Barns at Marston Mill Farm, Wolston CV8 3FX

A range of barns available individually in four lots or as a whole
Barns at Marston Mill Farm, Wolston CV8 3FX

- Barns with permission for conversion to four residential dwellings
- Beautiful open countryside just outside the village of Wolston
- Available as a whole or individual plots
- Land available by separate negotiation

Situation

Marston Mill Farm is located to the north east of the village of Wolston, accessed from Priory Road and surrounded by picturesque farm land. The River Avon is in close proximity. The village is situated 7 miles from Rugby and 8 miles from Coventry. Access to the A45 and M6 is close by providing further access to the Midland motorway network with M1, M69, M40 and M42 all within 15 miles.

Mainline rail stations are available at Rugby and Coventry and both provide a direct link to London Euston (60 minutes). Birmingham Airport is approximately 30 miles west.

The village of Wolston has good local amenities including a Co-operative store, leisure centre, public houses and primary school, fish and chip shop and hairdresser. Rugby and Coventry provide further everyday services and amenities.

Lot 1 - The Cattle Shed

Constructed of red brick with permission for conversion to a single storey dwelling with open plan living, kitchen and dining area, four bedrooms, one with en suite and walk-in wardrobe/dressing room, bathroom, utility room, study and cloakroom.

Lot 2 - The Old Dairy Parlour

A steel and concrete block, wooden clad building with permission for conversion to a single storey dwelling with ‘L’ shaped kitchen, dining and living area, three bedrooms, one with en suite, bathroom, utility room and cloakroom.
Tenure & Possession
The properties are offered as freehold with vacant possession given upon completion.

Services
It will be the responsibility of the purchasers to connect into the electricity supply from a nearby transformer. A new mains water connection will be installed by the vendors from the B4455. A quote has been obtained from Severn Trent Water and the cost of connection will be split between the purchasers and the vendors.

Boundaries & Fencing
The purchasers will erect and maintain a boundary fence at the point of transfer to delineate their boundaries prior to commencement of development.

General Information
Planning
A potential purchaser should make themself aware of the conditions attached to the permissions prior to purchase. A copy of the approval letters with conditions and plans can be obtained from the agent’s office or from the Rugby Borough Council website.

Lots 1 and 2 have been granted prior approval for change of use of agricultural buildings to two residential dwellings under the Town & Country Planning (General Permitted Development) Order 2015 (as amended) determination under Part 3 of Schedule 2 (Changes of Use) on 3rd August 2017 under reference No.R17/0966.

Lots 3 & 4 have been granted prior approval for change of use of agricultural buildings to two residential dwellings under the Town & Country Planning (General Permitted Development) Order 2015 (as amended) determination under Part 3 of Schedule 2 (Changes of Use) on 29th September 2018 under reference No.R18/1072.

Lot 3
One two storey, three bedroom dwelling with mezzanine floor. The ground floor comprises two bedrooms, an open plan kitchen and dining/living area, family bathroom, utility room and WC. The mezzanine floor comprises a master bedroom with en suite.

Lot 4
One single storey, two bedroom dwelling with an open plan kitchen and dining/living area, family bathroom, utility room and WC.

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<tr>
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<th>Sq Ft</th>
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<tbody>
<tr>
<td>Lot 1</td>
<td>1,590</td>
<td>147</td>
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<td>Lot 2</td>
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<tr>
<td>Lot 3</td>
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<tr>
<td>Lot 4</td>
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</table>
Lot 1 - The Cattle Shed

PROPOSED SOUTH-WEST ELEVATION

PROPOSED NORTH-WEST ELEVATION

GROSS INTERNAL FLOOR AREA 147SQM/1590SQFT
Lot 2 - The Old Dairy Parlour

PROPOSED NORTH-WEST ELEVATION

PROPOSED NORTH-EAST ELEVATION

GROSS INTERNAL FLOOR AREA 178SQM/1915SQFT
PROPOSED NORTH-EAST ELEVATION

UNIT 2

UNIT 1

PROPOSED SOUTH-WEST ELEVATION

MATERIALS:
WALLS: VERTICAL & HORIZONTAL TIMBER CLADDING
WINDOWS/DOORS: POWDER COATED ALUMINIUM WINDOWS/DOORS
ROOF: INSULATED STANDING SEAM ROOF OR INSULATED COMPOSITE ROOF SHEETING

Lot 3

Lot 4

PROPOSED MEZZANINE FLOOR PLAN

UP

DOWN

VOID

VOID

GARDEN

UNIT 1

UNIT 2

PROPOSED GROUND FLOOR PLAN

2NO. CAR PARKING SPACES

PROPOSED SOUTH-WEST ELEVATION

UNIT 1

UNIT 2

PROPOSED MEZZANINE FLOOR PLAN

2NO. CAR PARKING SPACES

GARDEN

PROPOSED NORTH-EAST ELEVATION

UNIT 1

UNIT 2

Lot 3

Lot 4
Lotting
The property is being offered for sale in four lots or as a whole. The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, to subdivide, amalgamate or withdraw the property from sale without prior notice.

Plan, Area & Description
The plan, area and description are believed to be correct in every way but no claim will be entertained by the vendors or their agents in respect of any error, omissions or misdescription. The plan is for identification purposes only.

Method of Sale
The properties will be offered for sale by private treaty.

Rights of Way Etc
The vendors will grant the necessary rights of ways, wayleaves and easements in order for services to be connected to the property.

The access track from Priory Lane and cattle grids have recently been upgraded. Ongoing maintenance for these will be shared by the occupiers of the properties and the vendors in accordance with use.

A public footpath crosses the northern side of Lot 4, more details of this right of way can be provided by the vendors’ agent.

There are no other known rights of way, easements or wayleaves crossing the properties.

Local Authority
Rugby Borough Council Tel. 01788 533533
Warwickshire County Council Tel. 01926 410410

Vendor Solicitor
Band Hatton Button, 25 Warwick Road, Coventry, West Midlands CV1 2EZ; reference Ian Grindal, telephone 02476 237378, email ISG@Bandhattonbutton.com

Viewing
To be arranged with the vendors’ agents. Please contact either Jeff Paybody or Joshua Peat on 01788 564680.
Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photographs depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

JDW/C.481/May 2019