



Knobbs Farm

Weston-on-Avon, Stratford-upon-Avon, Warwickshire, CV37 8JP

A ringfenced productive arable farm with farmhouse and buildings situated centrally

Stratford-upon-Avon 4.5 miles, M40 (J15) 10 miles, Clifford Chambers 2 miles

A Four bedroom farmhouse | Two sets of farm buildings

About 320 acres of productive arable land with woods and copses

About 342.31 acres (138.58 ha) in total

For sale as a whole or in two lots

Situation

Knobbs farm is situated close to Stratford-upon-Avon, renowned as the region's cultural centre and home of the Royal Shakespeare Company. The town has an array of shopping and leisure facilities as well as an excellent range of restaurants. The area is well served by a good selection of schools both public and private. The M40 motorway provides access to the motorway network with Birmingham to the north and London to the south east.

Knobbs Farm

Knobbs Farm is an attractive commercial arable farm lying within a ringfence with the farmhouse at its heart. The farm has undergone considerable improvement in recent years including a significant refurbishment of the house, the removal of some redundant farm buildings adjoining the house, restoration of lawns, improvement to former livestock buildings to provide grain storage facilities and significant ditch clearing and removal of redundant fencing around the fields. The house lies adjacent to one set of farm buildings right in the heart of the farm. A long private part tarmac part concrete drive runs from the B4632 Campden Road. The drive continues to a further set of buildings towards the north western corner of the farm. The drive continues past the buildings, crossing the old railway line (now a national cycle route) and linking to a lane thus forming a secondary access to the farm.

The Farmland

The majority of the farm is in arable production. The good sized fields have excellent access, mainly linking to the farm drive which runs through the property.

The land is classified Grade 3 and described as being part of the Denchworth series of soils, being loam over clay suitable for winter cereal production.

In recent years the cropping has included winter wheat, oilseed rape and winter beans and in 2015 the estimated yields were:

Winter wheat	9.85 tons per hectare
Oilseed rape	4.00 tons per hectare
Winter beans	6.00 tons per hectare

The farm is not entered into an agri-environment scheme.



The farm is currently operated under a Contract Farming Agreement and the contractors operate a small shoot over the land.

There are no public rights of way across the property.

Planning

Directly to the south of Knobbs Farm is Long Marston Airfield. Knobbs Farmhouse and much of the land is screened from the airfield by trees and a high hedge.

A new settlement has been proposed for Long Marston Airfield. The Stratford on Avon District Council Core Strategy shows the Council require 14,485 new homes in the district between 2011 and 2031. The Long Marston Airfield proposal would deliver 2,100 homes to be constructed prior to 2031 with a further 1,400 units built post 2031.

Long Marston Airfield has support which has been strengthened by CALA Homes being granted Outline Planning Permission on 26 November, 2015 for up to 400 dwellings with additional building for employment use and a community hub. This initial development will be located on the south-eastern part of the airfield furthest from Knobbs Farm. It is viewed as positive for the prospect of the further development of the airfield that Stratford on Avon District Council have supported this initial proposal.

The Core Strategy examination hearing sessions are due to re-commence in January 2016. Assuming that the proposed allocation at Long Marston Airfield passes the examination, then CALA Homes will be able to develop the whole site. The Inspector's final report, following the examination hearing sessions, is likely to be released in spring/ early summer 2016.

Knobbs Farm will now benefit considerably from the more passive residential use of the airfield that the first phase will bring and hopefully benefit in many further ways from the supporting facilities the larger development would create.



Lot 1 – Knobbs Farmhouse, Buildings and Land

About 10.02 acres (4.06 ha) shaded pink on the plan attached

Knobbs Farmhouse

A detached two storey property sitting in a quiet and completely secluded position with good views out across the farmland. The property is an ideal family house with accommodation comprising:

Ground Floor: Porch, leading to cloakroom and kitchen with fitted units, leading to dining room with tiled floor and fireplace, substantial sitting room with more recent extension with full length sliding glass doors giving views of the garden and farmland beyond.

First Floor: Master bedroom with adjacent bathroom, secondary bedroom and new bath/shower room.

Second Floor: Wide landing and two substantial bedrooms.

Outside: The property is flanked by lawned gardens leading out to the farmland beyond.

The Farm Buildings

The farm buildings lie directly to the east of the house and include:

A four bay steel portal frame building with sheeted roof and concrete floor. Clad to one side (64 ft x 30 ft).

A four bay concrete frame building with part block walls, sheeted elevations over and sheeted roof. Concrete floor (30 ft x 18 ft 6 in).

Four bay concrete frame building (32 ft x 18 ft 6 in). Fully clad to three sides with open end. Sheeted roof and concrete floor.

Lot 2 – Land and Buildings at Knobbs Farm

About 320 acres (134.52 ha) shaded green on the plan attached.

