



Crabmill Farm

Balsall Common

Carter Jonas

Waste Lane, Balsall Common, Coventry, CV7 7GG

Smallholding extending to 6.76 acres to let.

A unique opportunity to rent a smallholding comprising a detached grade II listed farmhouse, a range of agricultural buildings, yard and paddocks totalling 5.51 acres of pasture land in 5 enclosures with mature hedgerow and stock fencing boundaries.

The farmhouse comprises entrance porch, hall, 4 reception rooms, kitchen/breakfast room, utility room and WC. The first floor hosts two bedrooms with en-suite shower rooms, two further bedrooms and family bathroom. The property benefits from a private drive, rear garden and parking for multiple cars.

The agricultural buildings comprise two steel portal framed buildings, pole barn, calf shed, brick garage and a silage clamp.

Tenancy agreement

To be let as a whole on a 2-year Farm Business Tenancy or alternative agreements for equine or amenity use commencing September 2023. A copy of the tenancy agreement is available to view upon request.

Tender

If interested parties wish to submit a tender they must complete and sign the tender form attached, providing best and final offer of rent and return to Miss A Llewellyn, Carter Jonas, 2 Snowhill, Birmingham, B4 6GA or Angharad.llewellyn@carterjonas.co.uk no later than 12:00 noon on Wednesday 16th August 2023.

Guide rent £3,400 pcm.

Viewings

A viewing day will be held on Thursday 3rd August 2023 to register for a viewing please email Angharad.llewellyn@carterjonas.co.uk. Viewing not permitted at any other times.

Services

Mains water and mains electricity to the holding.

Wayleaves, easements & rights of way

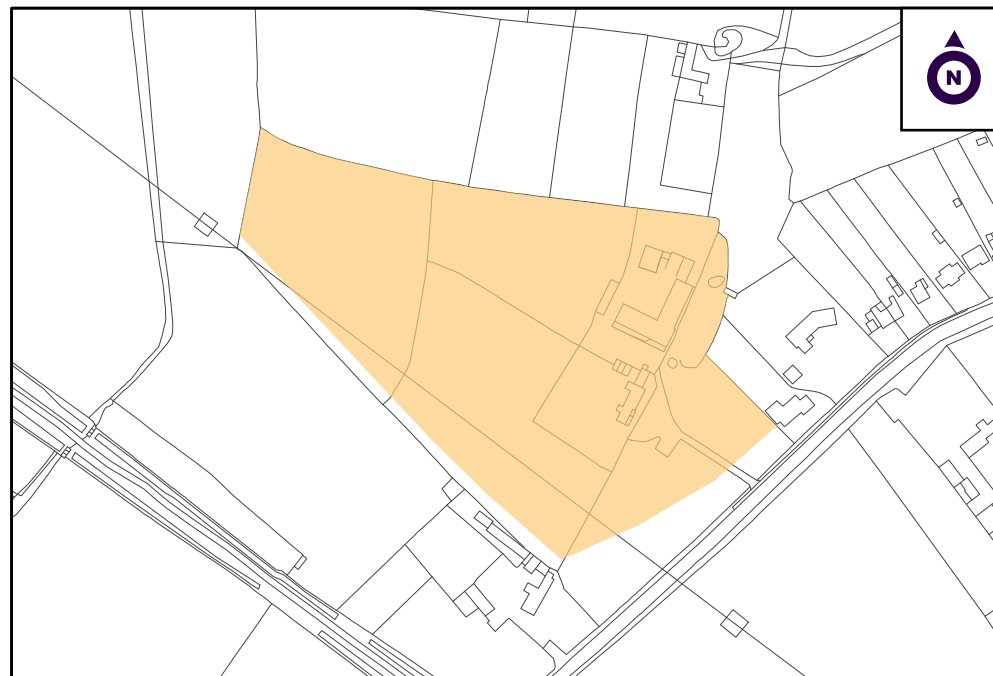
The land is to be let subject to the benefits of all wayleaves, easements, rights of way, covenants and restriction whether mentioned in the particulars or not.

Directions

From the A45 in Coventry take exit onto Tile hill Lane (B4101) towards Carol Green. After 2.6 miles take the first exit onto Spencers Lane (B4101). After 0.2 miles turn right onto Nailcote Lane (B4101) after 0.6 miles Crabmill Farm will be on your right.



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Midlands

07813 338 727 | angharad.llewellyn@carterjonas.co.uk

07826 890 927 | edward.beale@carterjonas.co.uk

2 Snow Hill Queensway, Birmingham B46GA

Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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TENDER FORM

CRABMILL FARM, WASTE LANE, BALSALL COMMON, COVENTRY, CV7 7GG

THIS FORM MUST BE RETURNED TO CARTER JONAS BY 12:00 NOON ON WEDNESDAY 16TH AUGUST 2023

Crabmill Farm is a smallholding comprising a detached grade II listed four-bedroom farmhouse, a range of agricultural buildings, yardage and paddocks all extending to 6.76 acres.

A viewing day will be held on Thursday 3rd August 2023 to register for a viewing please email Angharad.llewellyn@carterjonas.co.uk. Viewing is not permitted at any other times and is strictly via appointment.

Guide rent £3,400pcm. Closing date for tenders 12:00 noon on 16th August 2023.

Please submit tenders as preference by email to Angharad.llewellyn@carterjonas.co.uk or post to: Carter Jonas, C/o Miss A Llewellyn, 2 Snowhill, Birmingham, B4 6GA

Name	
Address	
Proposed use (Agricultural/equine/amenity)	
Tender amount (please state rent per calendar month)	
Contact telephone number	
Email address	

Signed

Dated

Please Note:

- No entitlements attached to the land
- The successful tender will be required to sign the Department for Transport standard Tenancy Agreement
- Carter Jonas are not contractually bound to accept the highest or any offer