



Paddock at Stoneleigh, Birmingham Road, CV8 3DB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Guide Price: £115,000

- Amenity pasture on the edge of Stoneleigh village
- Direct road frontage with access taken off Birmingham Road
- Extending to approximately 4.84 acres (1.96 ha)
- The land benefits from equestrian stabling and storage

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

Situation

The land is well located in the village of Stoneleigh, situated just west of the centre and south of the Birmingham Road. Stoneleigh is a village in the Warwick District council. Stoneleigh is approximately 3.5 miles east of Kenilworth, 5.4 miles north from the town, Leamington Spa and 4.5 miles south of Coventry. The land benefits from direct road frontage with access taken directly from Birmingham Road.

Services

There is water available to the site. There are no other 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. Part of the land is also in a Source Protection Zone (Environment

Agency)

There are no other known designations.

Tenure and Possession

The land is subject to a Model Common Law Tenancy for Horses and Ponies with a termination date of the 31st January 2025.

Planning

The land is currently used for grazing horses and ponies. The sale is subject to an overage at 50% for a period of 50 years for any commercial or residential development.

Rural Payments Agency

The land is currently not registered under the Rural Payments Agency. There are no entitlements included in the sale.

Environmental Stewardship

There are no known schemes on 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

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

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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.

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

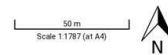
The soil is classed as freely draining slightly acid loamy soils (Soilscape 6)

Plan

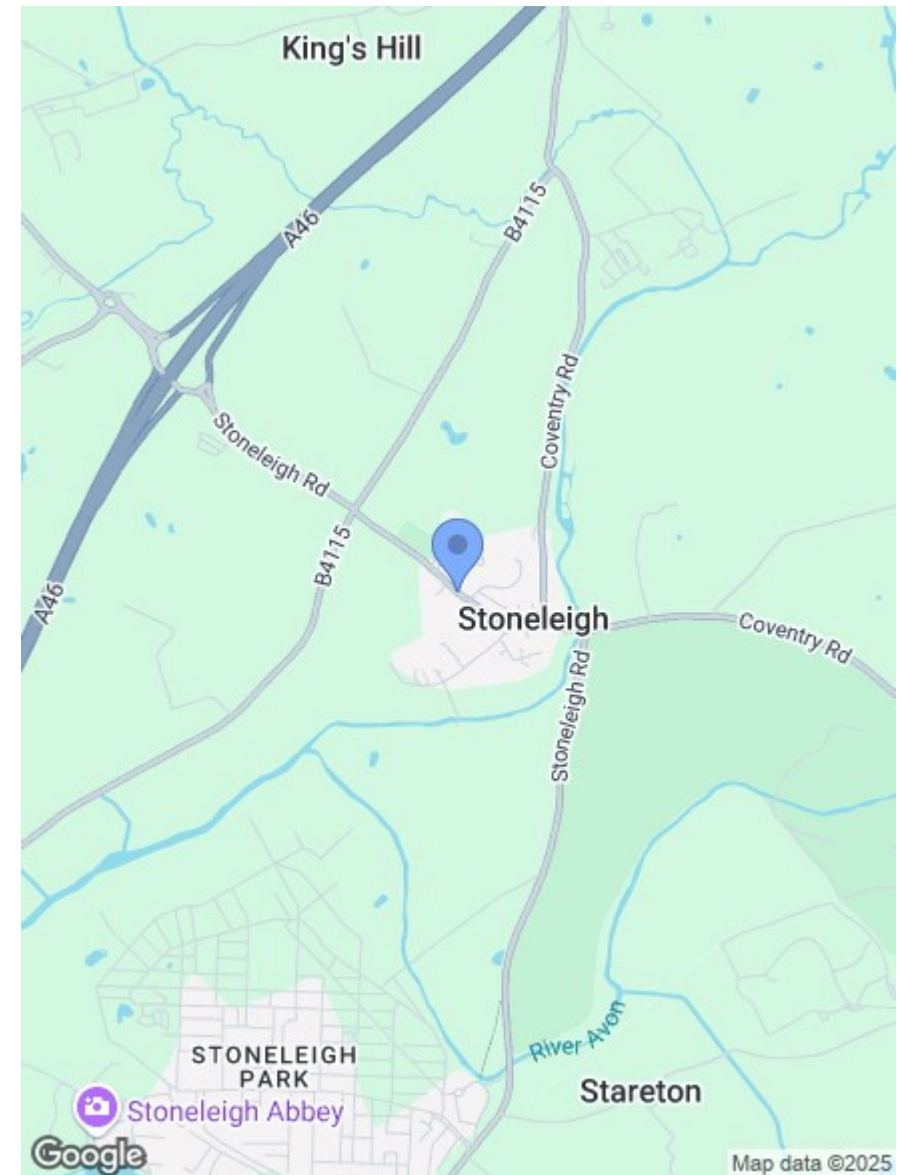
Land at Stoneleigh, Birmingham Road, Stoneleigh



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Location



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