The Land

The land comprises approximately 313 acres of arable land lying in a fertile and productive block. There are a few small parcels of woodland, copses and hedges over the land which is all easily accessed via the farm drive which crosses the middle of the farm linking to the highway network at either end.

The Farm Buildings

The buildings lie in the north west corner of Lot 2 and to the north of the farmhouse. They are accessed by a continuation of the farm drive from the farmhouse. The drive itself then continues across the old railway line and connects to a rural lane. The buildings include:

Three adjoining steel frame Dutch barns with corrugated iron roof clad to one end with corrugated sheeting and two with concrete floors and block/sleeper walls (75ft x 18.6ft each).

A single pitched lean to between the Dutch barns and the grain store with sheeted roof and concrete floor (90ft x 15.6ft).

A portal frame building with sheeted roof, concrete floor, sleeper walls with sheeted cladding over, now converted to provide temporary on floor grain storage (90.6ft x 40ft) with approximately 500T capacity.

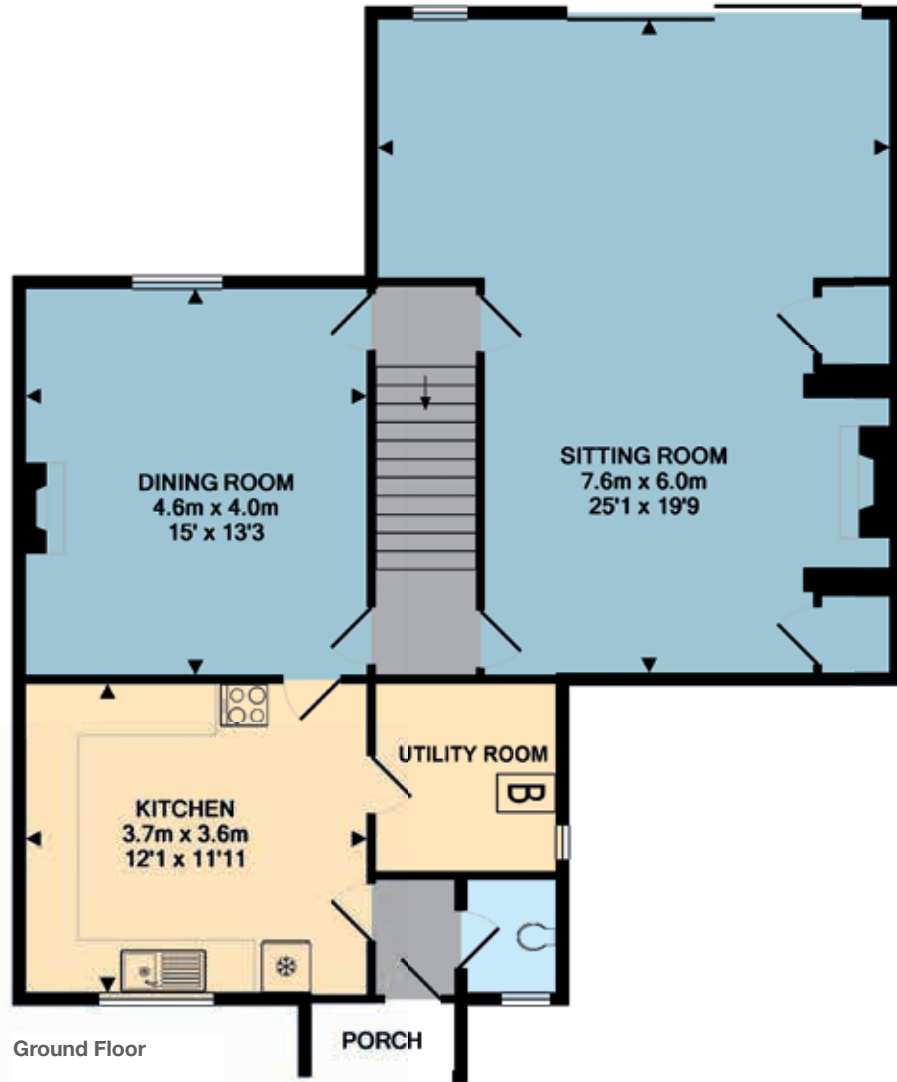
There are other smaller buildings used for storage.



