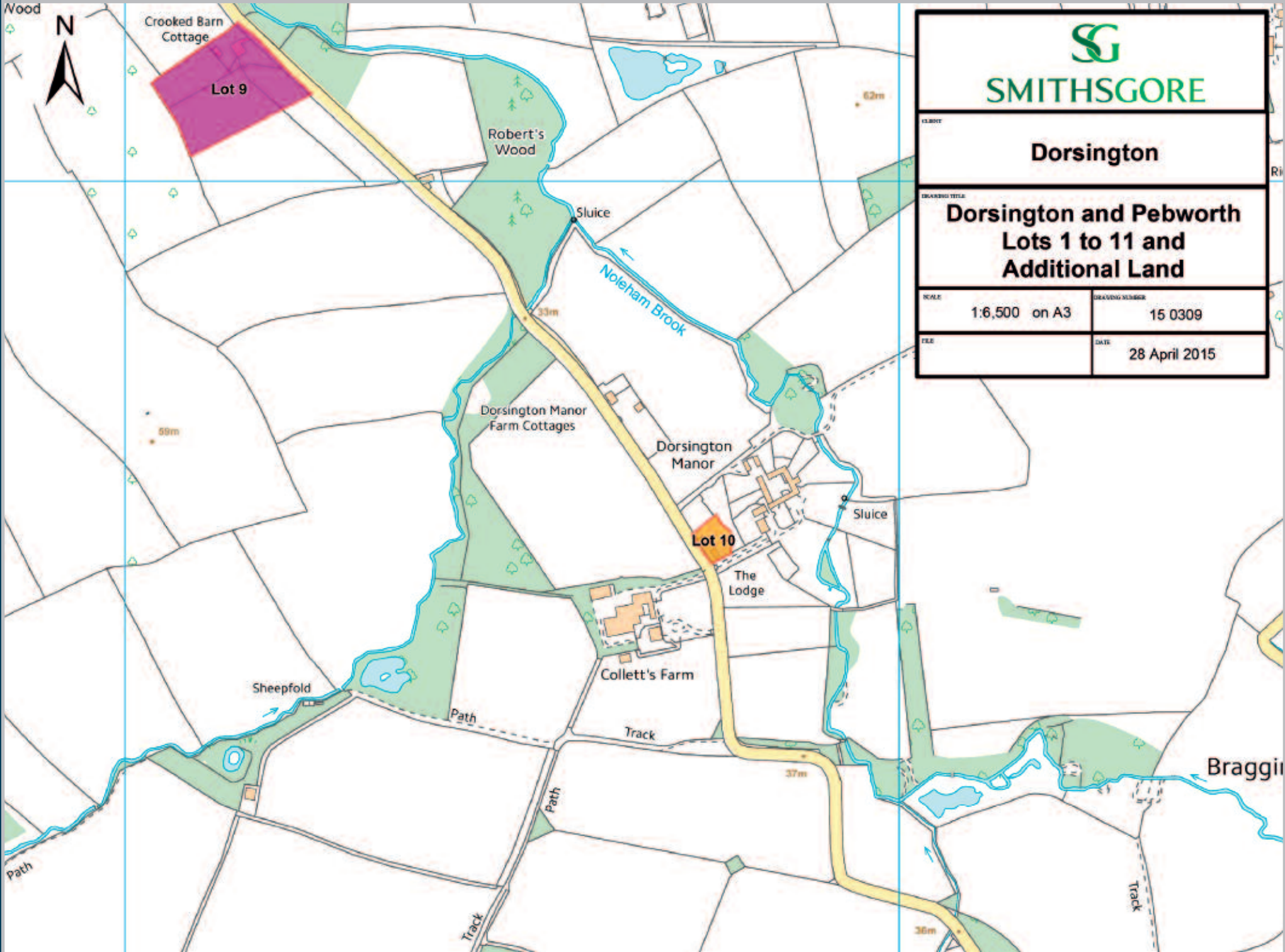
Option 2




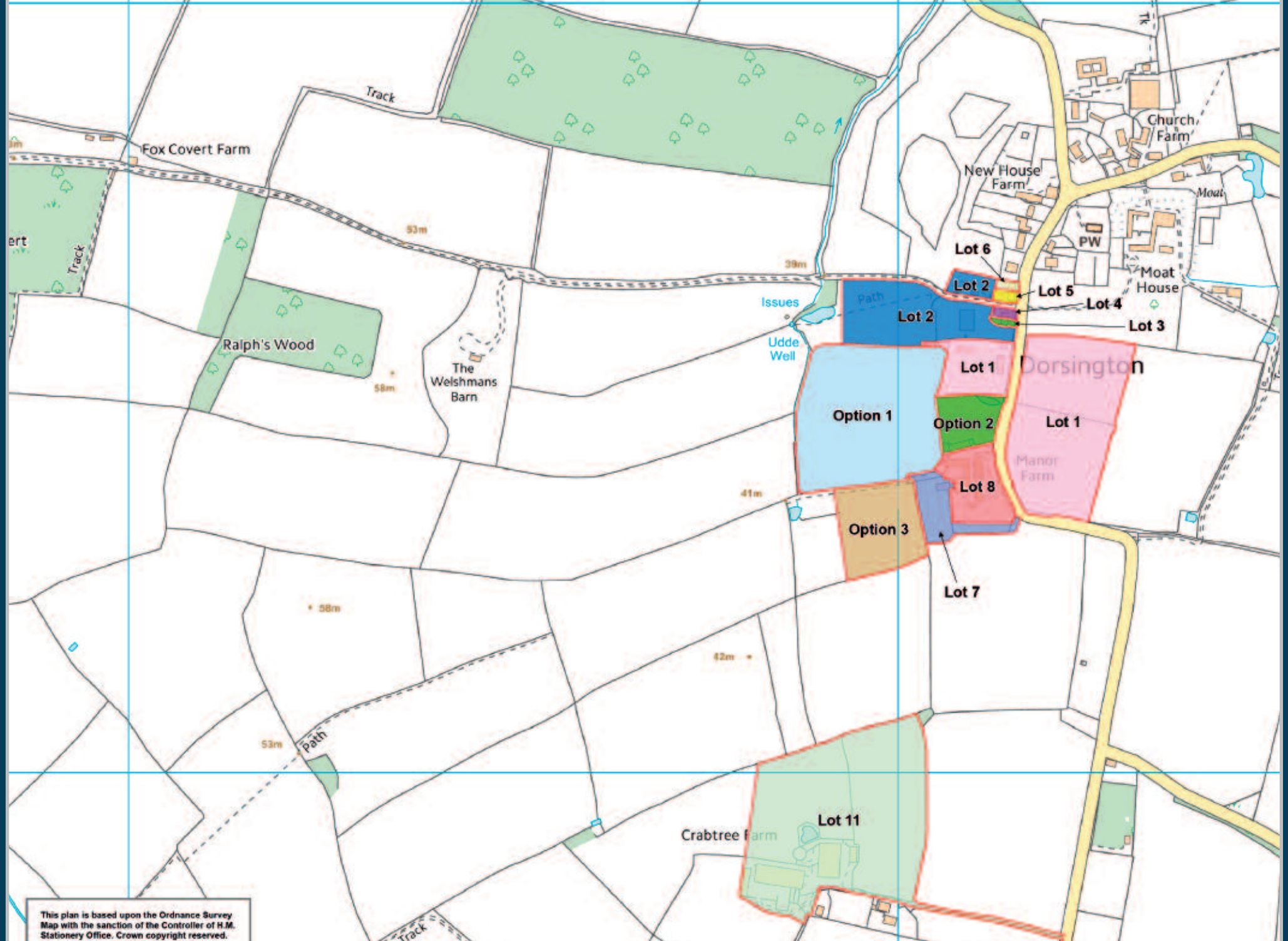
Option 3



ESTATE SALE PLAN



 SMITHSGORE	
Dorsington	
Dorsington and Pebworth Lots 1 to 11 and Additional Land	
SCALE 1:6,500 on A3	DRAWING NUMBER 15 0309
FILE	DATE 28 April 2015



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GENERAL INFORMATION

Tenure & Method of Sale

The properties are available for sale by private treaty, freehold, with vacant possession upon completion.

