



Land at Whatcote, Idlicote Road, Shipston-On-Stour,
CV36 5DY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Offers Over £120,000

- 6.03 acres (2.44 ha) of Grade 3 pasture
- Freehold with vacant possession
- 90sq m of timber stables with metal roof sheeting and concrete flooring
- In family ownership for 40 years
- Situated less than half a mile from Whatcote and less than a mile from Fulready
- Direct road access
- Stone track and hard standing

Situation

The land is located between Whatcote (within half a mile south east) and Fulready (under a mile north). It is 4 miles north east of Shipston-on-Stour and 9 miles south east of Wellesbourne.

Access

The land is accessed to the east of the junction from Idlicote Road to Whatcote Road which runs from Oxhill to Fulready. There is a stone track and hard standing across part of the holding. The gate is a galvanised steel agricultural gate and there is room to fit one car in front of it, and there is additional parking within the holding.

Services

Mains water (with a meter) is available to the holding. Buyers must rely on their own due diligence in establishing connections.

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 rights of way over the land.

Designations

The land is located within a Nitrate Vulnerable Zone for surface water, and part of the land is within Flood Zone 2 & 3. A brook runs across the land, as can be identified on the accompanying Plan.

Tenure and Possession

The land is sold freehold with vacant possession available upon completion. The Land Registry title number is: WK332251.

Planning

The land will be subject to a new





restrictive covenant, limiting the use to agricultural and non-commercial equestrian.

Rural Payments Agency

The land is not registered under the Rural Payments Agency insofar as the agent is aware. Buyer's must rely on their own due diligence.

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 Rural Team at Shipston on 01608 661666 or by email to the Agent, Ella Bentall, at eleonor.bentall@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-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. Freehold with Vacant Possession available on 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.

