



**Buildings and Land at Crackley Farm,
Crackley Lane, Kenilworth, CV8 2JS (In 4 Lots)**
Guide Price £1,095,000+ (For The Whole)

Crackley Farm offers purchasers an excellent opportunity to acquire a set of rural farm buildings, with the benefit of planning permission for a total of 8 barn conversions, together with pastureland extending to approximately 19.17 acres (7.75 ha).

The buildings and land will be offered in four lots for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 15th July 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (what3words: ///glance.dance.rival).

INTRODUCTION

Crackley Farm lies in open countryside to the north of Kenilworth town centre, situated just off the A429 Coventry Road, close to the University of Warwick Campus. The town centre of Kenilworth, with its full range of shops, restaurants and railway station is situated approximately one mile south of the farm, whilst Coventry city centre and the railway station on the Birmingham (New Street) and London (Euston) “West Coast” railway line lies approximately 3 miles north west. The A46 and A45 trunk roads are within easy driving distance, as is the M40 motorway (J15) and M6 (J2). Birmingham International Airport, Railway Station and future HS2 hub are all close by.

Crackley Farm, formerly part of the Warwick Castle estate, was purchased by the late owner’s family in the early 1950s and is now being sold on behalf of the executors in 4 separate lots (not including the farmhouse), as follows:

LOT A (Guide Price: £800,000+)

The Farm Buildings and approximately 2.87 acres (1.16 ha), comprising the farm drive, pastureland to the north and two blocks of farm buildings.

A steel portal framed 5-bay former cattle yard (31m x 23m) under a pitched fibre cement roof, with part Yorkshire boarded gables. This building has the benefit of planning permission for two larger and three smaller dwellings under schedule 2, part 3, class Q W23/1315 dated 10th November 2023, providing 5 units.

- Unit 1
- Kitchen/living room, utility, two double bedrooms and bathroom
- Units 2 and 3
- Kitchen/dining and living room, snug, three double bedrooms with bathrooms and mezzanine office/chill-out space
- Unit 4
- Kitchen/living, utility, two double bedrooms, bathroom

- Unit 5
- Kitchen/living, utility, study, four double bedrooms, bathrooms
- With ample scope to develop an interesting mix of residential conversions set with the backdrop of Crackley Wood nature reserve.
- In addition, there is a most attractive range of traditional red brick and tile roofed Warwickshire farm buildings comprising
- Large Former ‘Cow House’
Threshing Barn
Stables with loft over
Bull Pen
Cart Lodge
Ancillary Buildings
- All situated around a most attractive farm yard with the benefit of planning permission granted for the conversion to three residential dwellings and the erection of a car port, application no. W24/1417 granted on 7th March 2025, providing a total in the 3 units of some 5,317 sq. ft. (394 sq. m.) and providing the following accommodation:
- Unit 1
- Kitchen, living and dining, office, snug, cloakroom, four bedrooms, bath/shower rooms
- Unit 2
- Kitchen, living and dining, utility, four double bedrooms with en suites
- Unit 3
- Kitchen/dining, utility, lounge, four double bedrooms and en suites

LOT B (Guide Price: £60,000+)

1.96 acres (0.79 ha) of old established permanent pasture, with road frontage to Crackley Lane. This well-fenced parcel of land enjoys access directly off the farm drive, it is gently undulating and backs onto the Crackley Wood nature reserve. This land would be ideal for pony/horse grazing, with excellent access, conveniently situated for Kenilworth town centre and 'ready to graze'.

LOT C (Guide Price: £175,000+)

11.38 acres (4.6 ha) of old pastureland. This roughly triangular shaped parcel of land will have the benefit of access over the farm drive and ownership of the driveway continuation to an accommodation bridge over the Kenilworth Greenway. Bounded to the northeast by the aforementioned greenway, the east to the Princess Drive industrial estate and south a brook. The land is divided into two main enclosures and has the benefit of a 5-bay timber pole barn (62ft 6ins x 22ft 6ins), corrugated steel sheet clad, under a monopitch corrugated steel sheet roof

LOT D (Guide Price: £60,000+)

2.96 acres (1.20 ha) situated to the north of the farm is a single enclosure of old established permanent pasture, enjoying access directly off the farm drive, bounded to the north by the Kenilworth Greenway, the east a continuation of the farm access drive, to the south grass paddocks (being part of Lot A) and to the west, Crackley Wood nature reserve. The parcel is mainly level and on the eastern boundary there exists a timber framed and clad 'club house', the property of Kenilworth Riding Club, which is not included in the sale of the land. The field is being sold 'as is' and it will be for the purchaser to discuss terms (if necessary) for a continuation of the gymkhana that has been held on the field for many years.

