



RE/MAX

PROPERTY HUB



a field known as Schytherbole Bridge Street, Kineton, CV35 0FA
£80,000

A rare opportunity awaits with this circa 2.6-acre small holding situated between Kineton and Little Kineton. Complete with existing agricultural sheds/ stables, water troughs, and a charming orchard, this property provides a perfect canvas for your agricultural or equestrian pursuits.

The property has mature hedge and fenced boundaries including a selection of trees giving the land privacy and security.

Location

The land is located off Bridge Street between Kineton and Little Kineton. The land is accessed via a gate on the road. There is a right of way across the first two fields to the land. The property benefits from having excellent transport links with the B4451 and Kineton Road providing access to the M40 – only 4 miles away. What3words - ///spearing.policy.inform

Travel Distances

Wellesbourne- 5 miles

Leamington Spa – 11 miles

Banbury - 11 miles

Stratford-upon-Avon – 11 miles

Services

Purchasers are advised to make their own enquiries in respect of the location and cost of connection to local services. The property benefits from existing water connections.

Local Authority

Stratford-on-Avon District Council

Viewing Arrangements

Strictly by prior appointment only.

Overage Clause

The property is sold with an overage clause which claws back 25% of any development uplift in value attributed to any change of use or planning permission for a period of 30 years. For the avoidance of doubt, the overage clause will not be triggered by any agricultural, equestrian or forestry use.

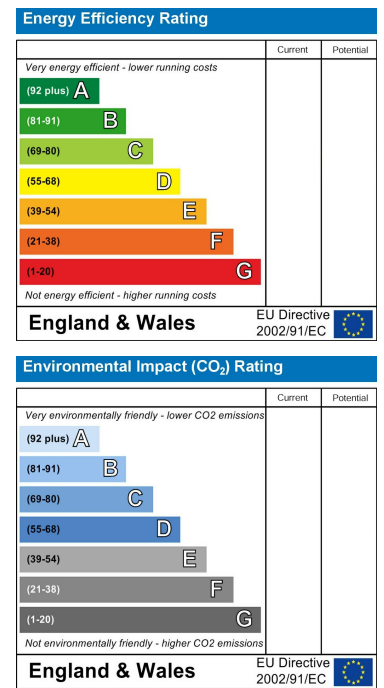
All details are subject to confirmation through the vendor's solicitor and purchasers must verify details through their solicitor/conveyancer.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Birmingham, West Midlands, B15 1TR

Tel: 07538 376000 Email: wasim.nadeem@remax.uk <https://remax.uk/associates/Wasim%20Nadeem>