



Dunsmore Home Farm, Watling Street, Clifton Upon
Dunsmore, Rugby, Warwickshire, CV23 0AQ

HOWKINS &
HARRISON

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A unique rural lifestyle small holding featuring a beautifully presented high-specification farmhouse, with income-generating potential and versatile infrastructure, set within 22.71 acres.

Extending to approximately 22.71 acres (9.19 ha).

Features

- 6/7 bedroom farmhouse extending to 3,675 sq. ft with detached garage/workshop
- 5,845 sq. ft of modern agricultural buildings with potential for alternative uses (subject to planning)
- 21.39 acres of agricultural land
- Private woodland and wildlife pool
- Income generating 90KW wind turbine

Distances Approximate

- Rugby: 4 miles
- Daventry: 10 miles
- Coventry: 17 miles
- Birmingham: 35 miles

Dunsmore Home Farm is located to the east of the Warwickshire village of Clifton Upon Dunsmore. The local market town of Rugby is approximately 3.8 miles to the west, with the market town of Daventry approximately 10 miles south, and the city of Coventry approximately 16.7 miles west, with both providing a range of local and amenity services, with vast education and employment opportunities.

The property lies adjacent to the A5 trunk road, with Junction 18 of the M1 approximately 3.8 miles southeast, with the Catthorpe Interchange providing access to the M1, M6 and A14. The property benefits from good connectivity to the Midland's road network, with Rugby and Coventry providing mainline railway stations to London Euston and Birmingham New Street.

The property is shown on the location plan.





Description

Dunsmore Home Farm is a small holding and lifestyle package with income generating potential. Commanding a prominent position within the 22.7 acre plot is a detached 6/7 bedroom traditional farmhouse, which has undergone sympathetic modernisation offering a high specification throughout. Situated within its own plot with wrap around landscaped gardens and views to the southwest over the paddocks, private woodland and wildlife pool, the farmhouse is approached directly from the public highway via a sweeping driveway.

The farmhouse is a period family home benefitting from character features throughout, arranged over two floors, this flexible accommodation is ideal for multigenerational living. Externally, the property is of red brick construction under a slate roof, with a detached brick-built garage/workshop which houses the ground source heat pump along with oil fired boiler for flexibility.

The accommodation is shown on the floorplan and comprises:

Ground Floor:

Reception Hall
Family Room
Boot Room
Utility
Downstairs WC
Kitchen/Breakfast Room
Dining Room
Office
Sitting Room

First Floor:

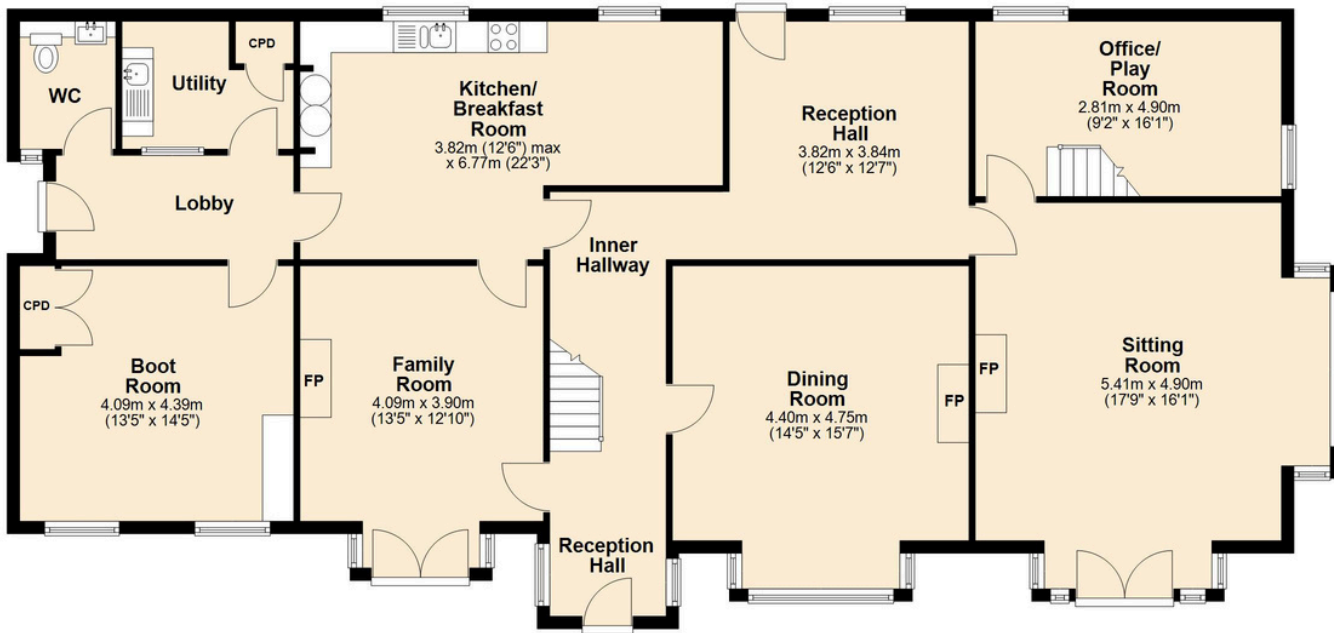
Principal bedroom with dressing room and ensuite bathroom
Bedroom 2
Bedroom 3
Bedroom 4 with ensuite
Bedroom 5
Bedroom 6 with ensuite
Family Bathroom 1
Family Bathroom 2

