

Nuneaton Hartshill Grange (Lot 70), Grange Farm Buildings (Lot 71), Agricultural Land (Lot 72), Grange Road, Hartshill, Warwickshire CV10 0ST

- **An Important Freehold Grade II* Listed House on Site of Approximately 0.51 Hectares (1.26 Acres) (Lot 70)**
- **Freehold Grade II* Listed Farm Buildings (including a Former Quakers' Meeting House) and Part Farmyard with Planning Permission for Conversion to a Large Single Dwelling on Site of Approximately 0.4 Hectares (1.0 Acre) (Lot 71)**
- **Freehold Pasture Land of Approximately 3.147 Hectares (7.776 Acres) (Lot 72)**
- **All Lots to be offered with Full Vacant Possession upon Completion**
- **To be offered either Individually or Collectively**

Vacant Possession

BY ORDER OF EXECUTORS

To View

Please call the Joint Auctioneer.

Seller's Solicitor

Messrs Cocks Lloyd (Ref: Cormac Glynn).
Tel: 024 7664 2702.
Email: c.glynn@cockslyoyd.co.uk

Joint Auctioneer

Messrs Shortland Parsley
Tel: 01827 718912.
Email:
shortlandparsley@parsleyproperty.co.uk



VACANT – Freehold House, Farm Buildings and Land

Tenure

Freehold.

Location

Hartshill Grange, Grange Farm Buildings and the associated land are situated on the outskirts of the village of Hartshill, midway between Atherstone and Nuneaton. A comprehensive range of amenities is available in these nearby towns and there is a regular public transport service through Hartshill. The village is also within easy access to the M69 and M42 motorways via the nearby A5 trunk road, just over a mile away. Atherstone Rail Station (London Euston fastest journey time one hour 20 minutes) is around 3.2 miles' drive to the north-west and Nuneaton Rail Station (London Euston fastest journey time 59 minutes) is around 3.4 miles to the south-east.

Hartshill Grange (Lot 70)

Description

Hartshill Grange is an impressive Grade II* Listed residence. It was constructed in the early 16th century with later 16th and 17th century additions. There were further alterations dated 1712, as well as a small projecting wing probably added in the early 18th century. The house is located on the right-hand side of a private access drive off Grange Road and has large elevated gardens. There is an open fronted garage adjacent to the main residence. There is a brick and tile Grade II* Listed folly situated in the far western part of the garden with commanding views.

Accommodation

Ground Floor

Principal Entrance Hall – With original oak metal studded door to garden.

Separate Cloakroom – With WC and wash basin.

Drawing Room – With large open fire and exposed wooden beams.

Study – Accessed from Drawing Room.

Dining Room – With stone shallow Tudor arched fireplace and 16th/17th century panelling.

Reception Room – With wooden floor and exposed wooden beams.

Hall to Stairs – With return staircase to first floor.

Cellar – With a brick staircase from the entrance hall, brick and tile floor, stone and brick walls with exposed wooden beams in the ceiling.

Kitchen (L shaped) – With stone floor and oil-fired AGA (which serves the central heating), 1960s kitchen units and steel sink with double drainer. Wide open fireplace has chamfered stone jambs and large chamfered timber bressummer.

First Floor

The upper floors have some exposed posts and framing, chamfered beams and wide floorboards.

Landing

Bedroom 1 – With dressing room and walk-in wardrobe. Access to:

Child's Bedroom

Bedroom 2 – With en-suite bathroom, low level WC, wash basin and bath.

Bedroom 3 – With built-in wardrobe and exposed beams.

Bedroom 4 – With separate dressing area with built-in wardrobe and exposed beams.

Bathroom – With corner basin, bath, low level WC and cupboard housing copper hot water tank.

Second Floor

There are exposed beams in all rooms.

Landing

Open Bedroom 5

Bedroom 6

Bedroom 7

Bedroom 8 – Having en-suite bathroom with low level WC and wash basin. There is a built-in cupboard within the interconnecting roof space area.

Outside

Open Fronted Garage (attached to Grange Farm buildings) – With store over and central heating oil tank.

Subject to any approvals being obtained, it is envisaged that the purchaser will create an opening through the rear wall of the open-fronted garage, thus giving access to part of the former farmyard, off which there comprises:

A brick and tile former cow shed – With potential use for stables or, subject to planning permission, vehicle garaging.

Lean-to Open Fronted Store

Grade II* Listed Folly

Historical Note: The house is built on land which once belonged to Merevale Abbey and was granted to Sir William Devereaux in 1540. It was later the property of the Earl of Essex. The Quaker philanthropist, Nathaniel Newton, lived at Hartshill Grange in the late 17th and early 18th centuries, and George Fox visited the house. It was also the home of the Quaker, Benjamin Bartlett, author of *The History and Antiquities of the Parish of Mancetter*, 1791.

Grange Farm Buildings (Lot 71)

Description

Grange Farm Buildings comprises a traditional brick and tile barn which is attached to the open fronted garage belonging to Hartshill Grange. There is a lean-to stone building, formerly pig sties, which is attached at the rear. The barn adjoins a two storey building comprising a former Quaker meeting house. There is a brick and tile link section between the barn and a range of loose boxes/former cow sheds.

Hay Barn

Paddock – Enclosed by hedging and fencing and with extensive frontage to Grange Road.

There is separate gated access to Grange Farm Buildings adjacent to the Hartshill Grange access.

Planning

Local Planning Authority: North Warwickshire Borough Council.
Tel: 01827 715 341.

Grange Farm is offered with the benefit of planning permission (Ref: PAP/2014/0448) and listed building consent (Ref: PAP/2014/0452) both dated 25th March 2015 for "conversion of the existing barn to a single dwelling".

The Pasture Land (Lot 72)

Description

This comprises gently sloping pasture on the east side of Apple Pie Lane and has a generous frontage to the Coventry Canal on its north-eastern boundary.

Site area approximately 3.147 hectares (7.776 acres).

Services

Hartshill Grange has mains water, septic tank drainage and mains electricity. The property is served by an oil tank, which provides fuel to the central heating system via an AGA cooker.

Grange Farm has mains water, septic tank drainage and mains electricity.

The septic tank is shared (there will be a deed of easement in favour of Hartshill Grange) and located just inside the paddock below the Hay Barn.

Please refer to the Special Conditions of Sale with regard to the separation of the mains water supply to each lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Lot 70



Lot 71



Lot 72