

THE GRANGE

FENNY COMPTON • WARWICKSHIRE



savills





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Approximate times and distances:

M40 (J12) 5 miles • Banbury 9 miles (London Marylebone 55 minutes) • Warwick/Leamington Spa 14 miles
Stratford-Upon-Avon 17 miles • Oxford 38 miles • Birmingham 38 miles

A desirable re-development opportunity

LOT 1

Grange Farmhouse:

Entrance hall • Drawing room • Sitting room • Study • Kitchen/dining room • Utility room • Cloakroom
Cellar • Five bedrooms • Three bath/shower rooms
Gardens • Gardener's WC • Stores • Paddock of 0.25 acres

In all about 2.47 acres

LOT 2

Extensive range of traditional farm buildings in a courtyard setting with planning permission for conversion to two separate residential dwellings

Former Dutch barn of approximately 4,000 sq ft (GIA)

In all about 0.89 acres

LOT 3

Grazing, outdoor school and woodland of about 14.6 acres

In all about 18 acres

Available as a whole or in three lots



SAVILLS BANBURY

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Your attention is drawn to the Important Notice on the last page of the text

SITUATION

- Fenny Compton is an attractive village situated in South Warwickshire close to the North Oxfordshire and South Northamptonshire borders at the bottom of the Burton Dassett hills.
- Local village amenities include a medical centre with pharmacy, primary school, village shop (with cash point facility), post office and public house. Larger centres include the market town of Banbury, Leamington Spa, Stratford-upon-Avon and Warwick which all offer exceptional shopping, theatre and leisure facilities.
- Local primary in village and local secondary school – Kineton. Prep schools – The Croft (Stratford-upon-Avon), St John's Priory (Banbury), Carrdus (Overthorpe), Bilton Grange Dunchurch) and Arnold Lodge (Leamington Spa). Senior independent schools – Tudor Hall Girls (Bloxham), Bloxham, Warwick, Kings High Girls (Warwick), Stratford Grammar, Kingsley Girls (Leamington Spa) and Rugby.
- Excellent connections to the M40 motorway at junction 12 (Gaydon) approximately 5 miles or Junction 11 (Banbury) 8 miles. Excellent Intercity Rail services from Banbury to London (Marylebone from 55 minutes) and Birmingham from Leamington Spa.
- Sporting and leisure facilities include golf at Hellidon, Tadmarton and Cherwell Edge (Middleton Cheney); Horse racing at Stratford-upon-Avon and Warwick; lovely walks in the Burton Dassett Country Park and along the Oxford canal; theatre at Stratford-upon-Avon.

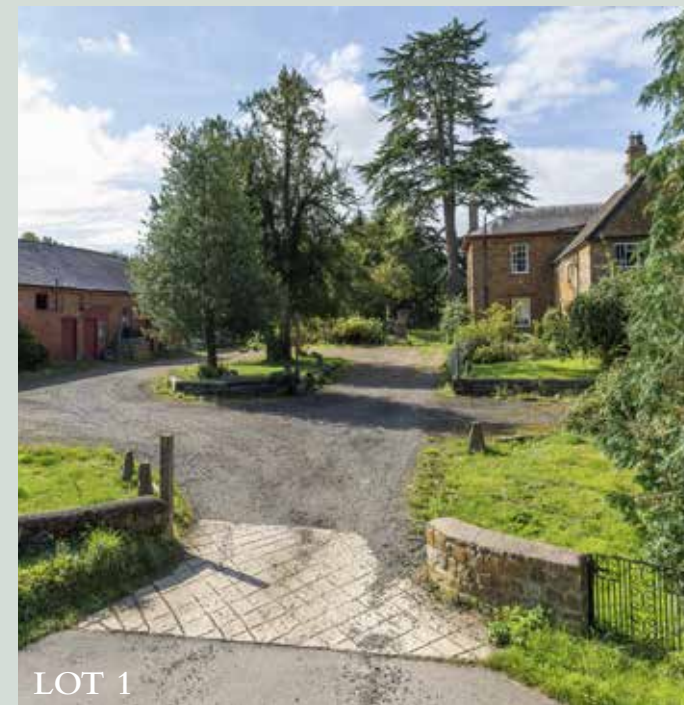
DESCRIPTION

- A rare and highly sought after opportunity comprising a substantial farmhouse, an extensive range of traditional farm buildings in a courtyard setting with planning permission for conversion to two separate residential dwellings, Dutch barn, land and woodland.





