



**Manor Farm**

**Charwelton, Near Daventry**

**gp**

**GODFREY-PAYTON**  
CHARTERED SURVEYORS

# Manor Farm, Hellidon Road, Charwelton, Daventry, NN11 3YZ

***Offers in excess of £700,000***

An exciting opportunity to purchase a detached bungalow, outbuildings and grounds currently operated as a fully equipped plant nursery, extending to approximately 6.91 acres (2.80 hectares) in total.

## **FOR SALE BY PRIVATE TREATY**

### **FEATURES**

- 3-bedroom detached dwelling subject to Agricultural Occupancy Restriction
- Extending to 6.91 acres in total
- Currently used as a plant nursery
- Equipped with poly tunnels and a collection of ancillary buildings
- Sale of business available by separate negotiation

### **LOCATION**

The property enjoys a peaceful rural setting just outside the village of Charwelton, approximately 6 miles southwest of Daventry in Northamptonshire and around 8 miles southeast of Southam in Warwickshire. Both nearby towns offer a range of everyday services, amenities and employment opportunities. Junction 12 of the M40 lies approximately 14 miles to the west and Junction 11 at Banbury is 13 miles to the south; offering convenient access to the Cotswold's, Birmingham and London.





## DESCRIPTION:

Manor Farm comprises a well-appointed three-bedroom bungalow set within a spacious plot, complete with a double garage and assorted outbuildings.

The property is currently operated as Manor Farm Nurseries, a well-established horticultural enterprise. Although the business is not for sale as a going concern (it could be considered under separate negotiation), the land is well-equipped for horticultural use, including polytunnels, shade tunnels, cloches and a general-purpose potting shed. Additionally, there is a small area of pasture and scrub land together with spring fed ponds used for irrigation.

The property also benefits from three commercial buildings and a small yard area, currently occupied by an ironworks company under informal agreements. Vacant possession can be obtained upon completion. Alternatively, the current tenants are willing to remain under existing arrangements.

Manor Farm offers an excellent opportunity to continue as a nursery or other commercial uses subject to appropriate planning permission.

The accommodation comprises of:

**Utility and bathroom** – 5.0 x 2.7 m

**Kitchen** – 3.1 x 4.7 m

**Dining room** leading to **living room** – 9.7 x 3.3 m

**Study** – 3.0 x 3.7 m

**Family shower room** – 3.1 x 2.2 m

**Bedroom 1** – 3.1 x 3.7 m

**Bedroom 2** – 3.5 x 3.1 m

**Bedroom 3** – 4.1 x 3.6m

## AGRICULTURAL OCCUPANCY RESTRICTION:

The property is subject to an Agricultural Occupancy Restriction which restricts the occupancy to someone employed, or last employed, locally in agriculture or forestry or a dependent of such a person.

## SERVICES:

The bungalow is connected to mains water and electricity but has a private drainage system. The property is heated via an LPG system.

The wider premises benefit from mains water (in addition to an extracted water supply) and mains electricity.

Purchasers should make their own enquiries regarding the location of mains water supplies

## TENURE AND POSSESSION:

The land is sold freehold with vacant possession on completion.

## SPORTING, TIMBER AND MINERAL RIGHTS:

It is understood that these are included in the sale as far as they exist.

## PLANNING:

There has been a former planning application for the change of use of shed from horticultural to light industrial which was approved in 1995.



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## BOUNDARIES & AREAS:

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

## RIGHTS OF WAY, EASEMENTS AND WAYLEAVES:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements in existence at the time of the sale whether referred to in these particulars or not.

## LOCAL AUTHORITIES:

West Northamptonshire Council

**Council Tax Band:** E

**EPC:** F

## VIEWING:

Viewing is strictly by appointment through the Godfrey-Payton Warwick Office as sole agents on 01926 492511 or e-mail: [warwick@godfrey-payton.co.uk](mailto:warwick@godfrey-payton.co.uk)