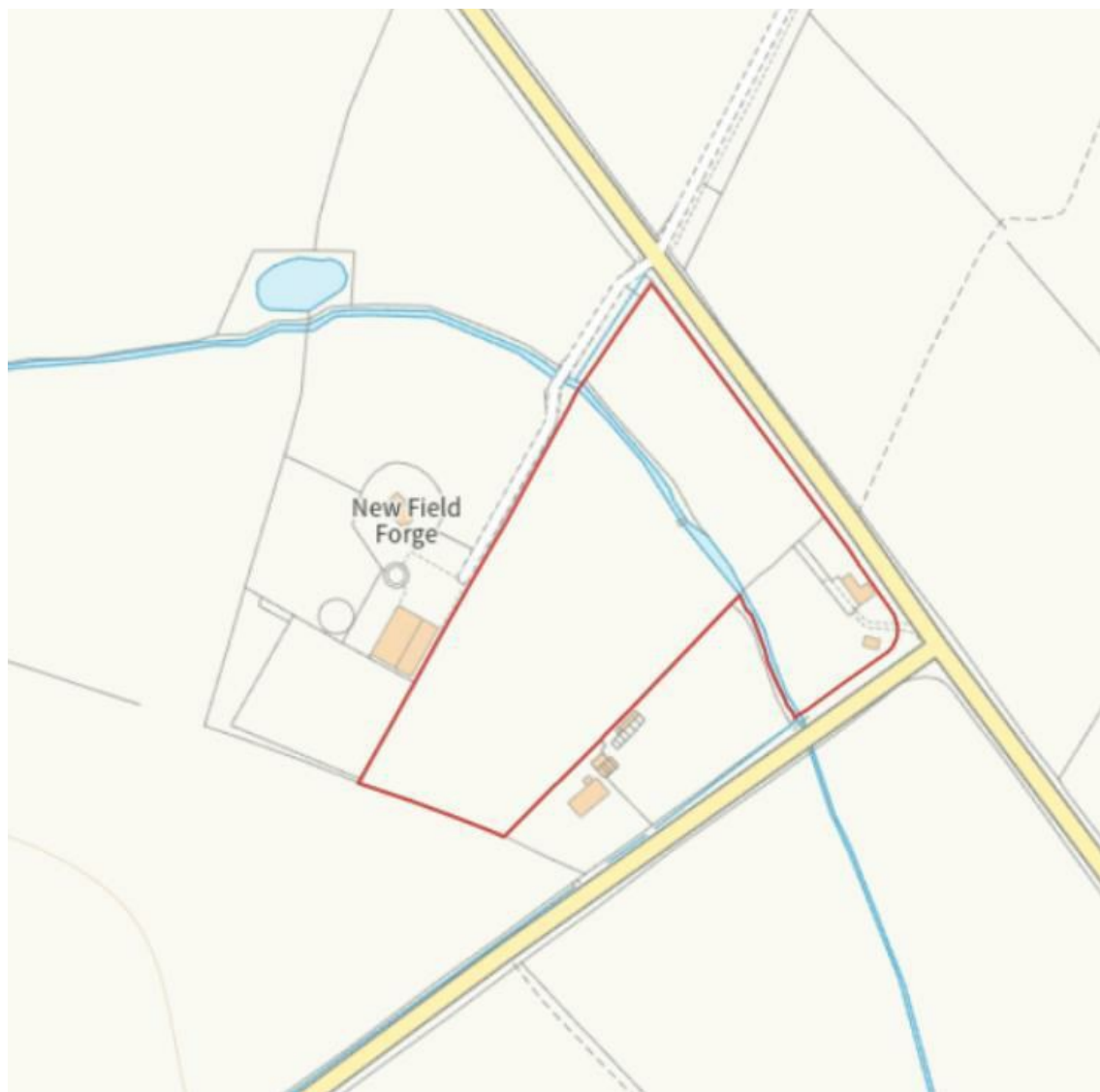
VAT

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.

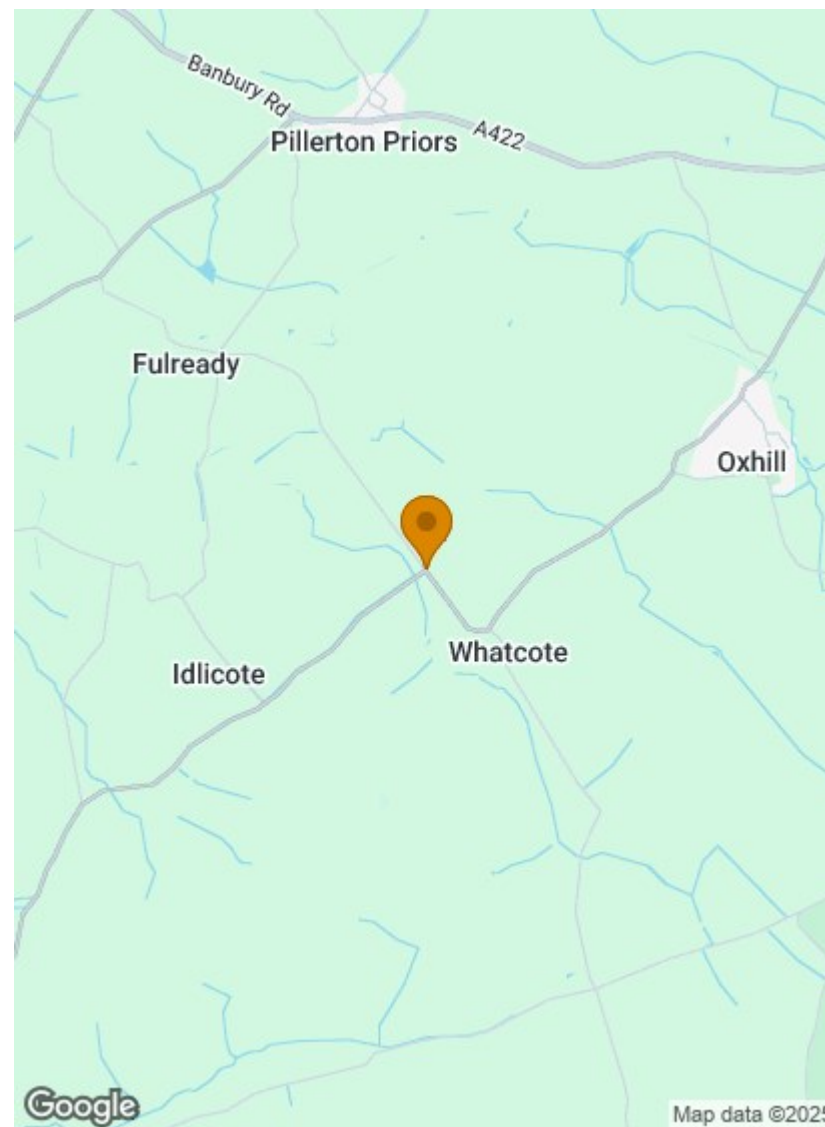
Soil Type

The soil is classed as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils, it is of moderate fertility with impeded drainage (Soilscape 18).

Site Plan



Location



For further information please email: rural@sheldonbosleyknight.co.uk