LOT 1



LOT 1

LOT 1 – GRANGE FARMHOUSE (Shaded blue on the site plan)

- Lying in a Conservation Area, the farmhouse is of stone construction under a pitch slate covered roof. The house offers various period features including open fireplaces, simple cornicing, four-panel internal doors, built-in cupboards, exposed timber floor boards and shutters. The cellar has original barrel ceiling and brick bins.
- About 2,982 sq ft gross internal floor area (GIA).
- Various traditional outbuildings including garden store.
- Gardens are predominantly laid to lawn with hedge and wall boundaries.
- Hard standing parking.
- The house is in need of modernisation and offers scope to be extended subject to the relevant consents.
- About 2.47 acres.



LOT 1



LOT 1



LOT 1

GRANGE FARMHOUSE – LOT 1

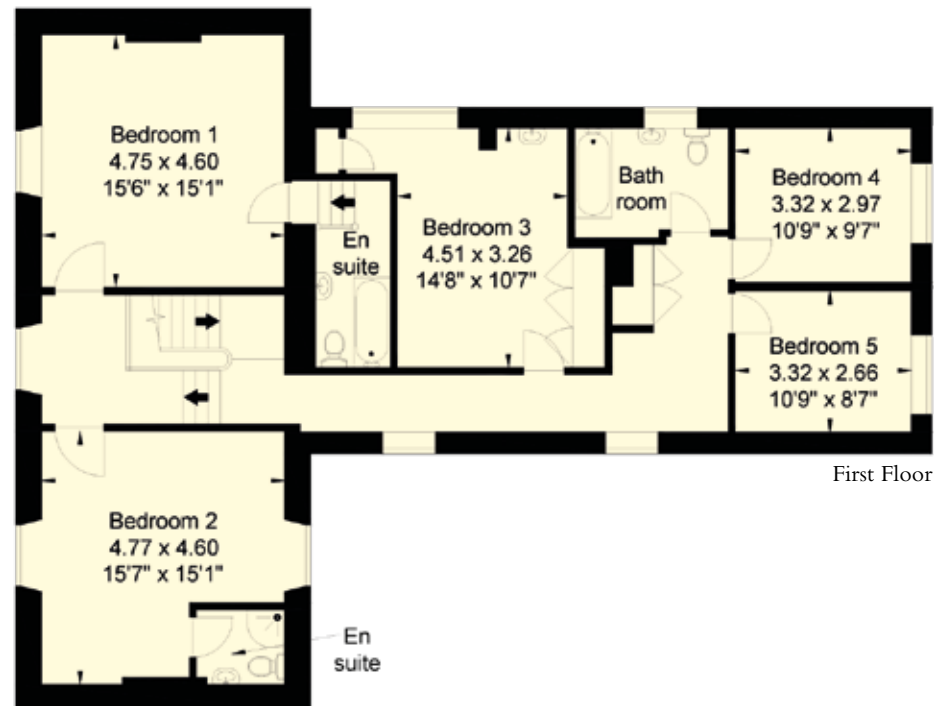
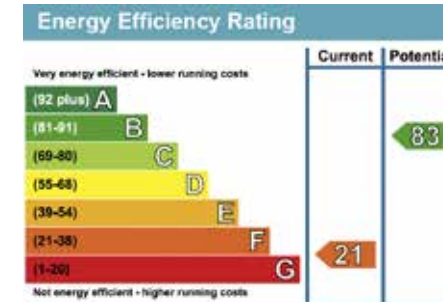
Approximate Gross Internal Area:

Main House: 277 sq.m. / 2,982 sq.ft.

Outbuildings: 17 sq.m. / 183 sq.ft.

Total: 294 sq.m. / 3,165 sq.ft.