## WHAT3WORDS:

///pothole.towels.closes

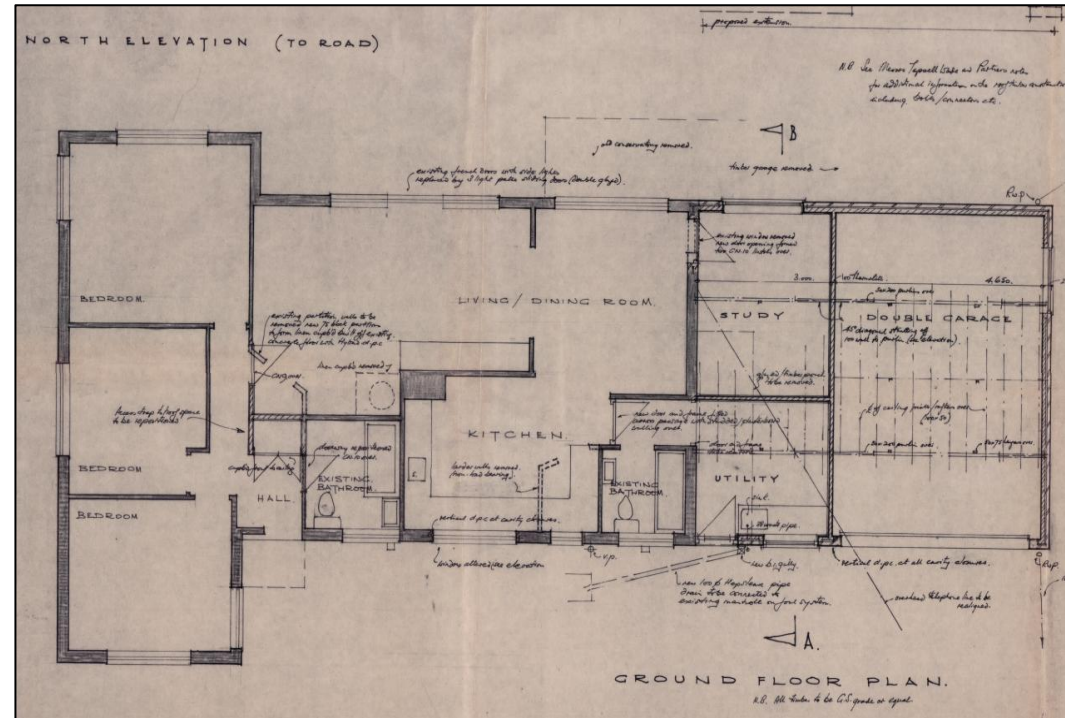
## MONEY LAUNDERING REGULATIONS:

Within the terms of the Money Laundering Regulations MLR2017 all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).

## AGENTS NOTES:

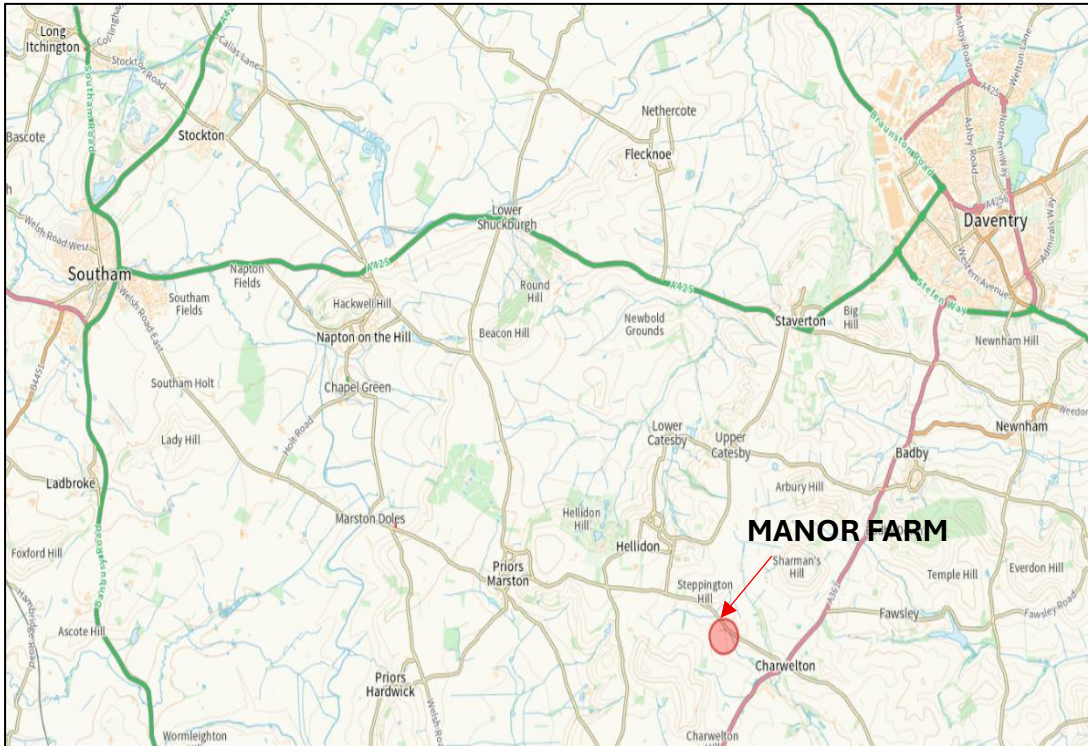
Godfrey-Payton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith for guidance only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		





## LOCATION PLAN



## SITE PLAN



## GODFREY-PAYTON

25 High Street, Warwick, CV34 4BB Tel: 01926 492511 Website: <https://godfrey-payton.co.uk>