Land

The land extends to approximately 21.39 acres (8.66 hectares) and comprises 4 main parcels, split into several smaller enclosures. The external boundaries are made up of post and stock wire fencing, with the small paddocks internally split by electric fencing serviced by the mains electricity supply. The land has a mains water supply with troughs located throughout the parcels. Situated within one of the paddocks is a separate timber framed stable block comprising two stables and a tack room which are on skids.

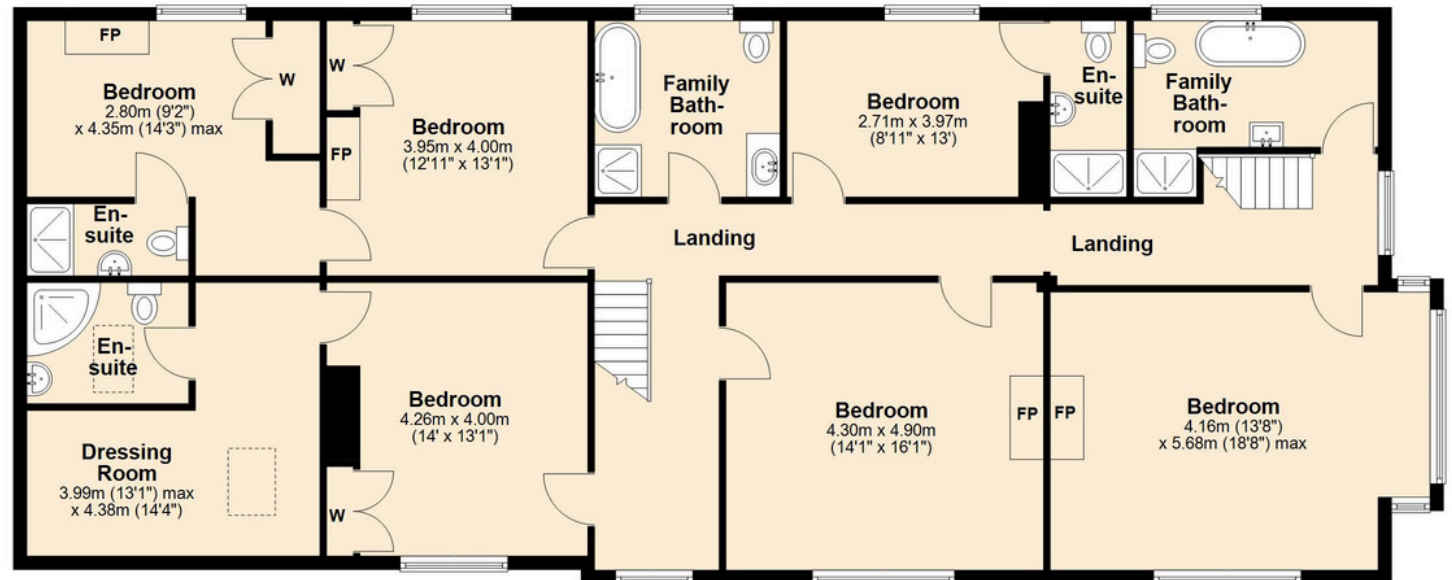
FLOOR PLAN

Ground Floor



Approximate Total Area 341m² 3,675sq. Ft

First Floor



Buildings

Situated to the south of the property is a large hard-standing yard which has a fenced off area previously used for storage. Adjacent to this is a steel portal frame building extending to approximately 250m² complete with Yorkshire board cladding, profile sheet roof and roller shutter door, which is currently used for a mix of hay storage and equestrian stabling. There is an additional extension to this building extending to approximately 292m², which is a steel portal frame shed complete with profile sheet cladding, fibre cement roof, concrete floor and a roller shutter door currently used for commercial purposes. Alongside the building is a 20m x 40m all weather, flood-lit menage.

The yard and buildings benefit from mains water, three-phase electric, two entrances secured by electric gates with CCTV and alarm coverage across all areas.