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services. It is understood that mains water is connected to the various parcels of land from a meter located on the Coventry Road, which serves cattle troughs in Lot A, Lot C and Lot D (together with the farmhouse). The septic tank to the farmhouse lies within Lot B.

Authorities

Warwickshire County Council (www.warwickshire.gov.uk)

Warwick District Council (www.warwickdc.gov.uk)

Severn Trent Water (www.stwater.co.uk)

National Grid (www.nationalgrid.co.uk)

Tenure & Possession

The land and property is freehold, and vacant possession will be given upon completion, scheduled for 28 days after the auction, i.e. Tuesday 12th August 2025 (or earlier by mutual

agreement). On the fall of the hammer, the successful purchaser(s) will be required to sign the auction contract and pay a 10% deposit to the vendor's solicitors (minimum £5,000 per lot), together with an administration fee of £950 plus VAT per lot, to the auctioneers, if the land or property is sold in the room on the night, prior to or post auction.

Tenant Right

There will be no ingoing valuation for UMs/RMs and no claim for dilapidations (if any) will be entertained from the purchaser(s).

Rights of Way & Easements

The land is subject to all rights of way and easements that may exist. It should be noted that a public bridleway crosses the land on a roughly north/south axis along the farm drive.

Boundaries & Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

Sporting & Mineral Rights

Sporting and mineral rights, where owned, are included in the sale of the freehold.

Uplift Clause/Clawback

The land is being offered for sale with no clawback/uptake clause for development and will therefore be unencumbered by any future restrictions from the vendors.

Planning

Purchasers will be deemed to be aware of the planning status of the property, together with liability for any Community Infrastructure Levy (CIL) payable (£29,701.10) in respect of W/23/1315.

Rural Payments Agency (RPA)

The land is registered with the Rural Land Register (RLR). The vendors will retain the historic element of the Basic Payment Scheme (BPS). The land has not been entered into a Countryside Stewardship Scheme (CSS) or a Sustainable Farming Initiative scheme (SFI), although (as with all farmland in this area) it is within a Nitrate Vulnerable Zone (NVZ).

Plans

Plans shown are for identification purposes only.

Viewing

The land may be inspected by prospective purchasers in possession of a copy of these sale particulars, during daylight hours only, at their own risk, strictly following prior appointment with the auctioneers, Earles, 01564 794343.

It is specifically requested that potential purchasers, when viewing, do not disturb the owners/occupiers of neighbouring properties, in particular the farmhouse, all gates must be left as found, no litter left and no dogs whatsoever are allowed on the land as livestock will be grazing thereon.

Vendors' Solicitors

A full auction pack is available from the vendor's solicitor:

Lodders Solicitors LLP
Glensanda House,
1 Montpelier Parade,
Cheltenham
GL50 1UA

Acting: Ms Lizzie Curnock
Email: lizzie.curnock@lodders.co.uk
Telephone: 01242 228 370

Directions

From Coventry City Centre and the north east/A45 Fletchamstead Highway (Coventry Bypass) take the A429 Kenilworth Road south west, passing the HS2 works and up the hill into the hamlet of Crackley. Turn into Crackley Lane, where the farm will be found after approximately half a mile, before Crackley Wood, and as indicated by the "Earles" auction sale board.

From Solihull, the M42 and the north west, then take the A452 Birmingham Road, and on entering the outskirts of Kenilworth turn left into Beehive Hill and left again into Upper Spring Lane. At the T-junction turn left onto the A429 Coventry Road and then almost immediately left again into Crackley Lane, where the farm will be found as indicated above.

From the M40 (J15) take the A46 dual carriageway to the Kenilworth turning, left onto the A452. Pass through the town of Kenilworth taking Waverley Road then Priory Road into Bridge Street, at the traffic lights in the centre of the old town, turn right on to the A429 (New Street/Coventry Road) and after approximately ¾ mile turn left into Crackley Lane, and follow the directions as above.

Approximate Postcode: CV8 2JS

What3Words: [mobile.galaxy.prefer](https://www.what3words.com/mobile.galaxy.prefer)

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).

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LOT A



LOT A



LOT A



LOT A



LOT B



LOT C



LOT C



LOT C



LOT D



LOT D



LOT D