Property	Council Tax Band	2015/2016 Payment
The Old Manor with Staff Flat	H	£3,077.81
Highfield & Estate Yard	TBC	TBC
1 Old Manor Lodge Cottages	D	£1,538.90
2 Old Manor Lodge Cottages	D	£1,538.90
1 The School House	F	£2,222.86
2 The School House	E	£1,880.88
Manor House Farmhouse	F	£2,222.86
Manor House Barn & Harvest Cottage	E	£1,880.88
Development Site at Crooked Barn Cottage	B	£1,263.69
Sapphire House	D	£1,538.90
Development Site at Crabtree Farm	N/A	N/A

Local Authorities

Lots 1 to 10 are administered by Stratford-upon-Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon Warwickshire CV37 6HX t: 01789 267575.

Lot 11 is administered by Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire WR10 1PT t: 01386 565000.

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for any of the properties.

IMPORTANT NOTICE

Any photographs and information are for illustration and guidance purposes only and should not be relied upon as an illustration of the state of the property or otherwise. Items shown in photographs should be considered as not being part of the sale of the property unless specifically stated otherwise, or negotiated direct with the seller. The measurements provided are for guidance purposes only; measurements should be verified by a prospective buyer before proceeding with any purchase, or incurring any costs. Services and appliances have not, and will not, be tested by us. A prospective buyer should obtain independent legal and other professional advice concerning the property and all and every issue relating to the transfer of the legal title in the property to him or her. We will not be responsible for any verbal statement made by any member of staff or any losses that result from such a statement. If you require an opinion regarding an issue relating to the property, please contact us and we will provide this where possible.

Restrictive Covenants

As a matter of policy restrictive covenants have been imposed on the sale of properties belonging to the Estate in the past to protect the amenity of the Estate. Depending upon the nature of the sale any restrictive covenants to maintain that policy will be required.

Uplift Clause

With respect to Harvest Cottage, in the event that planning permission is forthcoming for its change of use to a separate dwelling house, there will be an uplift provision in favour of the Estate. Subject to review on 3rd June 2015.

Planning

The properties are to be sold subject to any development plans, Tree Preservation Orders, Monument Orders, Town Planning Schedules or resolutions which may be or may come into force.

Wayleaves, Easements & Rights of Way

The properties are sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Viewing

Strictly by prior accompanied appointment, please, with Smiths Gore. Please note that it may not be possible to view Manor House Farmhouse and Harvest Cottage at short notice. The agent takes no liability for any injury caused for whatever reason whilst at any of the properties.

Health & Safety Lots 7, 8, 9 & 11

Given the potential hazards of a working farm and disused farm buildings we would ask you to be as vigilant as possible when making your inspection for your own safety.

Fixtures & Fittings

Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds, furniture, lighting, kitchen equipment, garden statuary and ornamental buildings whether fitted or not, are deemed removable by the Vendors unless specifically itemised within these particulars. However, some of these items could be available under separate negotiation.

Lots 1 & 2: The Old Manor & Highfield

A comprehensive list of all items included in the sale and an information pack is available at The Old Manor.

Energy Performance Certificates

A copy of the full Energy Performance Certificate where relevant is available upon request from the agent.

Solicitors

David Offenbach
Simons Muirhead & Burton
8-9 Frith Street, London W1D 3JB
t: +44 (0)20 3206 2700.

Date of Information

Photographs taken: 2008 - 2015.
Particulars prepared: April 2015.

Plans, Areas & Schedules

These are based on the Ordnance Survey and for reference only. They have been checked and computed by the vendor's agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Directions to Dorsington CV37 8AR (Lots 1 to 10)

From the M40 (J15) at Warwick: Take the A46 south past Stratford-upon-Avon. About two miles after the third roundabout, turn left signed Temple Grafton. At the crossroads with the Blue Boar Inn turn left and proceed through Binton to the B349. Turn right and immediately left to Welford-on-Avon. In the centre of the village turn right, opposite the Maypole, onto Barton Road. After about two miles turn left at the second turning signposted Dorsington.

From Stratford-upon-Avon: Proceed out of Stratford-upon-Avon along the Evesham Road for three miles. Turn left signed for Welford-on-Avon. In the centre of the village turn right, opposite the Maypole, onto Barton Road. After about two miles turn left at the second turning signposted Dorsington. Proceed along Dorsington Road towards the centre of the village.

Directions to Pebworth CV37 8AP (Lot 11)

Please follow the above directions. Continue on Dorsington Road on a southerly direction towards Pebworth where Crabtree Farm will be found on the right hand side after approximately half a mile and can be identified by a Smiths Gore for sale board.



smithsgore.co.uk