Planning consent has been gained previously under reference R17/1500 in October 2017 for the erection of an agricultural building for storage of agricultural machinery and equipment (circa 560m²), and R18/0170 in March 2018 for a side extension to the steel portal frame building granted in 2017 for hay storage (circa 549m²). The vendors have not undertaken any actions to commence the above planning permissions.

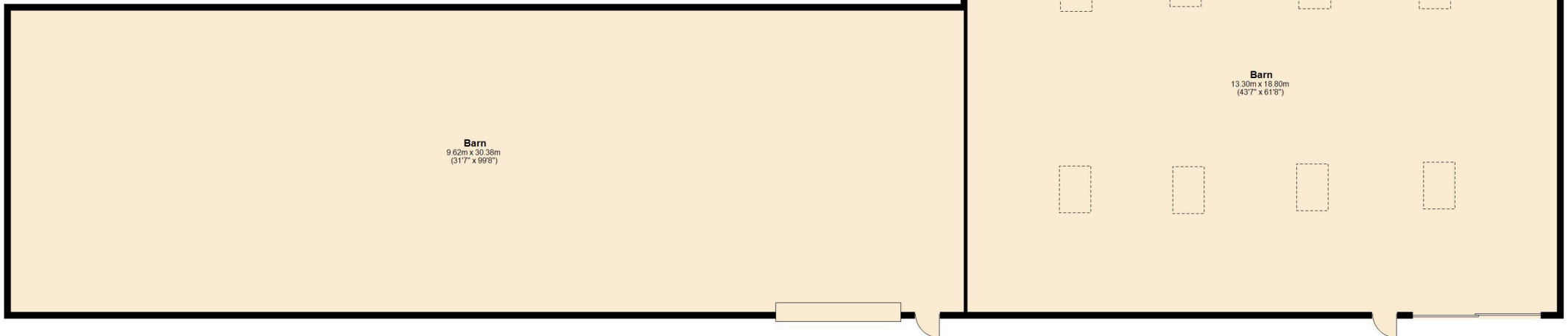
The property has undergone development over the years for varying uses, both with and without planning consent.

Wind Turbine

Situated to the south of the property is a 90 kilowatt wind turbine owned by Solarventus on a 25-year lease which commenced in November 2012 with a peppercorn rent of £1 paid per annum, with the freeholder retaining ownership of the electricity generated. The leaseholder has a right of access for maintenance to the turbine from access point C shown on the sale plan. The electricity produced from the wind turbine is utilised by the property and the vendors approximate this saves 40% on their annual electricity bill, with the remainder being sold back to the grid. The wind turbine generates an average approximate annual income of circa £10,000.

Outbuildings

Approximate Total Area 543m² 5,846sq. Ft





Services

Dunsmore Home Farm benefits from three-phase electric, main water, private drainage via a septic tank with provisions for both oil-fired central heating and a ground source heat pump. Fibre broadband is available at the property.

The buildings and yard benefit from a metered three-phase electric supply and mains water, with the land also benefitting from a mains water supply with water troughs situated throughout the fields.

The two neighbouring residential dwellings water supply is sub-metered from Dunsmore Home Farm and are invoiced quarterly by the vendor for their usage.

There are CCTV cameras covering the property and buildings, including three electric gated entrances.

Planning

The property is currently being used as a commercial equestrian enterprise and has been such since 2014, but it should be noted that there is no formalised planning permission for this change of use.

There are elements of the property which may be suitable for alternative uses subject to obtaining the necessary planning consent for that alternative use.

The property has undergone development over the years for varying uses, both with and without planning consent. For full details, please contact the vendors agent.

It is the responsibility of the purchaser to make their own enquiries as to the planning history of the property.

Plan, Area & Description

The property is currently registered under title numbers WK291566 and WK431417.

Please note field numbers quoted may not match the RPA field numbers and a plan is for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agent in respect of any error, omissions and misdescriptions.

Tenure & Possession

The property will be sold freehold with vacant possession given upon completion.

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Rights of Way Etc.

There are two points of access to the farmhouse from the A5, one of which is via a prescriptive right of access across third party land marked A on the plan. The other access is marked B on the plan.

There are two additional electric gated accesses to the buildings and land, once from the A5 marked C, and the other from Lilbourne Road, marked D on the plan.

We understand that there is a wayleave in place for electricity poles on the property with an annual payment of circa £24.

It is understood that two of the neighbouring properties have a detailed right of access by foot and on horse to cross over the track hatched green on the sales plan.

Council Tax

Dunsmore Home Farm is within Council Tax Band G and the amount payable for 2026/27 is £4,058.03.

Rural Land Register & Environmental Schemes

The land is registered with the Rural Land Register, and the fields can be transferred to the purchaser upon completion from the vendor. The vendor will retain the historic element of previous Basic Payment Scheme claims.

The land is not currently within any SFI scheme or any other environmental management scheme.

