

Land at Badgers Lane, Lower Tysoe, Warwick - CV35 0BY

Guide Price £100,000

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Land at Badgers Lane, Lower Tysoe

Warwick

- Located in the Village of Lower Tysoe
- Approximately 1.86 acres of Grade 3 Pastureland
- Access off Badgers Lane: What3Words: ///annotated.guidebook.twisty
- Freehold with vacant possession upon completion

Situation

The land is situated off Badgers Lane, near Tysoe in south Warwickshire. Extending to approximately 1.86 acres (0.75 hectares), the property comprises a single parcel of permanent pasture with road frontage along Tysoe Road along its northern boundary.

Access

The land is accessed from Badgers Lane through a timber five-bar gate. It is assumed that full access rights to and from the land are in place, and Buyers must rely on their own due diligence to confirm as such.

Services

There are no known services connected to the land. Prospective purchasers must rely on their own enquiries and due diligence in respect of the availability and connection of any services.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights, where owned, are included within the freehold sale.







Rights of Way, Easements and Wayleaves

The land is sold subject to and with the benefit of all rights of way, easements, wayleaves and other rights that may exist, whether specifically referred to in these particulars or not. A public footpath runs along the southern boundary of the field, extending from the south-western corner to the south-eastern corner.

Designations

The land is classified as Grade 3 Agricultural Land, being good to moderate quality agricultural land.

Description and Potential Uses

The land comprises approximately 1.86 acres of pasture enclosed by mature hedgerows on all boundaries. The property is considered suitable for agricultural, equestrian, grazing and amenity uses, and may appeal particularly to neighbouring property owners, hobby farmers and equestrian purchasers.

Tenure and Possession

The land is offered for sale freehold with vacant possession available upon completion.

Land Registry Title Number

WK378103

Planning

Prospective purchasers should rely upon their own enquiries and due diligence regarding planning matters and are advised to contact Stratford-on-Avon District Council directly.

The Agent understands that a previous application for the erection of three residential dwellings on the site was dismissed at appeal in 2016. Purchasers should make their own investigations regarding any future development potential and should not rely upon any statements contained within these particulars.

Rural Payments Agency

No agricultural support entitlements are included within the sale. The Vendor and Agent are not aware of any Environmental Stewardship, Countryside Stewardship or Sustainable Farming Incentive agreements affecting the land. Purchasers should satisfy themselves by carrying out their own due diligence.

Local Authorities

Warwickshire County Council / Stratford-on-Avon District Council

Method of Sale

The property is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by Informal Tender or another method of sale at their discretion.

Viewings

The land may be viewed at any reasonable time during daylight hours with a copy of these Sales Particulars. Interested parties are requested to register their interest and intended viewing time with the Agent prior to inspection.

For further information, please contact the Sheldon Bosley Knight Rural Team, Shipston-on-Stour, on 01608 661666 or Ashley Madden at ashley.madden@sheldonbosleyknight.co.uk.

Health and Safety

Viewers should be aware that the property comprises agricultural land and may contain uneven ground, livestock, agricultural machinery and other potential hazards. Interested parties view entirely at their own risk and should take appropriate care for their own safety during inspections.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering legislation, prospective purchasers will be required to provide proof of identity and proof of address to enable the necessary checks to be completed before a transaction can proceed.

VAT

The property has not been elected for VAT purposes insofar as the Agent is aware. Should any sale of the property or any right attached to it become a chargeable supply for VAT, such tax will be payable by the purchaser in addition to the purchase price.

