



Land near Ashow, Stoneleigh Road, Kenilworth,
CV8 2XR

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Guide: £230,000

- Extending to approximately 19.81 acres (8.02 Hectares)
- Grade 2 & 3
- Road frontage with access directly taken from Stoneleigh Road (B4113)
- Freely draining slightly acid loamy soils
- Situated between Stoneleigh and Leamington Spa

*****INFORMAL TENDER DEADLINE - 12 NOON ON FRIDAY 14TH FEBRUARY 2025*****

Situation

The land is well located just 2.2 miles south of the village of Stoneleigh via Stoneleigh Road (B4113), approximately 3.6 miles east of Kenilworth and under 4 miles north from the town of Leamington Spa. The land benefits from direct road frontage with access taken directly from Stoneleigh Road (B4113).

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

There are no known public rights of way crossing the land.

Designations

The land is located within the Nitrate Vulnerable Zone area for surface water and is within the Greenbelt. There are no other known designations.

Tenure and Possession

The land is subject to a annual periodic Farm Business Tenancy with the term date 29th September (Michaelmas Day).

Planning

The land is currently used for agricultural purposes. The sale is subject to an overage at 25% for a period of 25 years for any commercial or residential development.

Rural Payments Agency

The land is registered under the Rural Payments Agency. There are no entitlements included in the sale.

Environmental Stewardship

The land is currently in a Countryside Stewardship Mid Tier Scheme which began on 1st January 2024 and due to end 31st December 2028. There is the option SW1 - 4-6m buffer strip on cultivated land with the total area under option of 0.7625 Ha and situated on the north east boundary along the woodland edge.

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 at 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.

Holdover & Early Entry

The vendor may retain a holdover clause to remove current growing crops from the land. There will be a right granted to the purchaser for early entry to perform cultivations/soil preparations after the crop has been removed prior to the sale completion and will do so at their own risk subject to the timing of completion.

Local Authorities

Warwickshire County Council
Warwick District Council

Method of Sale

Land is offered for sale via Informal Tender. The deadline for tender applications to be submitted is 12 Noon on Friday 14th February 2025. Please contact the rural office for further information and a copy of the tender form.

What3Words

///prompting.about.perky

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.

VAT

Any guide price stated or mentioned is exclusive of VAT. If the sale of the property, or any part thereof, or any right associated with it, is subject to VAT, this tax will be payable in addition.

Soil Type

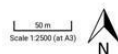
The soil is classed as freely draining slightly acid loamy soils (Soilscape 6)

Plan

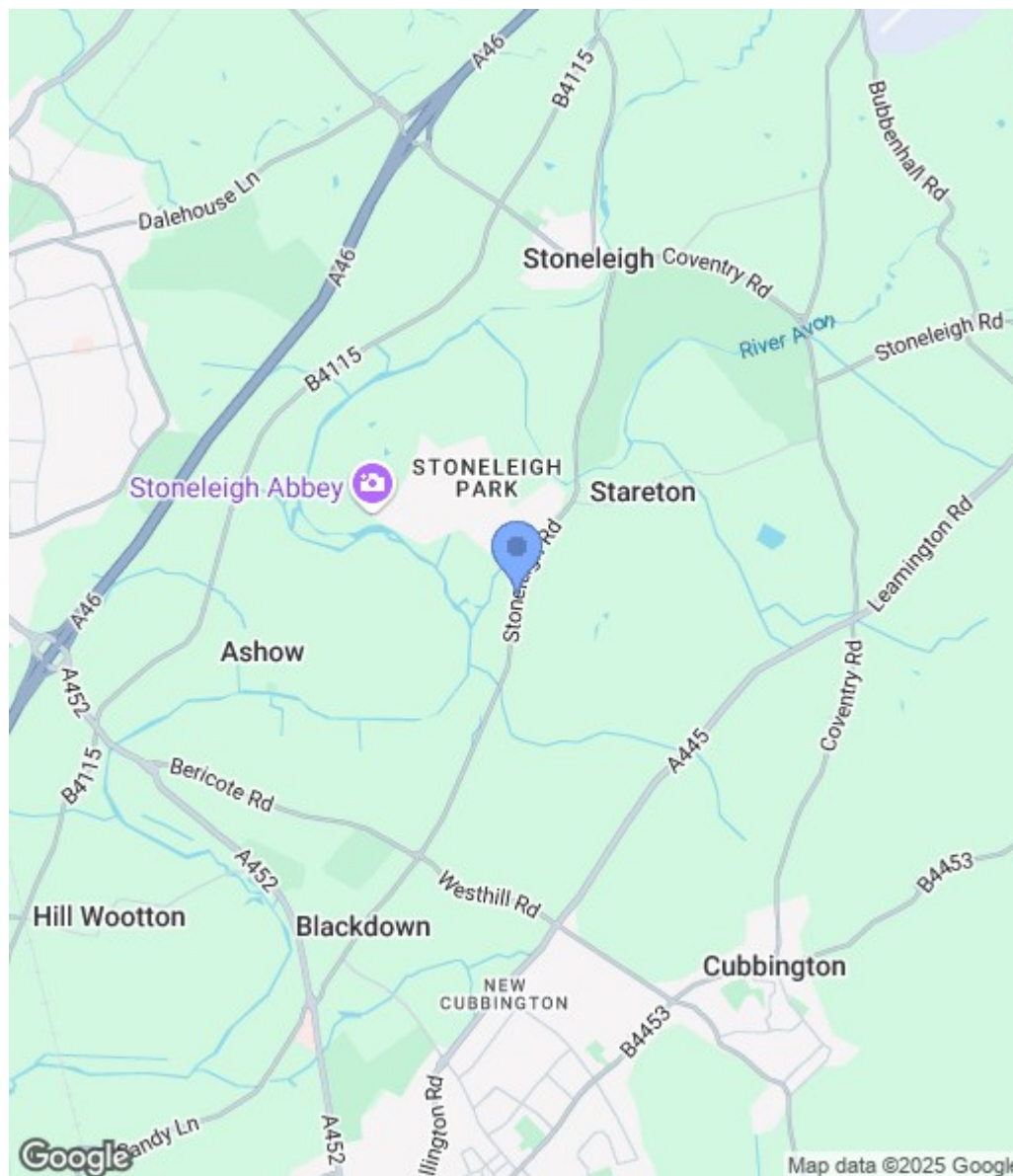
Arable Land near Ashow,
Stoneleigh Road, CV8 2XR



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Location



For further information please contact the Rural Team
Email: rural@sheldonbosleyknight.co.uk / Tel: 01608 661666