

# WAPPENBURY HALL ESTATE

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WAPPENBURY • WARWICKSHIRE



*Country Estate with at its heart a spacious  
Victorian house set in secluded gardens and grounds.*







# WAPPENBURY HALL ESTATE

WAPPENBURY • WARWICKSHIRE • CV33 9DW

Leamington Spa 7 miles trains to London Marylebone from 69 minutes  
Warwick 7.5 miles (trains to London Marylebone from 83 minutes)  
Rugby 9.5 miles (trains to London Euston from 59 minutes) • Stratford-upon-Avon 18 miles  
Birmingham International Airport 20 miles • London 99 miles • M40 (J12 & 13) 12 miles  
(Distances and times approximate)

## LOT 1: WAPPENBURY HALL IN ABOUT 36.30 ACRES

### Ground Floor:

Reception hall • Drawing room • Sitting room • Dining room • Kitchen/breakfast room  
Music room • Games room • Office • Utility • 2 WCs • 2 cellars • Boot room

### First Floor:

Master bedroom suite • 8 bedrooms • 4 bathrooms • WC

### Second Floor:

4 bedrooms • 2 bathrooms

### Coach House and Stables:

11 stables • Extensive garaging • Changing Room • Shower • Workshop • WC

### Grounds:

2 tennis courts • Swimming pool • Pool pavilion • Changing room/Shower WC • Kitchen garden  
Extensive greenhouses • Formal gardens and paddocks

## LOT 2: FARMLAND

About 289.67 acres of arable land

## LOT 3: TRADITIONAL FARM BUILDINGS

Planning permission for residential conversion in about 1.55 acres

## LOT 4: RANGE OF FARM BUILDINGS

Potential for alternative use subject to planning permission in about 1.73 acres

## LOT 5: CHIVALRY COTTAGE

3 bedroom cottage sold subject to a protected tenancy in about 0.22 acres

**For sale freehold as a whole or in up to 5 lots**

**In all about 329.47 acres**

Viewing by appointment only

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.



## Situation

Wappenbury Hall is situated on the edge of the attractive village of Wappenbury with its parkland setting, ancient parish church and Roman Catholic Church. The village is situated in rolling Warwickshire countryside, a short distance from the Roman Fosse Way giving access to the Cotswolds to the south. Good motorway access to the M40, M45 to the M1 and the M6 bring most of the country within 2 hours driving time. Birmingham International Airport and Coventry Airport are both readily accessible.

There is a good range of state, grammar and private schools in the area to suit most requirements including Warwick Prep and Public School and Kings High School for girls in Warwick, Rugby Public School and Princethorpe Public School, Princethorpe Primary School and Bilton Grange Prep School, Arnold Lodge School and

Kingsley School for girls in Leamington Spa.

The property is well placed for good access to a number of key conurbations to include Birmingham, Coventry, Leicester, Nottingham and Banbury. Excellent recreational and shopping facilities in the elegant Regency town of Leamington Spa, the county town of Warwick, Rugby and Stratford Upon Avon, the region's cultural centre with its Shakespearian heritage and theatres.

Sporting opportunities include golf at the 18 hole Warwickshire Course, Leamington Spa, Coventry and Stoneleigh. There is sailing and fishing at Draycote Water, racing at Stratford, Warwick and Towcester and excellent riding and walks in the area.



### Historical Note

The Estate has had a number of well-known owners, perhaps the most famous being Sir William Lyons (known as "Mr Jaguar") who founded Jaguar. Being within only half an hour of the Jaguar factory, he used to request that every prototype was delivered to Wappenbury Hall for his wife Greta, to give her final opinion before any care went into production. In the stable block there are still marks on the floor where engine blocks were stored for some of the prototype production cars.









### Lot 1: Wappenbury Hall (36.30 acres)

Wappenbury Hall is an imposing country house which dates from the late Victorian era. It is situated behind a brick wall and clipped hedge and is approached via a sweeping gravel drive. It is brick built with stone mullion windows and fine stone detailing. Wappenbury is a spacious country house with well-proportioned rooms, which enable great flexibility of uses depending on the owner's preferences. The front door enters into an oak panelled reception hall which has entrances to the music room, drawing room, dining room and games room. The drawing room and dining rooms are particularly impressive, both being bright and

spacious. The dining room has beautiful gilded plasterwork and the drawing room has windows to two sides with good views over the mature gardens. Beyond the formal entertaining rooms is a spacious office and large sitting room, The kitchen / breakfast room is situated next to the sitting room with an interconnecting door.

