



Tidbury Castle Farm, Wall Hill Road, Corley Moor, CV7 8AF

HOWKINS &  
HARRISON



Tidbury Castle Farm,  
Wall Hill Road, Corley Moor,  
Warwickshire CV7 8AF

Price on Application

An exciting opportunity to purchase an extensive residential property with commercial and development opportunities set in a stunning rural location.

Available as a whole or in 3 lots

#### Features

- Lot 1: House, outbuildings and equestrian facilities in a total of 8.37 acres.
- Lot 2: 7.19 acres of pastureland
- Lot 3: 11.03 acres of pastureland
- Planning application for replacement dwelling
- Outbuildings, stables and equestrian facilities





## Tidbury Castle Farm

Tidbury Castle Farm is set in a stunning rural location close to the villages of Corley & Corley Moor, yet with easy access to the Midland motorway system and the major cities of Coventry and Birmingham.

The uniqueness of this package lies in the property options available to the purchaser. The farmhouse has previously suffered subsidence and can therefore be bought and used in its existing state or alternatively, planning permission has been obtained for a larger replacement dwelling providing an exciting new residential property.

The property also has potential for commercial use, subject to planning, with outbuildings and a large yard area (approx. 0.39 acres).

In addition there are two further residential dwellings, cinema & games room, stabling, equestrian facilities and approx. 23.40 acres of pasture land.

The entire site is approx. 26.59 acres and is available as a whole or in 3 lots.

### Farmhouse

The existing farmhouse consists of a hallway, lounge, study, utility, kitchen and dining area to the ground floor with four large bedrooms (one en-suite) and a family bathroom to the first and second floors. There is also a detached utility room to the side of the house.

The house has a lawned area to the west and south with a walled perimeter with stunning views over open countryside. To the east of the house is a courtyard area which leads down to the additional outbuildings.





## Additional Accommodation

### Apartment 1

A lounge, kitchen and bathroom with en-suite bedroom at first floor level.

### Apartment 2

A lounge, kitchen and bathroom with two bedrooms and bathroom at first floor level.

### Cinema and Games Room

A cinema room with tiled floor and WC. Leading through to the games room.

### Garage

With motorised roller shutter door - 8.19m X 7.06m.

### Office and Gardener's store

A detached brick under tile barn approx. 17.5m x 6m

### Equestrian facilities

Brick built stable block. 5 stables with automatic waterers and secure tack room with concrete yard area.

A metal sheet clad barn with 6 American style stables and 2 stores leading through to hay store.

A 40m x 20m all weather ménage.

Approximately 5.18 acres of pastureland included with Lot 1 but additional land is available in Lot 2 & 3.

### Outbuildings

Building 1: 24.49m x 6.80m

Low level timber and block work shed

Building 2: 15.57m x 7.50m

Block and brick shed with open fronted lean-to: 4.66m x 12.00m

### Yard

A substantial hardstanding area suitable for commercial use. Approx. 1,580 sq m (0.39 acres).









## Planning and Subsidence Issues

As previously mentioned, this property has been affected by coal mining subsidence in and around November 2010.

The farm house was newly built in 2009 (to NHBC standards) and the owners pursued a claim to demolish and rebuild it due to the levels of tilt experienced.

Outline planning permission has been sought and granted to replace the existing farm house and ancillary buildings with a substantially larger dwelling and it has been recommended to be built on a raft foundation.

It is at the purchaser's discretion as to what happens next in regard to either replacements or repairs to the property and any interested parties should seek their own professional advice. Please call Howkins and Harrison on 01827 721380 for further information and to discuss this further.

A comprehensive information pack including relevant planning permissions is available from our Data Room. Please contact the office on 01827 721380 for access to the Data Room.

## Lotting

**Lot 1:** Farmhouse, additional accommodation and equestrian facilities described above along with approximately 5.18 of pasture land. In total the plot is 8.37 acres.

**Lot 2:** Approximately 7.19 acres of pastureland.

**Lot 3:** Approximately 11.03 acres of pastureland.









## EPC

Main farmhouse: E (54)

Apartment 1: E (45)

Apartment 2: D (56)

## Local Authority

Coventry City Council. Tel: 08085 834333

## Council Tax Band - F

## Tenure

The property is sold freehold with vacant possession.

