



Pasture South of Gentlemans Lane, Henley-in-Arden, B95
5PT



Property Description

AN EXCELLENT OPPORTUNITY TO PURCHASE PASTURELAND WITH DIRECT ROAD FRONTAGE EXTENDING TO APPROX 38.04 ACRES (15.40 HECTARES)

The land is located between Ullenhall (under a mile) south, Tamworth-in-Arden (2.2 miles) north. Access is taken directly off Gentlemans Lane.

The field comprises of approximately 38.04 acres (15.40 Hectares) of permanent pasture benefiting from boundary fencing and well-established mature hedges.

The land is likely to be classified as Grade III land under the Agricultural Land Classification of England and Wales Maps (1988) and Provisional Agricultural Land Classification (ALC) updated May 2020.





Key Features

- Extending to approximately 38.04 acres (15.40 Hectares)
- Direct road frontage onto Gentlemans Lane & Forde Hall Lane
- Located between Ullenhall and Tamworth-in-Arden
- Grade 3 Permanent Pasture
- Boundaries comprise a mixture of stock proof fencing & mature hedges

Price Guide
£475,000

Situation

The land is located between Ullenhall (under a mile) south, Tamworth-in-Arden (2.2 miles) north. Access is taken directly south off Gentlemans Lane.

Redditch (6 miles), Solihull (7 miles), Leamington Spa (8.5 miles) and Alcester (10 miles) are just some of the local towns that are well serviced with great railway links, public houses, hotels, shops, garages, primary schools, high schools, fire stations and churches.

Services

There are no known services connected to the land.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights in so far as they exist are included in the freehold sale.

Rights of Way, Wayleaves, Easements & boundaries

A Public Footpath runs across the south of the property.

There are three phase overhead cables running across the property which the agent has not seen a copy of any easements or wayleaves.

It is understood that there are no other known easements or wayleaves across the property.

Boundaries comprise a mixture of mature hedges and stock proof fencing.

Designations

The land is located within the Nitrate Vulnerable Zone area for surface water and situated within the Greenbelt.

There is a Site of Special Scientific Interest (SSSI) situated to the south of the property.

There are no other known designations over the land.

Tenure and Possession

The property is subject to a fixed term Farm Business Tenancy with the term end date on 24th March 2026.

Planning

The land is currently used for agricultural purposes.

Access

Access is taken via two separate agricultural gates to the south of Gentlemans Lane. Access can also be taken directly off Forde Hall Lane to the west of the property.

Rural Payments Agency

There are no entitlements included in the sale.

Environmental Stewardship

There are no known Environmental Stewardship Agreements on the Property.

Plans, Areas and Schedules

These are based on the Land App computerised digitised mapping data. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale.

Viewings

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and a time and date of inspection with Sheldon Bosley Knight at Shipston on 01608 661666 or by email to the Agent Archie Benson abenson@sheldonbosleyknight.co.uk

Health and Safety

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own personal wellbeing during viewings.

Method of Sale

Land to be sold via Private Treaty, but the Vendor reserves the right to ask for Best and Final Offers should several offers be received.

What3Words

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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.







Contact Details

Rural Team

Email: rural@sheldonbosleyknight.co.uk

Agent

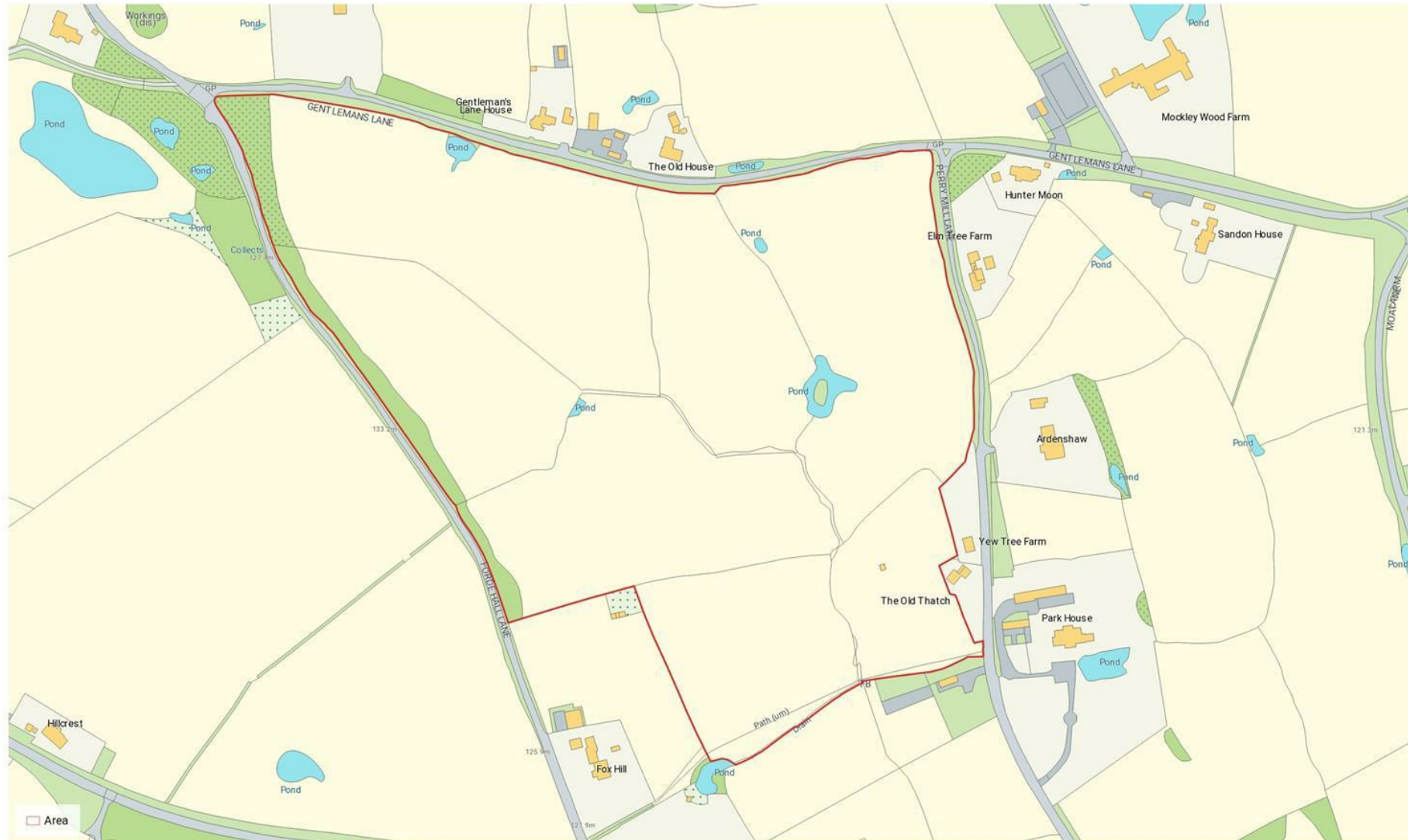
Archie Benson:
abenson@sheldonbosleyknight.co.uk

Tel: 01608 661666

Office: The Corner House, Market Place,
Shipston on Stour, CV36 4AG

Plan

Land South of Gentleman's Lane,
Gentlemans Lane Ullenhall, Henley-In-Arden,
B95 5PT



Location