On the first floor is an exceptional master bedroom suite, with beautiful views over the gardens to the rear of the house together with 8 bedrooms and 4 bathrooms. On the second floor there are a further four bedrooms and two bathrooms.









# WAPPENBURY HALL

Approximate Gross Internal Floor Area  
1133 sq.m. or 12195 sq.ft.

For identification purposes only. Not to scale.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

First Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Second Floor







# COACH HOUSE AND STABLES

Approximate Gross Internal Floor Area

905 sq.m. or 9741 sq.ft.

For identification purposes only. Not to scale.



## Coach House and Stables

To the North East of the Hall is an exceptional coach house and stable block of about 9741 sq ft, built of brick and timber with a tiled roof. It is accessed through large double doors and has an exceptional layout together with a beautiful lantern in the roof. Internally there are 11 traditional stables, extensive stores, enclosed carriage garaging, tack room with WC and shower room.





## Lot 1 - Wappenbury Hall



### Gardens and Grounds

The Gardens and grounds are a particular feature of Wappenbury Hall. They are beautifully maintained and a wonderful mixture of formal flower beds, manicured lawns, shrubberies protected by numerous mature trees including lime, cedar, copper beech, chestnut and maple.

Towards the rear of the garden is a recently refurbished swimming pool which has a beautiful pool house, adjacent to which is a beautiful walled garden with glass houses, and a mature orchard.

Behind the walled garden is a large fenced "astro" turf area, which is currently arranged as tennis courts, but would be large enough to make a five a side football pitch.

### Garden Nursery

To the north of the coach house and with a separate entrance is a garden nursery business, which also provides plants for the gardens of the house.

### Photovoltaic (PV)

There is a 19.88 KW PV scheme to the north of the Garden Nursery Business, This services the house and brings in an income through the The Feed in Tariff (FIT) of about £7000 per annum which is index linked and at a government guaranteed rate until December 2036.

### Land surrounding

### Wappenbury Hall

Surrounding Wappenbury Hall are about 30 acres of grassland and 0.77 acres of woodland.







## Lot 2: Farmland

About 289.67 acres of predominantly Grade 2 and Grade 3 arable and grassland. It is currently farmed by a mixture of contract farming and a Farm Business Tenancy. The arable land is currently cropped in a mixture of wheat, spring barley and rape. The land to the south and east runs down through pretty and productive pasture to the River Leam.













Lot 3



Lot 3: Traditional farm buildings with planning permission in about 1.55 acres

This range of traditional farm buildings enclosed by a brick wall. It is built of red brick and has planning permission for conversion to a residential dwelling. The planning reference is W/15/0384 through Warwick District Council.



Lot 3

Lot 4



Lot 5



Lot 4



#### Lot 4: Farm buildings in about 1.73 acres

A range of farm buildings including a Dutch barn, cattle barns, and a grain store. These buildings are arranged around a concrete farm yard with further workshops and store rooms, mainly built of brick. These buildings hold significant planning potential subject to the necessary planning permissions.

#### Lot 5: Chivalry Cottage

A three bedroom cottage sold subject to a protected tenancy in about 0.22 acres.

## General Remarks and Stipulations

### Method of Sale

The property is offered for sale freehold with the benefit of vacant possession, save for the protected tenancy in Chivalry Cottage.

### Basic Payment Scheme

The land is registered on the Rural Land Register with the entitlements established and claimed under the Basic Payment Scheme. The payment for the current scheme year (2016) will be retained by the vendor. The vendor will use reasonable endeavours to transfer sufficient entitlements to the purchaser.

### Holdover

The vendor may require holdover until after harvest.

### Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

### Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. There are a number of public rights of way over the farm. A high pressure gas pipeline crosses the land. For further information, please contact the selling agent.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Services

The main house has oil fired central heating, private drainage and mains water. There is also a private water supply which supplies the garden and water troughs.

### Local Authority

Warwick District Council



### Council Tax

Band G

### Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery and agricultural machinery.

