Merlin Field Farm, Gibraltar Lane, 
Broadwell, Rugby CV23 8EX

A barn with Class Q(A) consent to be converted to a residential dwelling with a gross internal area of 5,005 sq ft on a site extending to approximately 22 acres with open views.

Situation
Merlin Field Farm is situated north west of Gibraltar Lane to the west of the village of Broadwell which lies between the towns of Rugby and Southam.

Gibraltar Lane is accessed from Banbury Road and is approximately 10 miles to the south of Rugby and 5 miles to the north of Southam.

Both towns offer a good range of everyday services and facilities with Banbury Road giving access to the M6, M1 and A14 in the north and the M40 in the south.

Rugby and Banbury both have mainline railway stations with direct trains to London.

The barn benefits from views over open countryside to the east over Broadwell towards Grandborough and north west Northamptonshire.

The situation of the property is shown on the location plan.

Description
Merlin Field Farm extends to approximately 21 acres with a large agricultural building which has been granted Class Q(A) consent by Rugby Borough Council for conversion to a dwelling house.

The agricultural building is divided equally into three sections two of which have concrete bases and the third has a dirt base. The first concrete floored section is set up as a workshop, the middle section currently has a dirt base and is used for storage and the third section has a new concrete floor with a drainage channel down the middle.

The consent for conversion requires a section of this barn to be demolished.

This property provides the opportunity for the purchaser to create an equestrian property or smallholding in a good rural location.

The land is split into two fields with stock proof fenced boundaries.
<table>
<thead>
<tr>
<th>Field No.</th>
<th>Acres</th>
<th>Ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP4456 5608</td>
<td>7.29</td>
<td>2.95</td>
</tr>
<tr>
<td>SP4456 5387</td>
<td>13.40</td>
<td>5.42</td>
</tr>
<tr>
<td>Farm yard and buildings</td>
<td>1.5</td>
<td>0.61</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>22.19</strong></td>
<td><strong>8.98</strong></td>
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**Planning**

Prior approval under Class Q(A) has been granted for the change of use of an agricultural building to a dwelling house under the Town and Country Planning Act 1990 (as amended) and Town and Country Planning (General Permitted Development) Order 2015 (Amended) granted on 27th August 2019 under reference R19/0834 by Rugby Borough Council.

The permission has several conditions which a potential purchaser should make themselves aware of prior to purchase. A copy of the approval letters with conditions can be obtained from the agent's office or from the Rugby Borough Council website, please note Condition 1 should read within three years. The purchaser will be required to submit a prior approval application for Class Q(B).

This work was undertaken by John Clarke from Howkins & Harrison's Planning Team.

**General Information**

**Tenure & Possession**

The whole of the property is offered freehold with vacant possession being given upon completion.

**Services**

The land benefits from mains water with two troughs and a soak away pond. There is no current electricity connection to the agricultural building. The purchaser will need to install a private drainage system.

None of the above services have been tested and a potential purchaser should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity and drainage services.

**Boundaries & Fencing**

Boundaries where known are shown by an inward marked ‘T’ on the plan.
Lotting
The property is being offered for sale as a whole. The vendor reserves the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice and may consider the sale of individual plots.

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

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

Rights of Way Etc
There is a right of way across field 5367. We are not aware of any other rights of way, wayleaves or easements that affect or benefit the property.

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

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

Vendor Solicitor
tbc

Viewing
To be arranged with the vendor’s agent. Please contact either Helen Frampton or Charles Morton on 01788 564680.