



Land at Temple Grafton, B49 6NS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£1,575,000

- Extending to approximately 120.31 acres (48.69 Hectares)
- Road frontage with direct access taken from Church Bank
- Situated between Stratford-Upon-Avon and Alcester
- Grade 3 arable
- Lime-rich loamy and clayey soils

BEST AND FINAL OFFERS by 12 NOON - Thursday 17th April 2025!

A great opportunity to acquire a well located and productive block of arable land extending to approximately 120.31 acres (48.69 Hectares).

The land benefits from road frontage with access taken directly from Church Bank.

The land is classified as Grade 3 arable under the Agricultural Land Classification of England and Wales Maps (1988) and Provisional Agricultural Land Classification (ALC) updated May 2020. It is therefore suitable for growing a range of cereal crops or grass.

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Situation

The land is located just outside of the village of Temple Grafton via Church Bank, approximately 4 miles west of Stratford-upon-Avon and under 3 miles southeast from the town of Alcester. The land benefits from direct road frontage with access taken directly from Church Bank.

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 crosses the upper parcel of land south-north and follows the northern boundary heading west. There are no other known public rights of way crossing the land.

Overhead cables cross over the upper parcel of land east to west. There is also a high pressure gas main which crosses under this land from southeast to northwest. 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. There are no other known designations.

Tenure and Possession

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

Planning

The land is currently used for agricultural purposes. 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

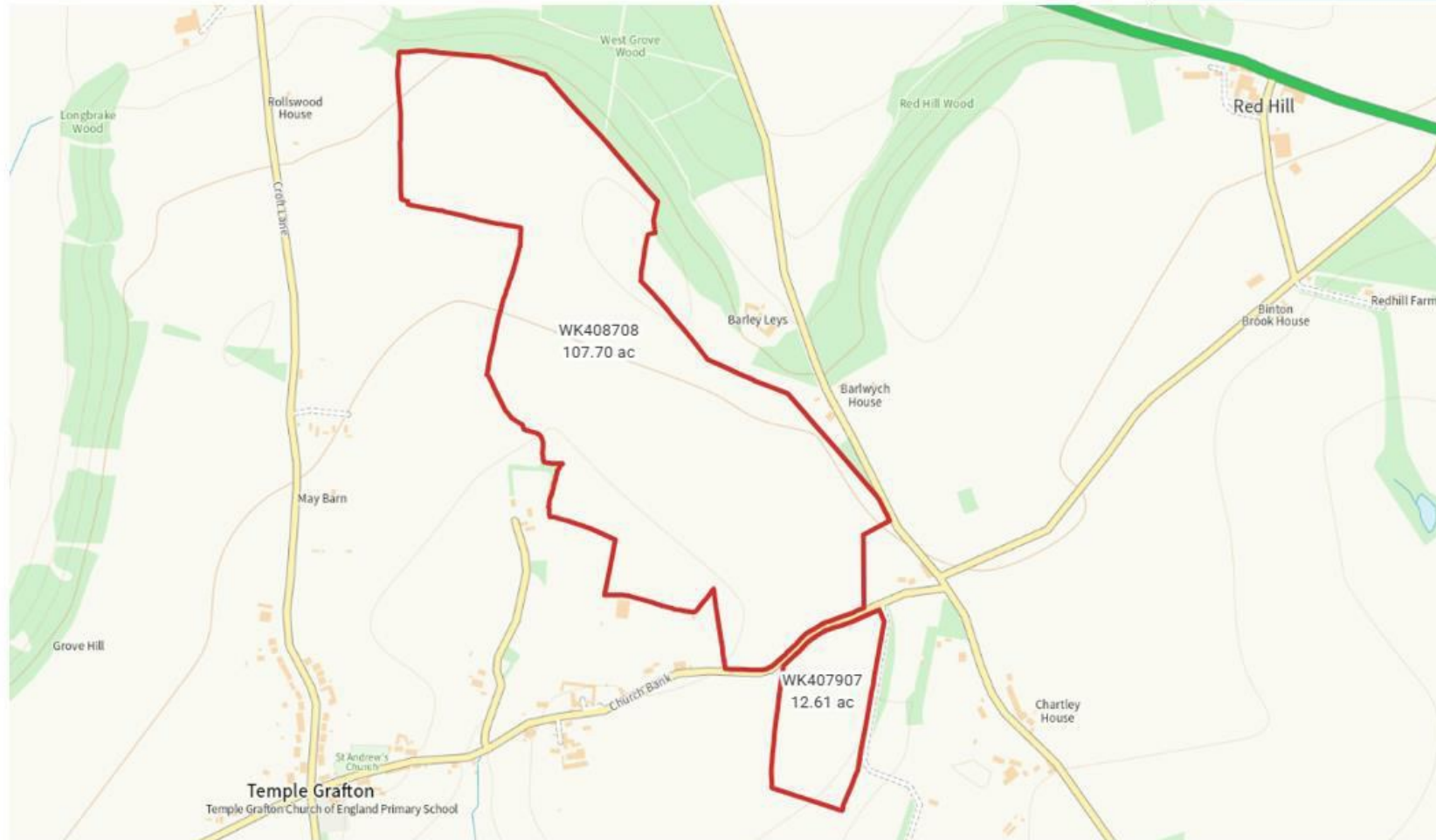
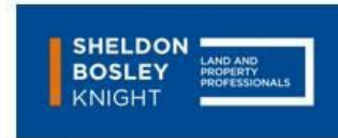
Any guide price stated or mentioned is exclusive of VAT. If the sale of the property, or any part thereof, or any right associated with it, is subject to VAT, this tax will be payable in addition.

Soil Type

The soil is classed as lime-rich loamy and clayey soils with impeded drainage (Soilscape 9)



Plan



Produced on Land App, Jan 27, 2025.
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For further information please email rural@sheldonbosleyknight.co.uk or call at 01608 661666