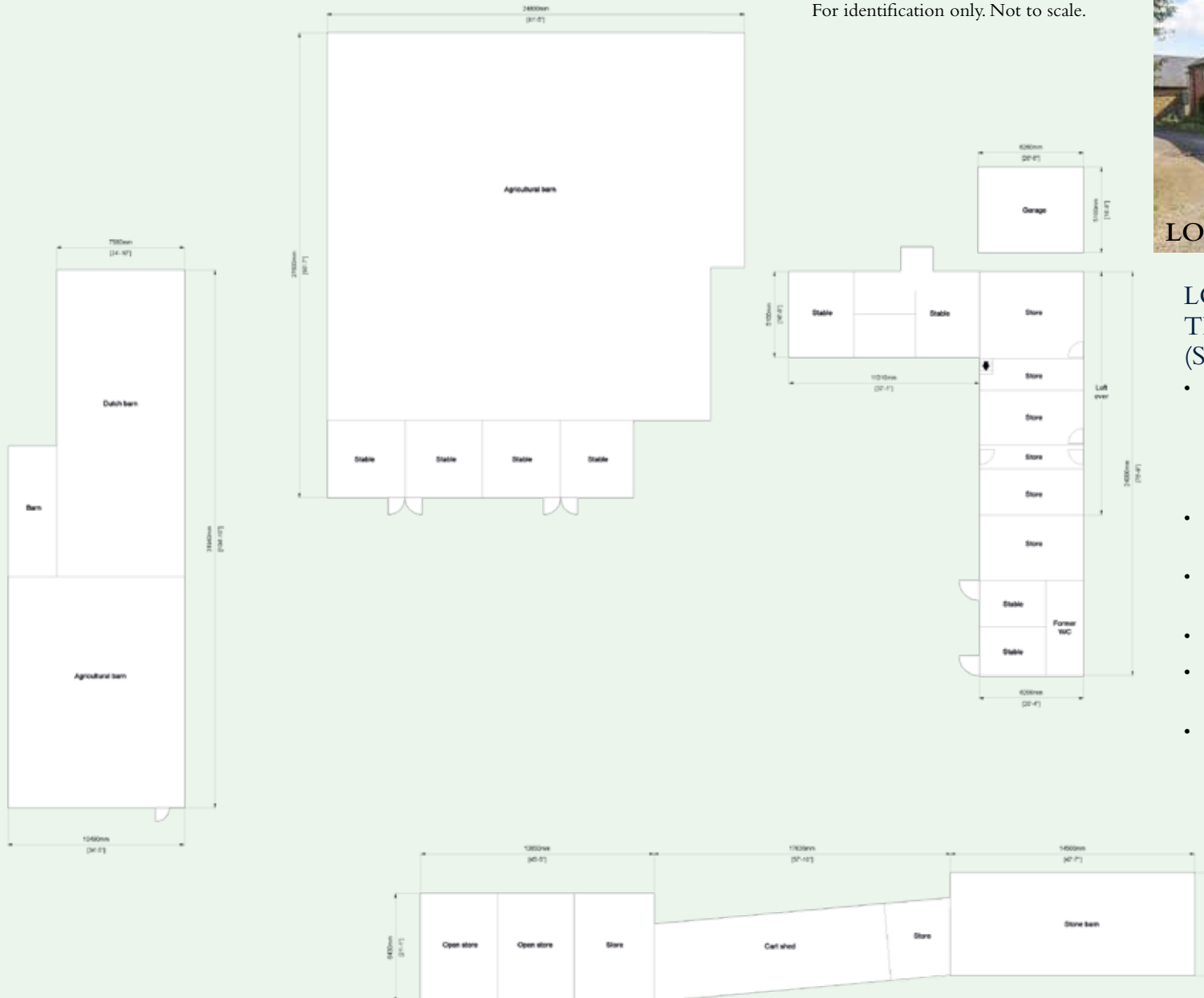
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Approximate Gross Internal Area:
1,532 sq.m. / 13,490 sq.ft.

For identification only. Not to scale.



LOT 2 – GRANGE FARM TRADITIONAL BARN (Shaded pink on the site plan)

- Extensive range of traditional farm buildings around a courtyard with detailed planning permission for conversion into 2 separate residential dwellings. Planning reference: 19/00883/FUL.
- In all about 6,381 sq ft (GIA) of proposed residential accommodation.
- Brick construction under a pitch slate and corrugated sheet covered roof.
- About 0.89 acres.
- Former Dutch barn currently extending to 4,000 sq ft (GIA).
- A right of way will be reserved over a section of the access drive to the north east for the benefit of lot 3.



LOT 2

NOTES

1. No dimensions are to be used from this drawing.
2. Comparison must exist of all dimensions in all views concerning any work or making any other drawings.
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4. Site Location: These are extracted from the Ordnance Survey data with the permission of the Landlord at 1:10,000 (January 2006). (Crown Copyright Reserved)



NOTE: Variety of bird nesting boxes shall be installed on trees and buildings around the site (10nr)

2 Nr Open Car Ports to serve bat and bird mitigation

Rev: 1 Description: No: 1 Date:

Drawing Status: **PLANNING**

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Client: **Christ Church**

Project: **The Grange
Fenny Compton
Warwickshire**

Drawing Title: **Proposed Site Plan**

| | | | |
|--------------------------|-------------|----------------------|-------------|
| Scale: 1:200 @ A1 | Date: 01/10 | Drawn: RL | Checked: RL |
| Drawing Number: 17/35/06 | Rev: A | Project Number: OXKD | |



