

FOR SALE

Land at Lower Watchbury Farm,
Wasperton Lane, Barford, CV35 8DH

gp

GODFREY-PAYTON
CHARTERED SURVEYORS

Approximately 3.55 acres (1.44 hectares) of Permanent
Pasture

FOR SALE BY PRIVATE TREATY

Land at Lower Watchbury Farm, Wasperton Road, Barford, CV35 8DH

An exiting opportunity to acquire an attractive block of pasture land extending to approximately 3.55 acres.

OFFERS IN EXCESS OF: £90,000

LOCATION:

The land is situated in a peaceful rural location outside the village of Barford, accessed via a private drive from Wasperton Lane.

The property occupies a strategically located position with excellent road connections, with Junction 15 of the M40 motorway within easy reach, providing convenient access to Birmingham, Oxford and the wider motorway network.

DESCRIPTION:

The land at Lower Watchbury Farm extends to approximately 3.55 acres (1.44 hectares) of permanent pastureland, and is bound by a mix of mature hedgerows and trees.

The property is a single enclosure bordered by agricultural land to the north, south and west. The property is suitable for agricultural and equestrian purposes only.

The land is Grade 3 according to the Agricultural Land Associations Classification of England and Wales.

ACCESS:

The land is accessed via a private driveway from Wasperton Lane which is included in the sale of the land. The driveway is shared with a residential property. The neighbouring landowner also has right of access over the driveway to access an adjacent field.





GENERAL INFORMATION

Services

It is understood that mains water is available in the vicinity. Purchasers should make their own enquiries regarding the location of mains water supplies

Tenure

The land is sold freehold from Title WK351569 with vacant possession on completion

Boundaries and Areas

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendors nor the agents will be responsible for defining the boundaries or ownership thereof.

Rights of Way, Easements & Wayleaves

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements in existence at the time of the sale whether referred to in these particulars or not.

Uplift Clause

The property will be sold with an overage clause to reserve 30% on any uplift in value attributable to any change of use or planning permission for a period of 30 years on the land. The overage will not be triggered by any agricultural, equestrian or forestry use.

Sporting & Mineral Rights

Where sporting and mineral rights are owned, they will be included in the sale

Rural Land Register

The land is registered with the Rural Land Register, and the fields will be transferred to the purchaser on completion.

Method of Sale

The property will be sold via private treaty.

Local Authorities

Warwick District Council

Planning

There are no current or historic planning applications.

The land is currently in agricultural use and any alternative use will require planning consent.

Money Laundering Regulations

In accordance with the Money Laundering Regulations and HMRC requirements, we are required to carry out appropriate due diligence on all prospective purchasers. This includes obtaining suitable identification, such as photographic ID and recent proof of address, upon submission of an offer on a property.

Agents Notes

Godfrey-Payton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith for guidance only.

Viewings

Viewings are strictly by prior appointment through the agent's Warwick office

Please be aware that livestock graze the land, therefore please keep gates closed and take appropriate biosecurity measures.

What3Words:

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GODFREY-PAYTON

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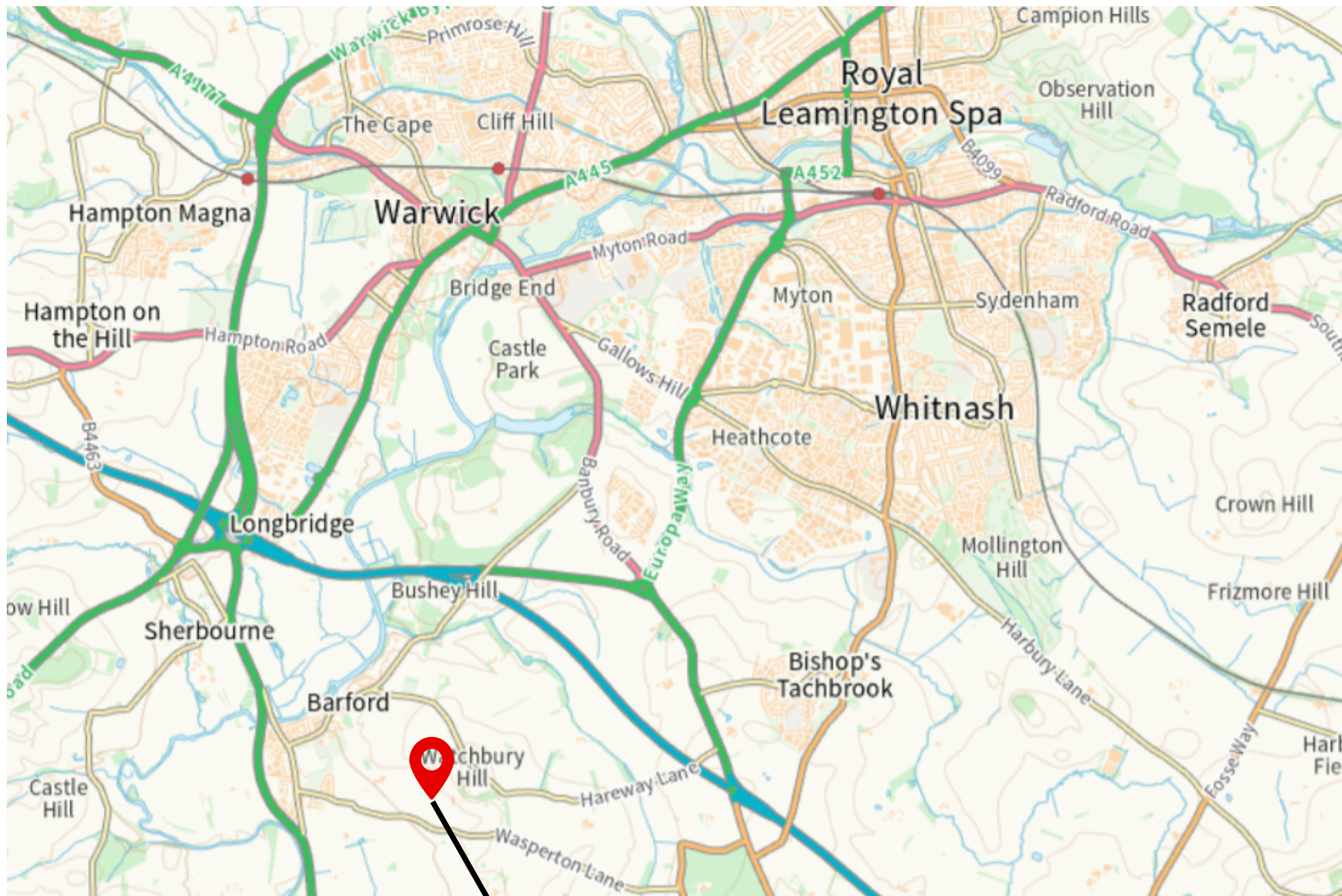
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CHARTERED SURVEYORS



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50 m
Scale 1:2250 (at A4)
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Farm