Disclaimer

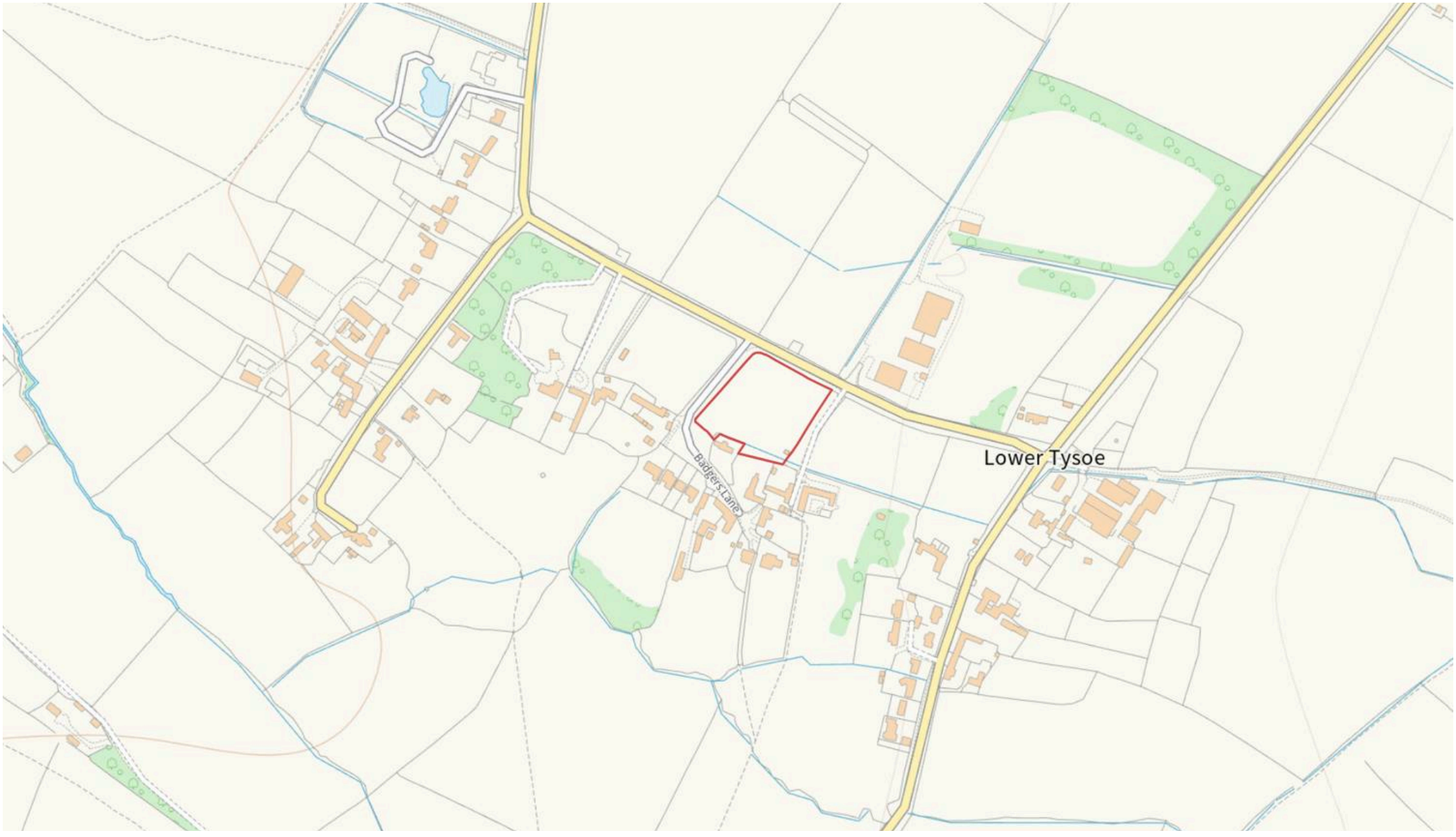
These particulars are intended as a guide only and do not constitute, nor constitute part of, an offer or contract. All descriptions, plans, measurements, areas, photographs and other information are provided in good faith and are believed to be correct, but their accuracy is not guaranteed. Prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. Neither the Vendor nor the Agent accepts any liability for any error, omission or misstatement. Plans are for identification purposes only and are not to scale.











SBK Rural, Land & Development

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