



9.13 ACRES (APPROXIMATELY) OF PASTURELAND

FORMING PART OF CLIFTON MILL FARM

STATION ROAD | CLIFTON UPON DUNSMORE | RUGBY | WARWICKSHIRE | CV23 0BU



This sale offers the opportunity to purchase an enclosure of permanent pasture with extensive frontage to the river Avon.

The land is ideally located close to the Warwickshire village of Clifton Upon Dunsmore and the market town of Rugby.

Directions:

From the centre of Clifton Upon Dunsmore, proceed out of Clifton Upon Dunsmore along the Rugby Road towards Rugby. Take to right turn into Station Road and proceed for approximately half a mile, where Station Road becomes Mill Lane. The subject property is on the left-hand side.

Location:

What3Words: idea.half.trash

Remarks and Stipulations:

Tenure and Possession:

The property is being sold freehold with vacant possession being given on completion of purchase.

Method of Sale:

The property is being offered for sale by private treaty.

Services:

No mains services are connected to the property but we understand that mains water is located nearby in Station Road. Water is available from a natural source from the river Avon. Any potential purchasers must satisfy themselves on the adequacy and exact location of any services they require.

Restrictive Covenant:

The vendor will be imposing a restrictive covenant on the property prohibiting the construction of any permanent or temporary dwelling, caravans or mobile homes on the property without their written consent.

Authorities:

Local - Rugby Borough Council - Tel: **01788 533533**

County Council - Warwickshire County Council - Tel: **01926 410410**

Arbitration:

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

Wayleaves, Easements and Right of Way:

There is a right of way between points A-B on the accompanying plan. The property is crossed by an overhead power cable. Otherwise, the property is sold with the benefit of all wayleaves, easements and rights of way.

Plans and Particulars:

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Further enquiries and viewings:

Viewings can be made at any reasonable time during daylight hours accompanied by a set of sale particulars. For further enquiries, please contact Richard Newey on 0116 2814931.

Guide Price:

Offer are anticipated in excess of

£150,000

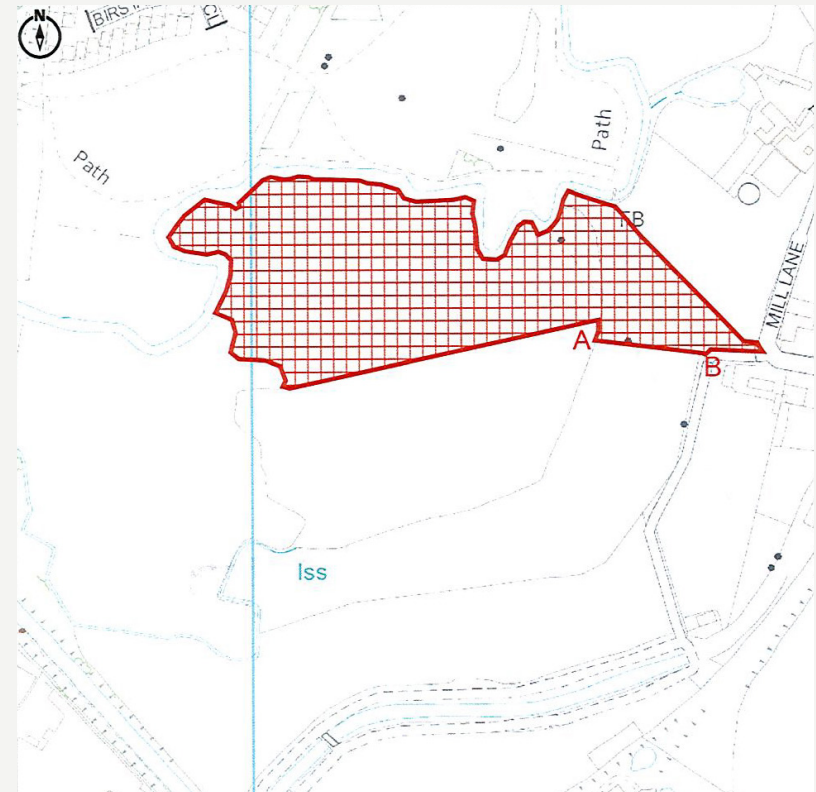
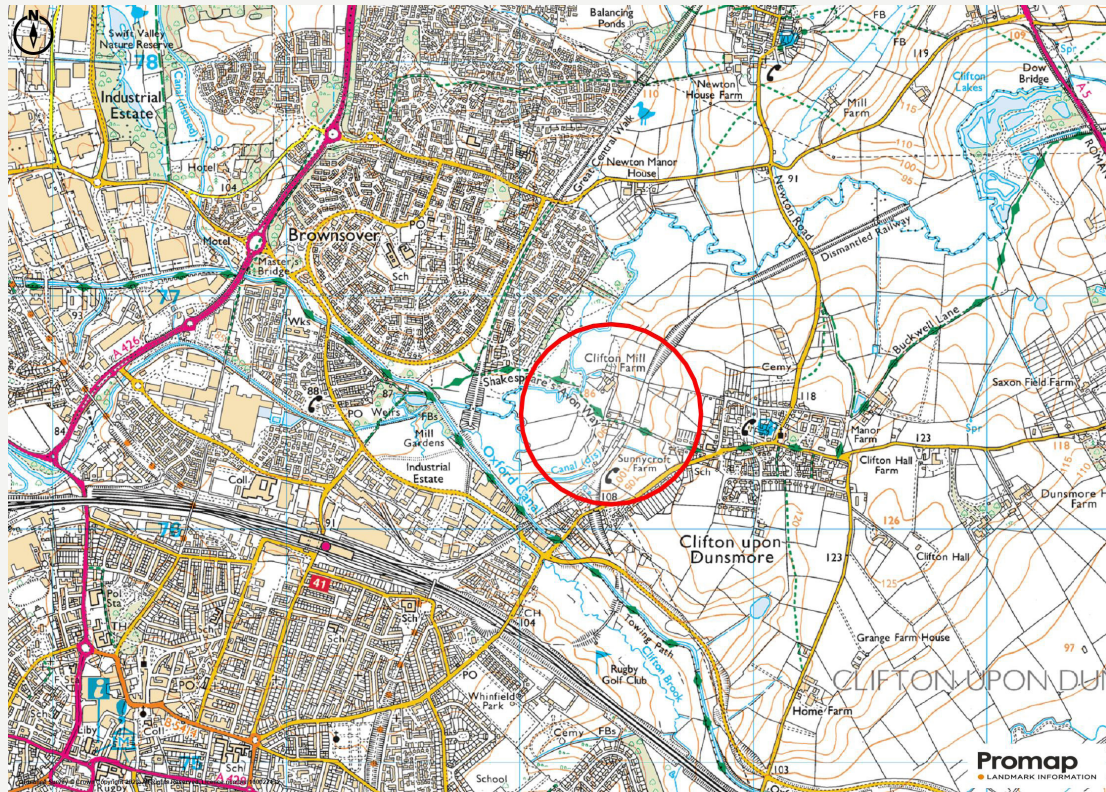
Photographs dated: March 2023

Particulars dated: March 2023

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Copyright nichecom.co.uk 2020 | Produced for Brown&Co REF: 585073



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