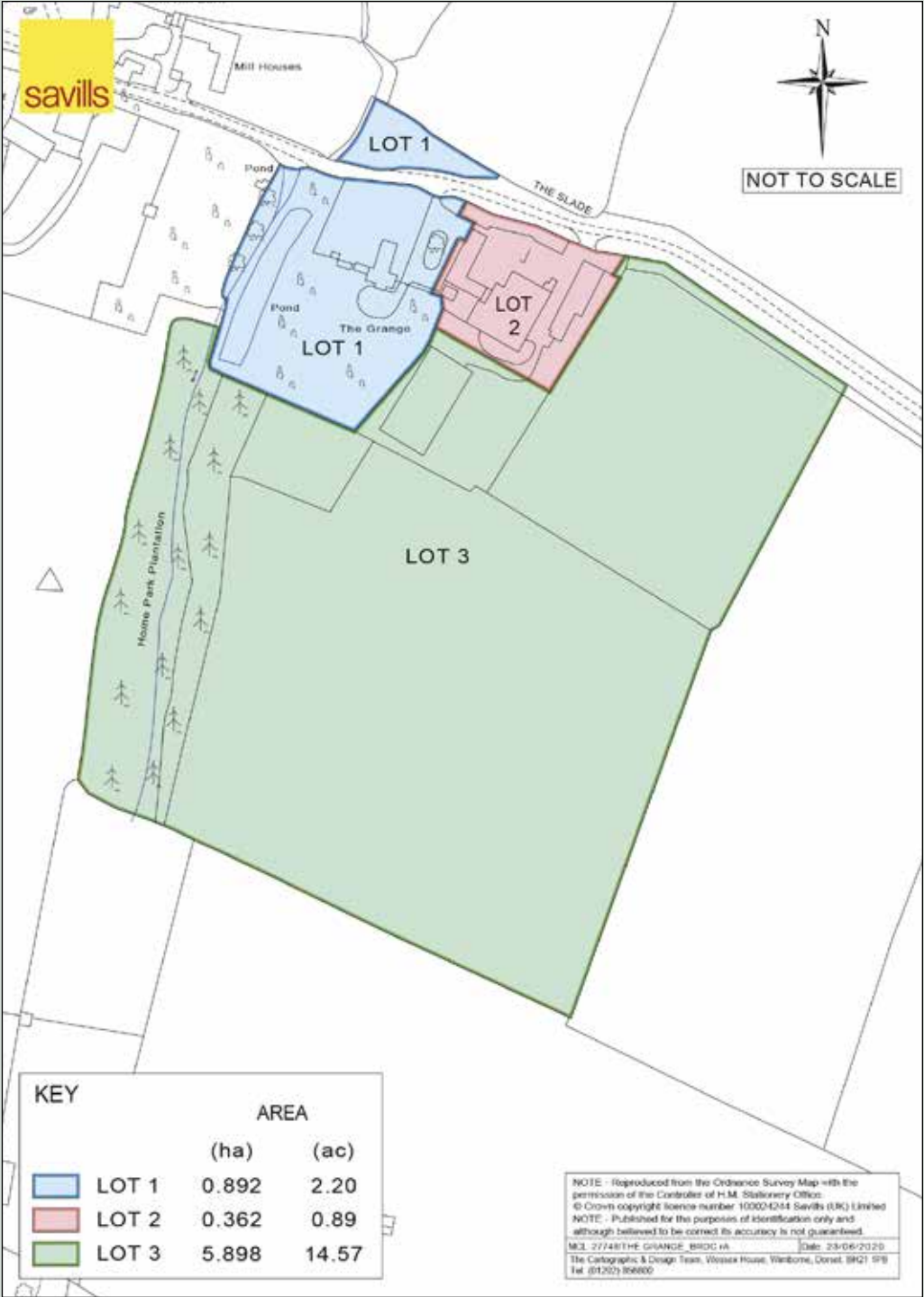
LOT 2

LOT 3 – LAND

(shaded green on the site plan)

- Grazing of about 11.9 acres with separate farm access. Woodland. Outdoor school.
In all about 14.6 acres







ACCOMMODATION

(See floor plans and architect drawings below).

AGENT'S NOTE

An overage clause, if a residential consent is obtained on the dutch barn, will be included in the contract. Further details will be available from the vendor's solicitor. Certain infrastructure costs to be borne by the purchaser(s). Further information available from the vendor's agents.

SERVICES

Mains water, electricity and drainage are connected to Grange Farmhouse. Mains will be available for connection to the farm buildings.

COUNCIL TAX

Grange Farmhouse – Band F

ENERGY PERFORMANCE CERTIFICATE

Rating: Band F

LOCAL AUTHORITY

Stratford-on-Avon District Council:
01789 267575

TENURE

Freehold

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

DIRECTIONS (CV47 2YB)

From Banbury take the A423 towards Southam. Pass the turnings to Mollington on the left and take the next left turn signposted Farnborough. Follow the road into Farnborough and at the sharp left hand bend turn right signposted Burton Dassett and Fenny Compton. Follow this road to the T junction and turn right towards Fenny Compton. Follow this road into the village and take the first right turn in The Slade. Stay on The Slade for about 200 metres where the entrance to The Grange can be found on the right hand side.

VIEWINGS

Strictly by appointment with Savills.

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