Development Overage

The property is sold with a historic overage on all of the land for a period of 30 years at 30% which is due to expire on the 28th September 2055, and will be triggered on the earlier of either implementation of planning permission or a disposal where the land that is disposed of includes the whole or any part (s) of the property with the benefit of that planning permission.

For clarity, it excludes any agricultural or equestrian development.







Local Authority & Utility Companies

Rugby Borough Council

Tel. 01788 533533

Western Power

Tel. 0800 096 3080

Sporting, Timber & Mineral Rights

All rights are believed to be held with the freehold owner and will be included within the sale.

Method of Sale

The property is offered for sale by private treaty and any interested party should submit their unconditional offers to the Agent's Towcester Office for the attention of Tayla Cave.

Lotting

The vendor reserves the right to offer the property for sale in any other order than that described in these particulars, subdivide, amalgamate or withdraw the property from sale without prior notice.

Fixtures & Fittings

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.

What3Words

Using the What3Words app the following will take you to the entrances for the property:

[///stadium.slides.joked](#) – Main Entrance off A5

[///weep.lace.timed](#) – Wind Turbine access

[///topics.fork.rebirth](#) – Access off Lilbourne Road

EPC Rating

Dunsmore Home Farm has a rating of E (54) with potential for C (74).



Vendors Solicitor

Broomfields

Minerva House, 7 St John's Business Park, Rugby Road,
Lutterworth, LE17 4HB

Viewing

Viewing is strictly by appointment by contacting Tayla Cave on 01327 397979 or email Tayla.cave@howkinsandharrison.co.uk. Please note, this is a working property and therefore appropriate health and safety advice, and bio-security measures must be taken.

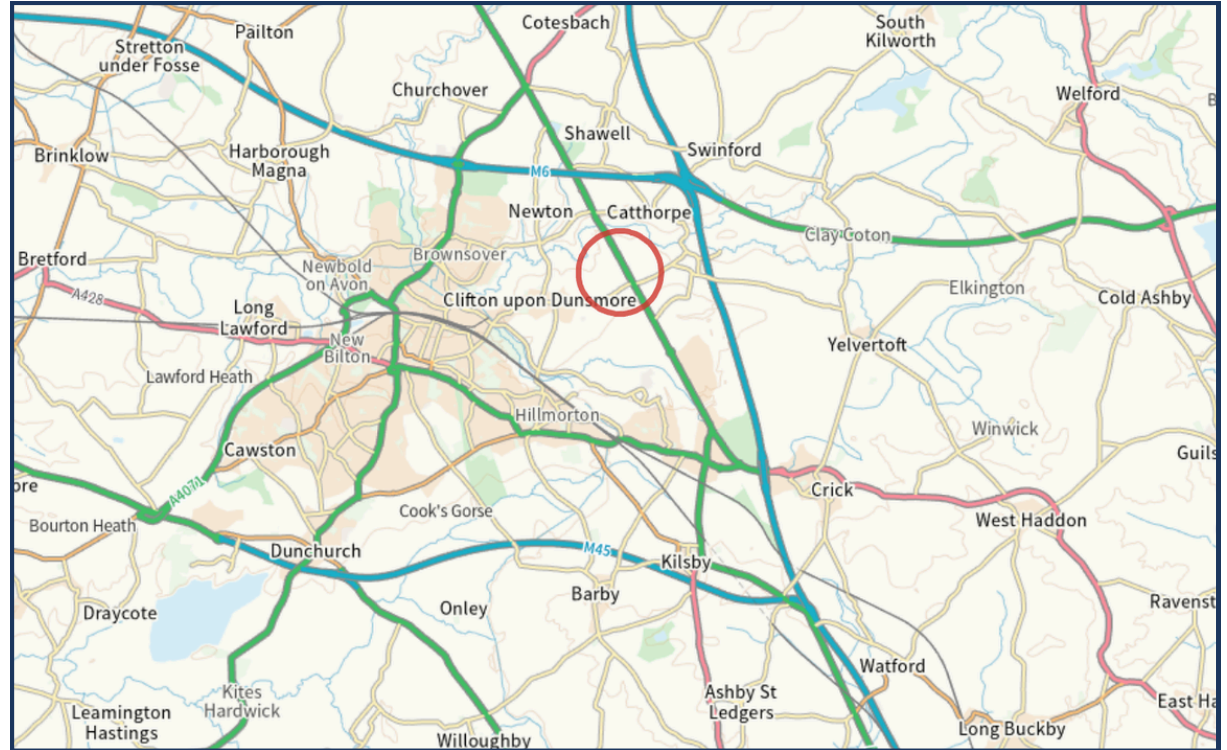
Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to our recommended AMC agents (Tayla Cave or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.



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 photograph/s 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 photograph/s. 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.



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HOWKINS & HARRISON



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