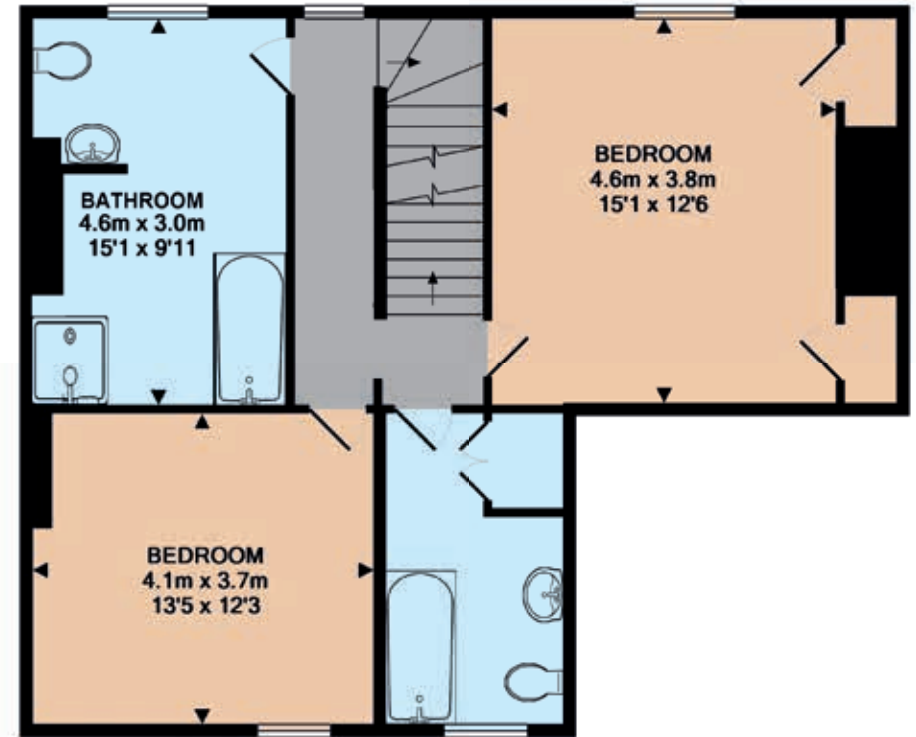


Floorplans

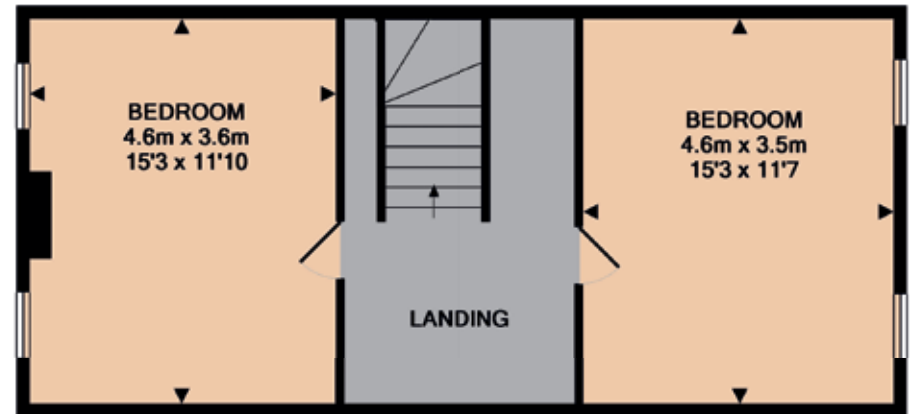
Gross internal area 2,151 sq ft (199.8 sq m)
For identification purposes only.



Ground Floor



First Floor



Second Floor







General

Method of sale: Knobbs Farm is offered for sale as a whole or in up to two lots by private treaty.

Tenure: The farm is offered with vacant possession subject to the date of completion. The land is currently contract farmed and the farmhouse let on an Assured Shorthold Tenancy.

Property	Agreement	Rent	Council Tax	EPC
Knobbs Farmhouse	Assured Shorthold Tenancy	£1,610 pcm	Band G	Band E

Overage: The sale is subject to an overage clause on the southern fields running east from Lot 1 (9665, 0978, 3987, 4680, 7186 and 9086). The vendor will retain 30% of any uplift in value resulting from a beneficial planning consent for a period of 30 years from completion.

