

Land off Long Itchington Road,
Birdingbury, Rugby,
CV23 8EH

FOR SALE



Approximately 10.61 acres (4.29 hectares)
of arable land

gp

GODFREY-PAYTON
CHARTERED SURVEYORS

Land off Long Itchington Road, Birdingbury, Rugby, CV23 8EH

A fantastic opportunity to acquire an attractive block of productive arable land extending to approximately 10.61 acres offering good access and road frontage.

GUIDE PRICE: £195,000

FOR SALE AS A WHOLE BY INFORMAL TENDER

LOCATION:

Situated on the outskirts of Birdingbury and accessed from the Long Itchington Road, the land occupies an elevated setting adjoining both the village and productive farmland.

The property occupies a strategically located position with excellent road connections, with Coventry, Rugby and Leamington Spa all within close proximity.

DESCRIPTION:

The land extends to approximately 10.61 acres (4.29 hectares) of arable land, split into two parcels and bound by a mixture of mature hedgerows and trees. The land benefits from double-gated road frontage onto Long Itchington Road.

The land is bordered by farmland to the east, west and south, while the northern boundary adjoins the rear of residential properties.

The land is classified as Grade 3 on the Agricultural Land Classification Map.





GENERAL INFORMATION

Services

Any purchaser to make their own enquiries. We have not been made aware of the land being connected to any services.

Tenure

The land is sold freehold from Title WK456867 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 any existing rights of way, wayleaves and easements in existence at the time of the sale whether mentioned 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

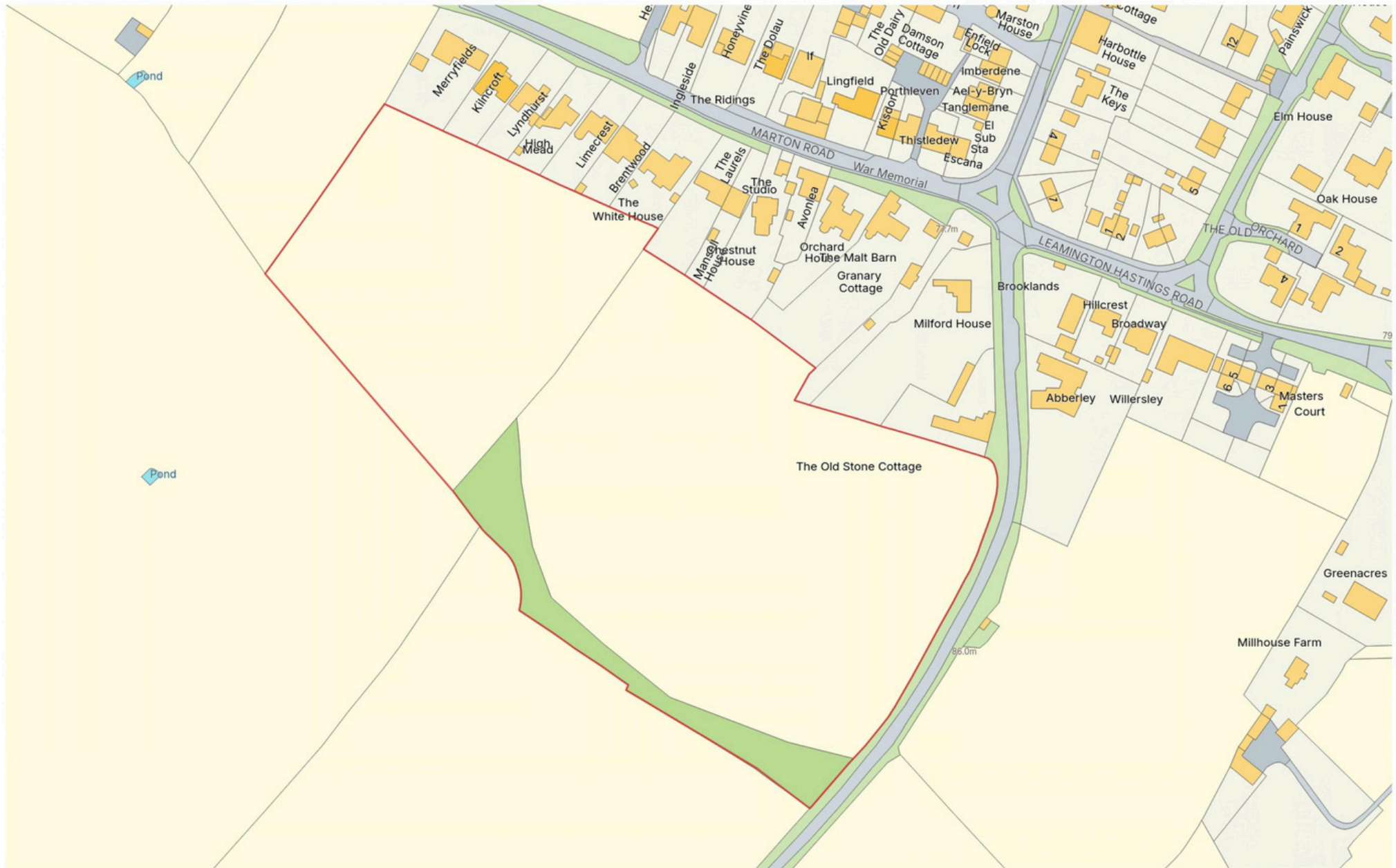
Rural Land Register

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

Holdover

The land is stubble so cultivations can commence as soon as the sale is completed.

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Rugby, CV23 8EH



Local Authorities

Rugby Borough 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.

The photographs were taken in September 2026.

Viewings

Viewings are unaccompanied but by the prior appointment through the agent's Warwick Office on 01926 492511. All viewings must take place in daylight hours and with a copy of the sale particulars.

What3Words

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Solicitors

Moore & Tibbits, 3rd Floor, Westgate House, Market Street, Warwick, CV34 4DH

Method of Sale

The property will be sold by Informal Tender.

Offers are invited in writing to the Agent's Warwick Office by **12:00 noon** on **Friday 6th November** subject to the following conditions:

1. All offers must be made in writing to the Agent's Warwick Office
2. Offers should be in a sealed envelope and clearly marked on the front: "Land off Long Itchington Road, Birdingbury"
3. Offers should be for a fixed amount in £'s sterling only.
4. It is suggested that the offer should be of an uneven sum of money to avoid the possibility of identical offers being received.
5. Offers must be "Subject to Contract" only.
6. Please provide written confirmation with your offer that funds are available for the purchase.
7. Please state your full name, address and telephone number together with the name, address and telephone number of your solicitor and the name of the contact. This information is essential to comply with Money Laundering Regulations 2017
8. The vendors are not bound to accept the highest or any offer.
9. Offers to be made on the basis that contracts will be exchanged within 6 weeks of acceptance of offer with completion 2 weeks thereafter.

GODFREY-PAYTON

25 High Street, Warwick, CV34 4BB

Tel: 01926 492511

Email: Warwick@godfrey-payton.co.uk

