



Land and Buildings at Hillborough Manor,
B50 4LS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£3,000,000

- Approximately 242.76 acres (98.24 hectares) of productive arable land
- Majority Grade 2 arable land
- Range of modern and traditional agricultural buildings
- Mostly lime-rich loamy and clayey soils

A fantastic opportunity to acquire a highly productive block of arable land and range of buildings near to the popular villages of Welford-on-Avon and Bidford-on-Avon, extending to approximately 242.76 acres (98.24 ha).

The land includes two modern agricultural buildings with a large grain drier, a traditional agricultural building, and a fishing hut. There is potential for development subject to obtaining the necessary planning consents. The land also benefits from approximately one mile of river frontage onto the Avon.

The land is mostly classified as Grade 2 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 located adjacent to Hillborough Manor, under a mile west of Welford-on-Avon, 2 miles east of Bidford-on-Avon, and approximately 4 miles south from the town of Alcester.

Services

There are no known services connected to the land. Interested parties must make their own enquiries to the relevant authorities.

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 crosses the western-most parcel of land east/west. There are no other known public rights of way crossing the land.

Overhead cables are present on the outer-most parts of the land. The agent has not seen a copy but assumes all necessary easement/wayleaves are available. Details can be provided upon request.

Designations

The land is located within the Nitrate Vulnerable Zone area for surface water, and falls partially within Flood Zones 2 and 3. There is a Scheduled Monument known as Settlement site W of Welford Weir located on the land.

There are no other known designations.

Tenure and Possession

The land is subject to a Farm Business Tenancy that is due to expire and provide vacant possession on 29th September 2025.

Planning

The land is currently used for agricultural purposes. There is potential for development on the agricultural buildings, subject to the necessary planning consents. There is no overage on the land.

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 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.

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
Stratford-on-Avon District Council

Method of Sale

Land is offered for sale by Private Treaty and the Vendor reserves the right for an Informal Tender.

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 lime-rich loamy and clayey soils with impeded drainage (Soilscape 9), slightly acid loamy and clayey soils with impeded drainage (Soilscape 8), and Loamy and clayey floodplain soils with naturally high groundwater (Soilscape 20).

Access

The land is accessed by a private right of way.

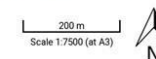


Plan and Location

Plan of Land and Buildings at Hillborough Manor (Lot 2)



Produced on Land App, Apr 16, 2025.
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For further information please email
rural@sheldonbosleyknight.co.uk or call 01608 661666