



PACKINGTON
ESTATE

Property

TO LET DETACHED FARMHOUSE



PARK FARMHOUSE, CHESTER ROAD, MERIDEN, CV7 7TL

- * Farmhouse with well proportioned rooms and period features
- * Newly fitted kitchen
- * Four double bedrooms
- * Three reception rooms

Packington Hall
Meriden
Warwickshire CV7 7HF

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Packington Estate Enterprises Ltd. Registered in England No. 2377594
Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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LOCATION

Park Farmhouse is located on Packington Lane just off the Chester Road (A452) near the hamlet of Little Packington. The village of Meriden is approximately 2.5 miles away and provides amenities that include shops, primary school, library and doctors surgery. The nearby market town of Coleshill is approximately 3.5 miles away and provides a more comprehensive range of facilities. The property is a short drive from the M6, M6 Toll, M42 and M40 motorway and the N.E.C, Birmingham Airport and Birmingham International Railway Station are within easy reach.

DESCRIPTION

The detached farmhouse is Grade II* Listed (Entry Number 1367098) and is of gothic style with brick construction, with render, and tiled roof. The property benefits from various period features. The farmhouse is located adjacent to the Park Farm Barns office complex. Access is via a gated drive with parking for up to 5 cars.

GROUND FLOOR

- Boot Room** With brick flooring and exposed brick walls;
- Rear Hallway** Stone tiled flooring provides access to ground floor rooms and access via the carpeted back stairs to the first floor, also access to the basement;
- Kitchen** **5.7m x 3.9m (max) (18'7" x 12'8")**
Newly fitted kitchen with floor and wall mounted units in Chelford Ivory with laminate worktop and inset stainless steel sink with mixer tap, integrated electric oven, hob and extractor fan;





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Utility

3.2m x 1.0m (max) (10'4" x 3'32")

With floor mounted units all to match kitchen and space for dishwasher and washing machine.

Dining Room

5.0m x 5.2m (max) (16'4" x 17'1")

With timber flooring, exposed beams, and feature fireplace (decorative only);



Living Room

5.1m x 5.0m (max) (16'7" x 16'4")

With timber flooring, exposed beams, and feature fireplace (decorative only)





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Entrance Hallway With stone tiled floor providing stairs to first floor;

Study **4.9m x 3.6m (max) (16'1" x 11'8")**
Newly fitted carpet, radiator and decorative feature fireplace



Larder With quarry tile floor;

WC Installed in 2023, comprising vanity unit and WC;

Store With brick floor and exposed brick walls.

FIRST FLOOR Bedroom 1

4.7m x 5.7m (max) (15'5" x 18'7")
Double bedroom with recently fitted carpet, radiator, built in cupboard and decorative feature fireplace





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- Bedroom 2** **5.0m x 3.6m (max) (16'4" x 8'2")**
Double bedroom, with newly fitted carpet, radiator and decorative feature fireplace;
- Bedroom 3** **5.0m x 5.3m (max) (16'4" x 5'3")**
Double bedroom with exposed timber flooring, radiator and decorative feature fireplace



- Bedroom 4** **5.0m x 3.6m (max) (16'4" x 17'4")**
Double, with exposed timber flooring and feature fireplace;
- Bathroom** **5.0m x 2.5m (max) (16'4" x 8'2")**
Comprising of fitted white suite including bath with power shower over, vanity unit and WC;
- Landing** With carpet over timber flooring;
(Note – access is prevented to the unconverted area of the first floor);
(Note – access is prevented to the unconverted second floor).

EXTERNAL

The garden wraps around the property and is mostly laid to lawn with mature shrubs forming part of the boundary. A gravel driveway provides parking for up to 5 vehicles.



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GENERAL INFORMATION

The property is to be let by way of an Assured Shorthold Tenancy for 12 months, subject to satisfactory references.

Rent	£1,995 pcm exclusive of all outgoing.
Holding Deposit	A Holding Deposit being the equivalent of one week's rent is payable when applying for the property i.e. £460. This sum will form part of the Full Deposit payable once an application is complete.
Full Deposit	<p>A sum equal to five week's rent will be payable three days prior to commencement of the tenancy i.e. £2,300 (to include the £460 Holding Deposit referred to above).</p> <p>The first month's rent is also payable upon commencement of the tenancy.</p>
Services	The property has an oil-fired boiler with radiator to all the main rooms. Drainage is to a private sewage treatment plant.
Council Tax	Council Tax Band F. Payable to Solihull Metropolitan Borough Council.
Viewing	<p>Strictly by appointment only through Packington Estate Enterprises Limited.</p> <p>Contact: Gail Hinckes Tel: 01676 526716 Email: gail@packingtonestate.co.uk Website: www.packingtonestate.co.uk</p>

IMPORTANT NOTICE

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:

- i. The particulars are prepared as a general outline only and are the guidance and convenience of intended Tenants.
- ii. All descriptions, dimensions, distances, and orientations are approximate and intended only to give a reasonable impression of the property.
- iii. Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv. Nothing in these particulars shall be deemed to be a statements that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
- v. Any photographs show only parts and aspects of the property at the time, with the photographs w3eere taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi. Descriptions of a property are inevitably subjective, and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii. No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.

Energy performance certificate (EPC)

Park Farm
Chester Road
Meriden
COVENTRY
CV7 7TL

Energy rating

E

Valid until: 30 March 2034

Certificate number: 5237-7229-3309-0711-2202

Property type	Detached house
Total floor area	332 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Some double glazing	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 200 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£4,153 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,668 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 49,806 kWh per year for heating
 - 2,868 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 18.0 tonnes of CO2

This property's potential production 7.4 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£1,058
2. Floor insulation (suspended floor)	£800 - £1,200	£274
3. Solar water heating	£4,000 - £6,000	£68
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£269
5. Solar photovoltaic panels	£3,500 - £5,500	£548
6. Wind turbine	£15,000 - £25,000	£1,111

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Lee
Telephone	0121 308 8781
Email	james-lee1@sky.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019653
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	9 November 2023
Date of certificate	31 March 2024
Type of assessment	RdSAP