## Public Rights of Way, Wayleaves & Easements

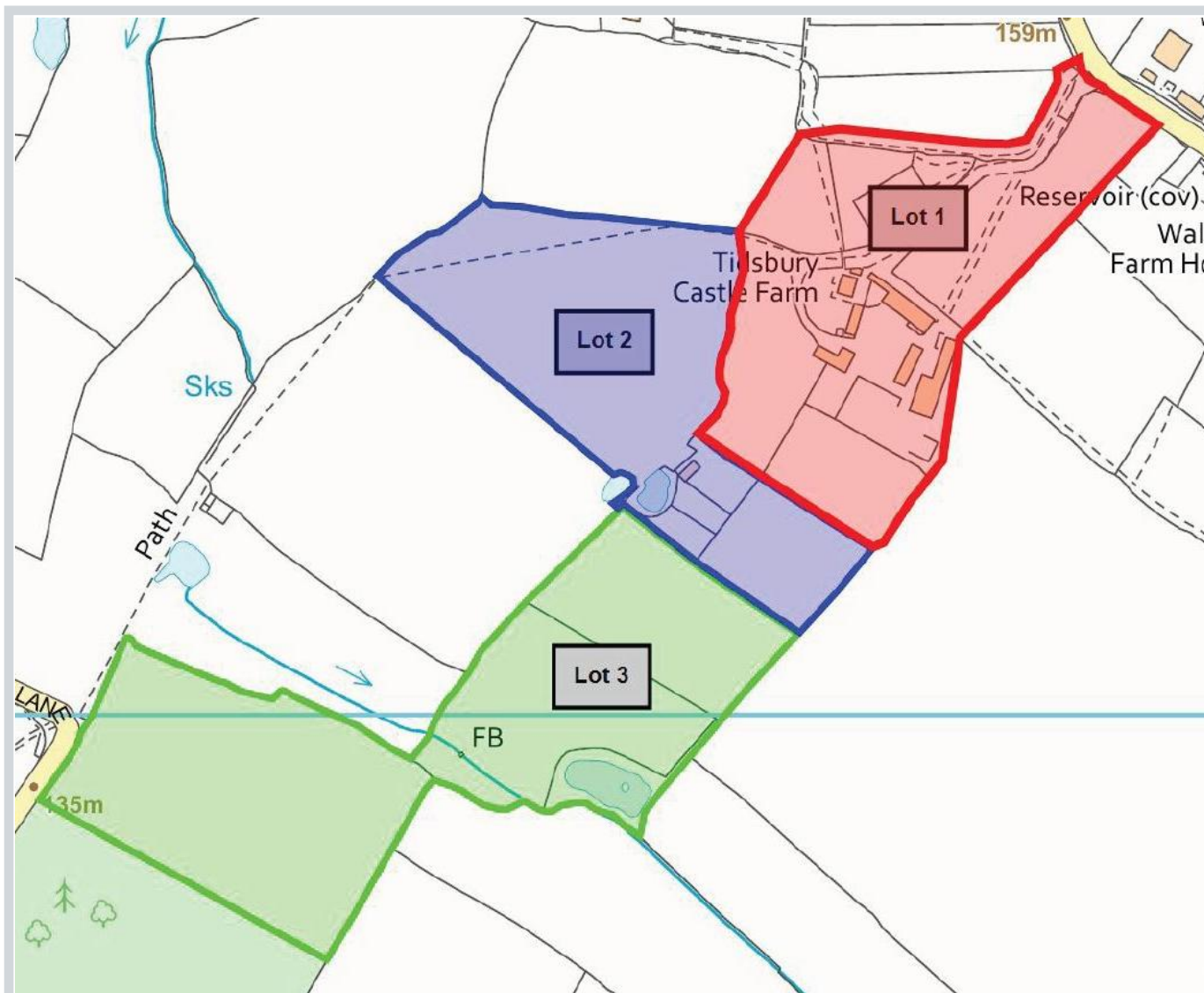
The property is sold subject to and with the benefit of all easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

## Services

The property and buildings are connected to mains electricity, gas and water. There is private sewerage. The fields have water supply. If Lot 2 & 3 are sold separately new water feeds would have to be arranged.

## Viewing Arrangements

Strictly by appointment with the vendor's sole agents  
Howkins and Harrison. Tel 01827 721380



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 721380  
Email [athrural@howkinsandharrison.co.uk](mailto:athrural@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