### VAT

Any guide price quoted or discussed are exclusive of VAT in the event that the sale of a property or part of it or any right attached to it becomes chargeable for the purposes of VAT, such Tax will be payable by the purchaser.

### Postcode

CV33 9DW

### Directions

From London take the M40 towards Birmingham. Exit at junction 12(Gaydon). At the end of the slip road turn left (B4451) to Gaydon. At the round about take the third exit (B4100) Continue straight on for 3.3 miles over 2 roundabouts. At the third roundabout take the 4th exit B4455 (Fossway). Continue for 7.5 miles going straight over one roundabout and then turn left, signposted Eathorpe. Continue along this road for 1.5 miles and Wappenbury Hall is found on your right hand side.

### Viewings

All viewings are strictly by appointment with vendor's agent.



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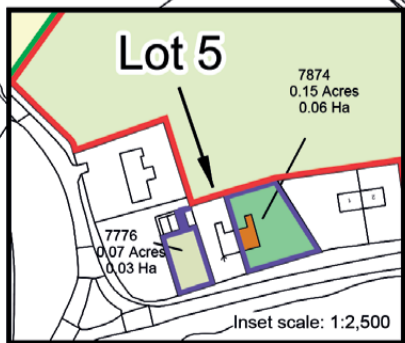
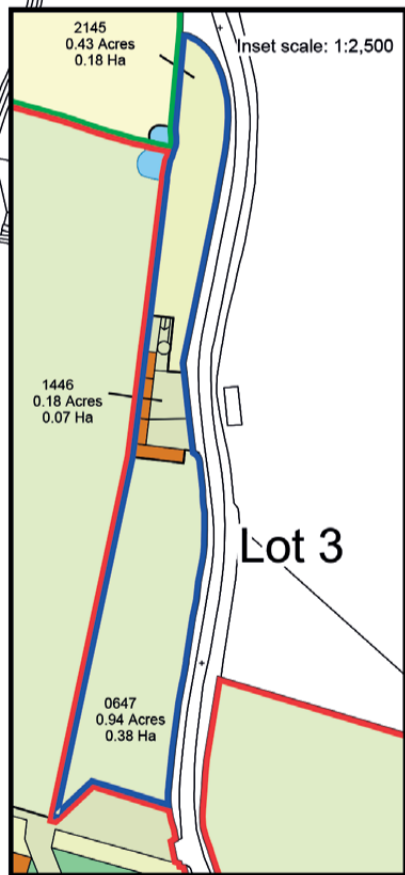
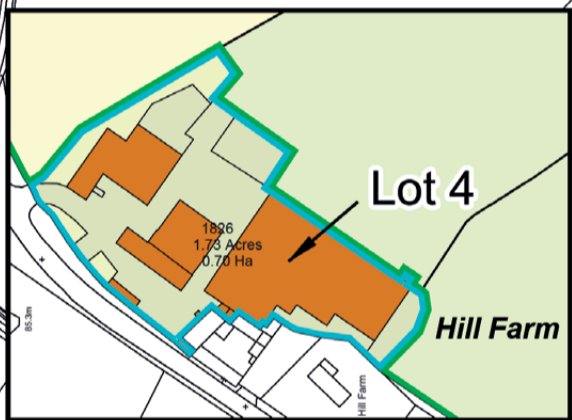
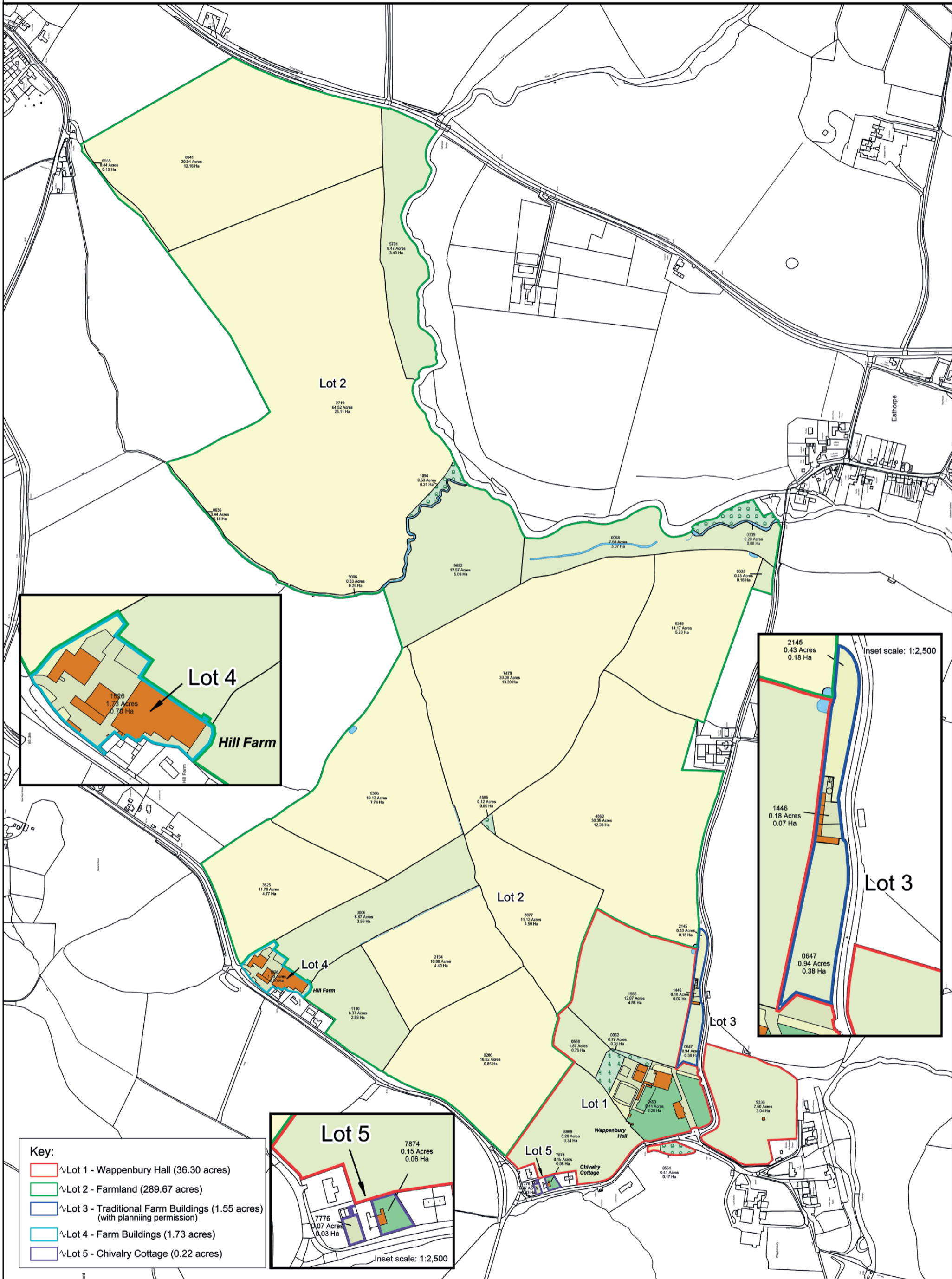
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# Wappenbury Hall



**Key:**

- Lot 1 - Wappenbury Hall (36.30 acres)
- Lot 2 - Farmland (289.67 acres)
- Lot 3 - Traditional Farm Buildings (1.55 acres) (with planning permission)
- Lot 4 - Farm Buildings (1.73 acres)
- Lot 5 - Chivalry Cottage (0.22 acres)

**Land Use:**

<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Pasture	<span style="display: inline-block; width: 10px; height: 10px; background-color: #f4cccc; border: 1px solid black;"></span> Arable	<span style="display: inline-block; width: 10px; height: 10px; background-color: #cfe2f3; border: 1px solid black;"></span> Game Cover	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Woodland	<span style="display: inline-block; width: 10px; height: 10px; background-color: #f4cccc; border: 1px solid black;"></span> Scrub	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Vergé / Misc	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Water	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Orchard	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Heathland	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Rocks / Boulders	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Building (Residential)	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Building / Structure (Agricultural)	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Gardens	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> Road / Track
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NB: If field & building type are unknown - assumed pasture & residential

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Date: 26:05:16  
 Drawn By: CW/MM  
 Scale: 1:6500 @ A3  
 Plan Ref:  
**Title** Wappenbury Hall

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