

# Poultry Farm for Sale

Home Farm, Barton Road, Welford-on-Avon,  
Warwickshire, CV37 8HG



- Poultry Housing - 1,383.39 Sqm (14,897 Sqft)
- Potential for Expansion
- Good Roadside Frontage
- Subject to Planning



# FOR SALE

9 Grove Business Park  
Atherstone on Stour  
Stratford upon Avon  
CV37 8DX



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[www.dobson-grey.co.uk](http://www.dobson-grey.co.uk)

## LOCATION

Home Farm is a former poultry farm situated in Welford-on-Avon, some 4 miles west of Stratford-upon-Avon. This central location gives access to Gloucestershire and Cotswolds to the South and Birmingham 43 miles away to the North.

Welford-on-Avon village centre is host to 3 public houses, two shops, a garage, a primary school, a bowls club, a sports club, children's play area, allotment and 2 churches. The historic village of Welford is mentioned in the Doomsday Book with origins beyond this. The property is situated just under a mile from the village Maypole to the East side of Barton Road.



## DESCRIPTION

The Poultry housing comprises single storey concrete framed buildings, clad in timber boarding under corrugated steel roofs constructed circa 1965. Floors are concrete incorporating drainage channels/gullies feeding through to extraction silage chute.

Natural light and ventilation are provided through shutters along the side elevations. Artificial lighting is provided via bayonet lighting. Artificial ventilation was historically through what are now redundant and dilapidated automatic roof fans.

We are informed that these sheds are lined internally with asbestos sheeting. Interested parties should make their own enquiries. As there is potential that ACM's (Asbestos Containing Materials) have been used in the construction lining of the poultry sheds any intrusive surveys or removal should closely adhere to Control of Asbestos at Work Regulations 2012. All contractors/staff carrying out work must be notified. There are no surveys available pertaining to the ACM's. All interested parties should employ their own Consultants in this regard.

## CURRENT ACCOMMODATION

The site is occupied by the following buildings which have been measured on the basis of Gross Internal Area basis:-

	SQM	SQ FT
Poultry House 1	443.00	4,768
Poultry House 2	440.01	4,736
Poultry House 3	441.46	4,752
Tool Shed	24.21	61
Store 4	35.31	380
Total	<b>1383.39</b>	<b>14,897</b>



March 2018

## SUBJECT TO CONTRACT

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Dobson Grey Land & Development Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Dobson-Grey Land & Development Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos, Measurements etc: The photographs refer to elements/parts of the property as they appeared at the time the photographs were taken. Areas, measurements and distances given are approximate only and should not be relied upon. If such details are fundamental to a purchase or tenancy, then the purchaser or tenant must rely on their own enquiries or those, which may be performed by their appointed advisers upon reasonable notification of Dobson Grey.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection and make their own enquiries with the necessary authorities that these matters have been properly dealt with and that all information is correct.
- VAT: The VAT position relating to the property may change without notice. All prices quoted are exclusive of VAT.
- The vendor reserves the right not to accept the highest, or any offer made.

Whilst we endeavour to make our particulars accurate and reliable, if there are any points which are of particular importance to you please contact Dobson-Grey and we will be pleased to check the information with the Seller(s)/Lessor(s), particularly if you are travelling some distance to view the property.

A copy of the Property Misdescriptions Act 1991 can be found online by following the following link: [http://www.opsi.gov.uk/acts/ccts1991/Ukpga\\_19910029\\_en\\_1.htm](http://www.opsi.gov.uk/acts/ccts1991/Ukpga_19910029_en_1.htm)

## PLANNING

This brownfield site lies in Open Countryside, where the principle of poultry farm as an agricultural use is accepted. The property has been subject to a refusal for residential use but has an unimplemented now historic consent for change of use from agriculture to light industrial which was granted in May 1998 (Application S97/1467). The site was subject to the refusal of the removal of redundant Poultry units and erection of a single storey two bedroom dwelling on 6th July 2011 (Application 11/00934/FUL). It was suggested that the applicant failed to provide sufficient evidence to rely upon Policy PR11 of the Local Plan Review which allows the reuse of a "bad neighbour site" where the use has been a prolonged source of environmental conflict or whether it demonstrated environmental benefit from the sites redevelopment. There was an application (application ref: 16/03184/FUL) submitted on 28 October 2016 for 7 residential dwellings, this application was refused due to the following reasoning from the Parish Council "the site location is in an isolated location outside a defined settlement", it would result in "unjustified new housing within a rural area" and "the proposed dwellings, by reasons of the scale, location and design would fail to respect the character and appearance of the local area".

The principle of residential use is not supported by the Parish Council on this brownfield site unless it complies with AS10 of the District's Core Strategy.

We have been informally advised that planning for breeding of chickens to be sold to the food industry (or moved off site for further processing) and, or the expansion of the poultry farm in this rural location would be supported in principle by Stratford District Council's Core Strategy, subject to formal planning submission. Any industrial processing and/or chickens being brought onto site from elsewhere would require further discussions with Stratford District Council to ascertain whether such process fell into an industrial process. Interested parties should make their own enquiries regarding their proposed use with Stratford District Council Planning Department.

## TECHNICAL

There is potential that ACM's (Asbestos Containing Materials) were used in the construction of the poultry houses but the vendor has no reports providing further information on such. Interested parties should not conduct intrusive surveys unless these are conducted by a specialist contractor.

## SERVICES

**Sewerage** :- Klargestor sewage system is located adjacent to the bungalow and is to remain for the sole use of the bungalow. We understand that there is foul drainage in Barton Road but parties shall make their own enquiries.

**Drains**:- We understand there is a line of drainage leading from Poultry House 3 to the front of the site which feeds into ditch along the roadside.

**Overhead Cables (Electricity)**:- Single Phase electricity pylon is located to the southeast corner of the site.

**Gas**:- There is no gas supply to the site. Parties should make their own enquiries whether mains gas is available in Barton Road.

**BT**:- is provided to the Bungalow and from Poultry House 3 to the Bungalow.

## LEGAL

We have not been made aware of any third party rights of way or easements affecting the property. The property, excluding the bungalow, is available freehold with vacant possession.

## GUIDE PRICE

Offers are invited on an unconditional basis only, subject to contract.

## TERMS

All viewings to be strictly by prior appointment with the sole agent, please contact Keri Dobson or Hattie Matthews on 01789 298006 or email [kdobson@dobson-grey.co.uk](mailto:kdobson@dobson-grey.co.uk) or [hmatthews@dobson-grey.co.uk](mailto:hmatthews@dobson-grey.co.uk) who can arrange a viewing of the site.

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