



Arable Land at Grove Field Farm Road, Hampton Lucy,
Warwickshire, CV35 8AT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Guide Price:
£750,000

- 71.17 acres of arable land
- Direct road access
- Situated between Stratford-Upon-Avon and Warwick
- Mostly Grade 3 with some Grade 2 and 4
- Freehold tenure with vacant possession

A unique opportunity to acquire a parcel of arable land on the outskirts of the village of Hampton Lucy, extending to approximately 71.17 acres (28.80 hectares). The land benefits from direct road frontage.

The land is mostly classified as Grade 3 land, with some Grade 2 and 4, 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 just outside the village of Hampton Lucy, approximately 3 miles south of Warwick and around 4 miles northeast from the town of Stratford-upon-Avon.

Access

The land benefits from direct road access from Grove Field Farm 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 two public footpaths that cross the land, as well as an overhead cable line. A right of access is granted to Wood Cottage over the land. The Vendor's have also reserved a right of access to allow horse riding around the margins of 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 available freehold with vacant possession upon completion.

Planning

The land is currently used for agricultural purposes.

Rural Payments Agency

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

Environmental Stewardship

Part of the land is subject to a 3-year SFI agreement AHW9: Unharvested cereal headland. The agreement commenced 1st January 2025 and runs until 31 December 2028.

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 Rural Team at Shipston on 01608 661666 or by email to the Agent, Jack Gamble, at jack.gamble@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
Stratford-upon-Avon 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

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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), and Slightly acid loamy and clayey soils with impeded drainage (Soilscape 8).



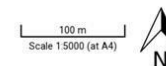
Field Number	Area	Area	Description
	(Ac)	(Ha)	
SP2559 4759	7.77	3.14	Arable Land
SP2559 5762	2.14	0.87	Woodland
SP2559 7294	2.32	0.94	Woodland
SP2559 8080	18.53	7.50	Arable Land
SP2559 8264	0.29	0.12	Woodland
SP2559 9056	38.05	15.40	Arable Land

Plan

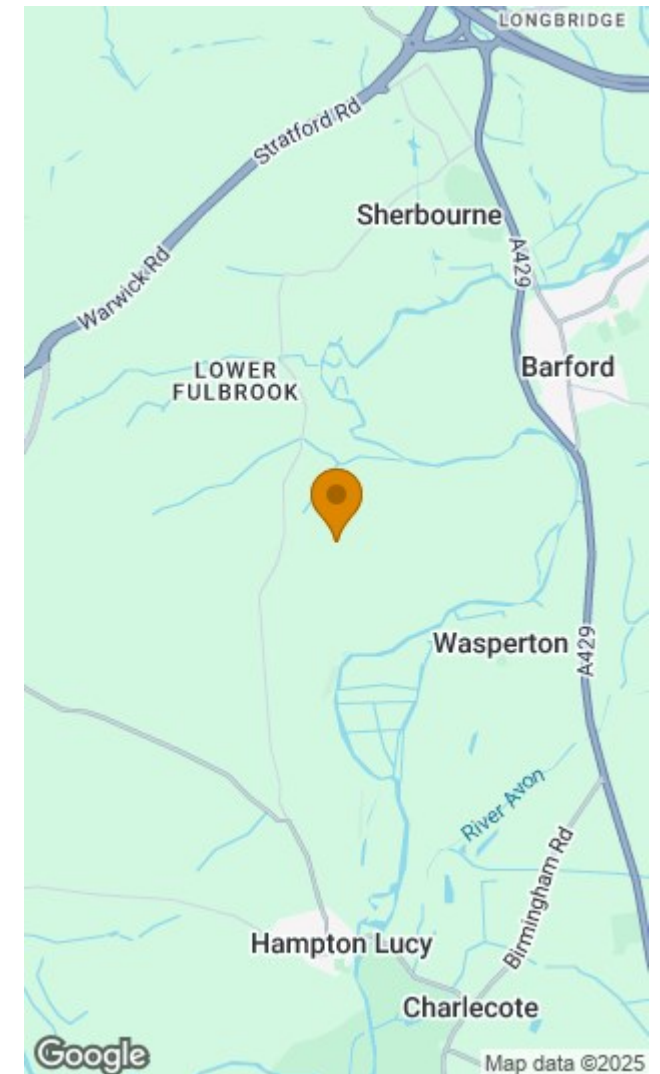
Plan of Arable Land at Grove Field Farm
Road, Hampton Lucy



Produced on Land App, May 21, 2025.
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Location



For further information please email rural@sheldonbosleyknight.co.uk or call 01608 661666