



Wolford Road, Shipston-On-Stour, CV36 5NW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£180,000

- 13.53 acres (5.48 ha) of pasture
- Direct road frontage with access taken directly from Wolford Road
- Moreton in Marsh Town under 4 miles
- Close to the village of Great Wolford
- Grade 3 & 4

A unique opportunity to acquire a parcel of pasture on the outskirts of the highly sought after village of Great Wolford, extending to approximately 13.53 acres (5.48 ha).

The land benefits from road frontage with access taken directly from Wolford Road.

The land is classified as Grade 3 & 4 land under the Agricultural Land Classification of England and Wales Maps (1988) and Provisional Agricultural Land Classification (ALC) updated May 2020.

Situation

The land is well located less than 0.5 miles west of the village of Great Wolford via Wolford Road, approximately 1 mile south of Todenham and around 3.5 miles north from the town of Moreton-in-Marsh. The land benefits from direct road frontage with access taken directly from Wolford Road.

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. There are no other known designations.

Tenure and Possession

The land is currently vacant and farmed in hand.

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

There are no known schemes over the land.

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.

Local Authorities

Gloucestershire County Council
Cotswold District Council

Method of Sale

Land is offered for sale by Private Treaty and the Vendor reserves the right for an Informal Tender. Vacant Possession will be available upon completion.

What3Words

///grounding.pave.cross

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.

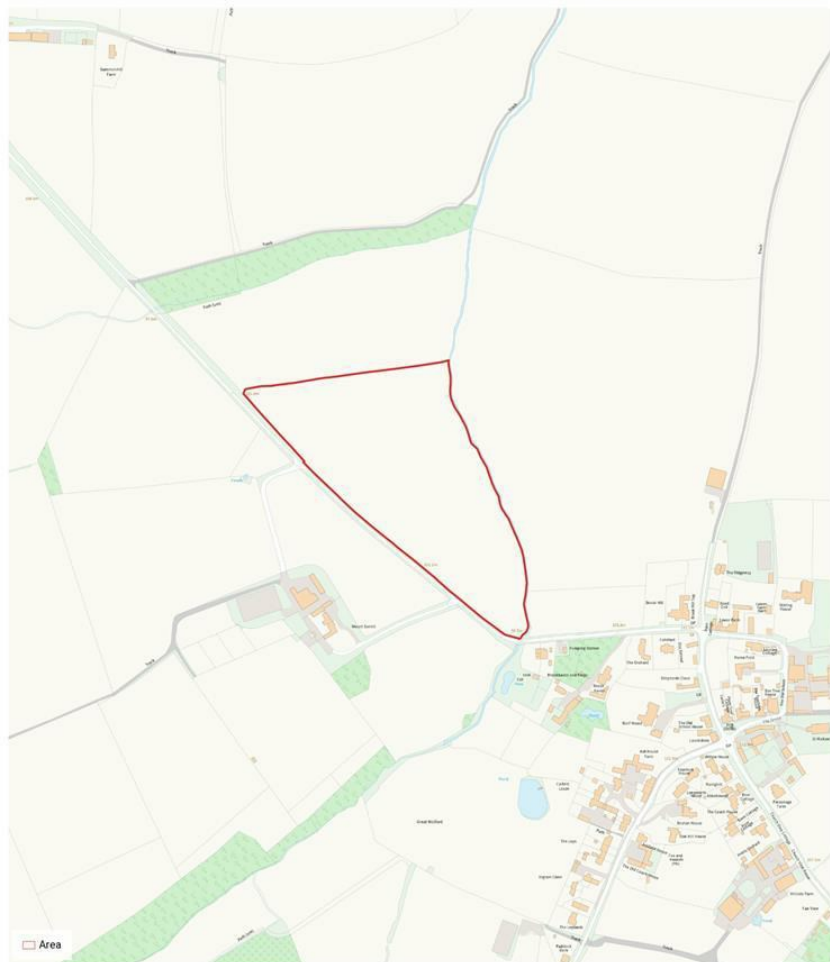
Soil Type

The soil is classed as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (Soilscape 18)

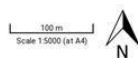


Plan

Land near Great Wolford



Produced on Land App, Dec 4, 2024.
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Plan



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