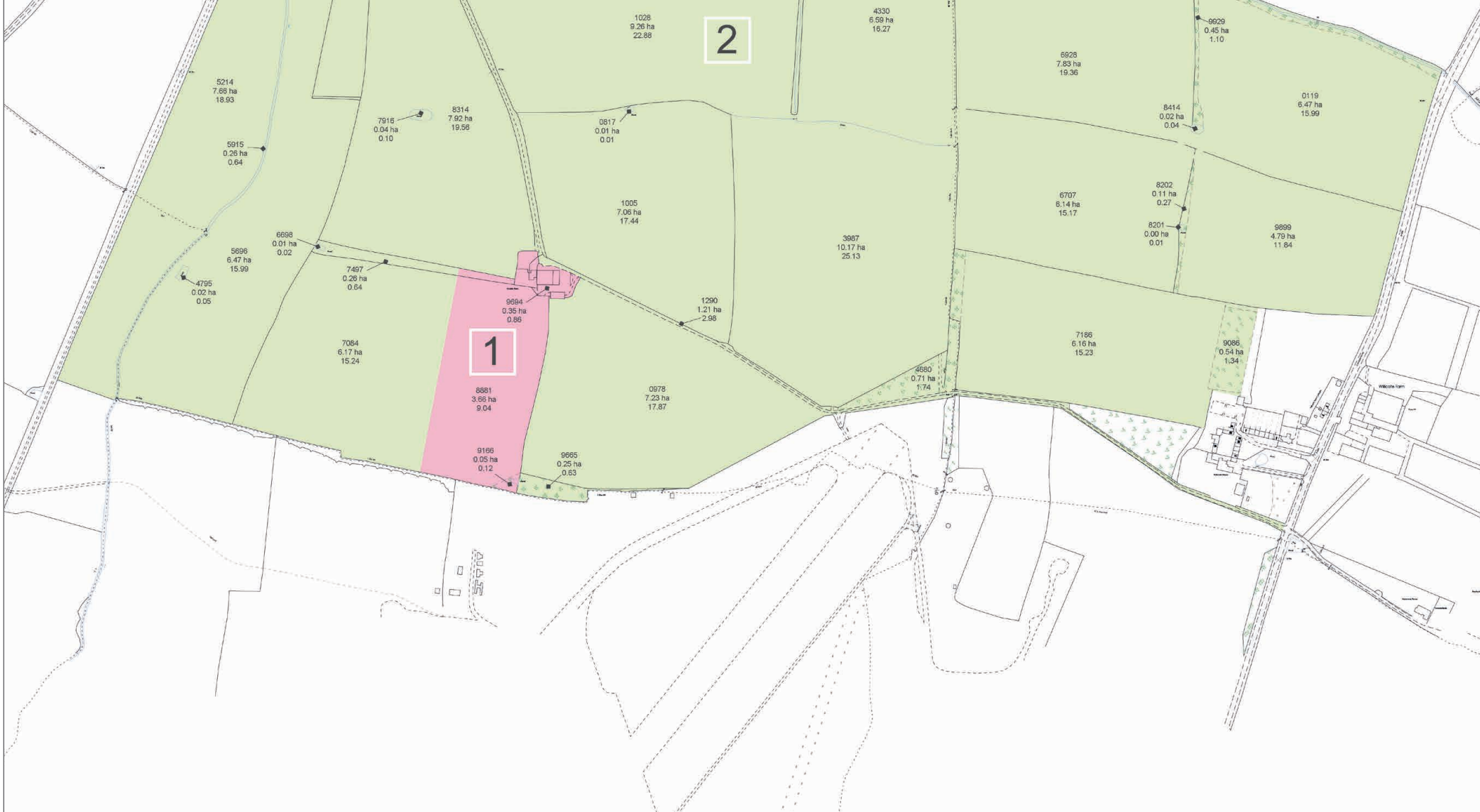
Services: The farmhouse has oil-fired central heating, mains electricity and water and private drainage. The farm buildings benefit from a three-phase electricity supply.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are no public rights of way crossing the property; the old railway line running north to south along the western boundary of the farm is a national cycle route.







Knobbs Farm



Lot Key

- Lot 1 (4.06ha / 10.02ac)
- Lot 2 (134.52ha / 332.29ac)

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Basic Payment: All of the eligible farmland is registered for the Basic Payment. The vendors will use their best endeavours to transfer the Basic Payment Entitlements to the purchaser upon completion. The vendors will have submitted the claim for the 2016 scheme year and will retain the payment for that year.

There are 132.79 entitlements (2015). The Basic Payment for 2015 is £23,764.59.

Holdover: The vendors reserve the right to holdover on some of the buildings for grain storage purposes. Timings and precise buildings to be agreed.

Fixtures and fittings: All those items usually regarded as tenant's fixtures and fittings are specifically reserved from the sale. Certain items may be available to the purchaser(s) at valuation.

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned. The sporting rights are in hand. There are many deer across the farm and a number of well maintain flight ponds.

Local Authority: Stratford-upon-Avon District Council, Elizabeth House, Church Street, Stratford-on-Avon, Warwickshire CV37 6HX, Tel: 01789 267 575.

VAT: Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Solicitors: Ladders, Elm Court, Arden Street, Stratford-upon-Avon, CV37 6PA; Tel: 01789 293 259.

Directions

From Stratford-upon-Avon travel south on the Shipston Road (A3400). After a short distance from the town, fork right signed Clifford Chambers onto Campden Road (B4632). Continue through the village and past the Stratford Garden Centre on the right and Knobbs Farm will also be found on the right hand side 1.6 miles beyond the Garden Centre and shortly after some modern farm buildings on the opposite side of the road.

The long farm drive takes you into the heart of the property to the house and farm buildings.

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