



ARABLE LAND FOR SALE LAND FORMING PART OF WHITACRE HALL FARM - 56.78 ACRES (22.98 HA)

HURLEY LANE | OVER WHITACRE | WARWICKSHIRE | B46 2LU





**Description:**

This sale offers a rare opportunity to purchase 56.78 acres of predominantly arable land in a single enclosure located south of the village of Hurley and east of the village of Nether Whitacre. There is a small area of pastureland located on site which is used by a local model airplane society, together with an area of off-road parking. There is also a small pond, located on site together with a number of trees.

**Location and Directions:**

See attached location plan. From Hurley, proceed south along the Hurley Lane toward Brook end. Proceed through the hamlet of Brook End and the subject property is located on the left-hand side.

From Atherstone – Proceed out of Atherstone along the B4116 towards Coleshill, then through the village of Bentley and before entering the village of Furnace End take the right hand turn into Hurley Lane and the land is located on the right hand side after approximately ¾ of a mile.

**WHAT 3 WORDS LOCATION:** icicles.inherit.should

**Soil Type:**

On the Soilscape Maps the land is classified as “freely draining, slightly acid but base rich soils”. On the MAFF produced land classification plans the land is a mixture of both Grade 2 & 3.

**Basic Payment Scheme and Countryside Stewardship Scheme:**

The land is registered in the Basic Payment Scheme. The vendors will be retaining the 2023 payments and the purchaser will indemnify the vendors of any cross-compliance breach between completion and the 31st December 2023. The property is entered in a Countryside Stewardship Scheme, with the following options:

- BE3 – Management of hedgerows
- SW4 – 12 – 24 metres of watercourse buffer strip on cultivated land
- AB9 – Winter bird food

The Purchaser will be required to maintain these options until 31st December 2023

**Remarks and Stipulations****Method of sale:**

The property is being offered for sale on an informal tender basis. Bids are to be received either by post or email to the Brown & Co Leicester Office, 5 Geoff Monk Way, Birstall, Leicester, LE4 3BU **by 12.00 noon** by using the attached form by the **6th October 2023**. Once the vendor

has accepted an offer it is anticipated that the potential purchaser will have exchanged contracts within 28 days of receiving the contract from the vendor’s solicitor.

**Conditions of Tender**

- 1) All tenders are to be received by the Leicester Office no later than 12.00 noon on 6th October 2023.
- 2) Tenders should be marked as “Land at Whitacre Hall Farm”.
- 3) It is advised that the tenders must be for a precise sum of money (Pounds sterling) It is advised that tenders should be for an ‘odd’ figure to avoid identical bids.
- 4) Tenders will not be considered which have reference to any other tender.
- 5) The seller reserves the right not to accept the highest bid or any bid.
- 6) Full name and address of both prospective purchaser(s) and their solicitors details should be provided with this tender.
- 7) The vendors may ask for proof of finance of the purchase prior to accepting the offer.

**Ingoing Valuation and cropping:**

In addition to the purchase price, the purchaser will be required to pay for the growing crop on the land at the time of completion, based upon the cost of seeds, spray, fertiliser and labour calculated on inputted contract work. It is anticipated that the crop will be winter oil seed rape, following winter wheat.

**Tenure and Possession:**

Vacant possession will be given upon completion of the purchase. The model airplane club which is presently based on the area of pasture in the centre of the property have expressed an interest in reviewing their agreement. The small structure on the site is owned by the mobile airplane club and will be removed before completion if required.

**Sporting and Mineral Rights:**

These rights are believed to be in hand

**Easement, Wayleaves and Rights of Way:**

The property is sold subject to and with the benefit of any wayleaves, easements or rights of way whether mentioned or not.

**Services:**

It is understood that no mains services are connected to the property. Potential purchasers must satisfy themselves on the exact location and adequacy of the services that they may need and require.

**Local Authority:**

North Warwickshire Borough Council – Tel: **01827 715341**

**Plans and Particulars:**

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

**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.

**Money Laundering Regulations:**

Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

**Viewing:**

Please contact Brown & Co to inform us of your name, address and contact number and a reasonable time during daylight hours whilst in possession of a set of sale particulars.

**Enquiries:**

Please contact Richard Newey Tel: **0116 2814931**

**Vendors Solicitors:**

Mr Robert Poulton  
Roythornes Solicitors  
Enterprise Way  
Pinchbeck  
Spalding  
PE11 3YR

Tel: **01775 842592**

Email: **robertpoulton@roythornes.co.uk**

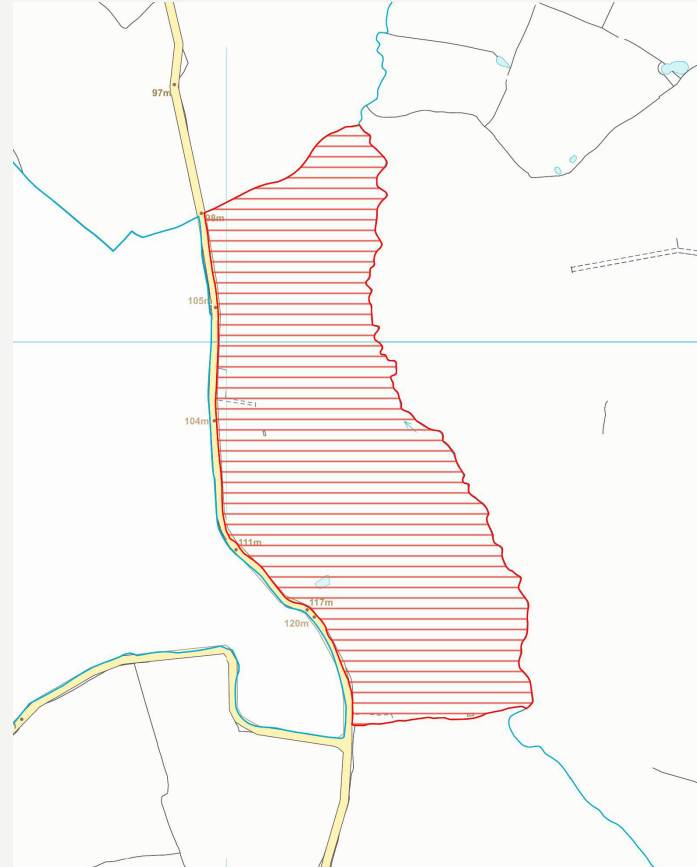
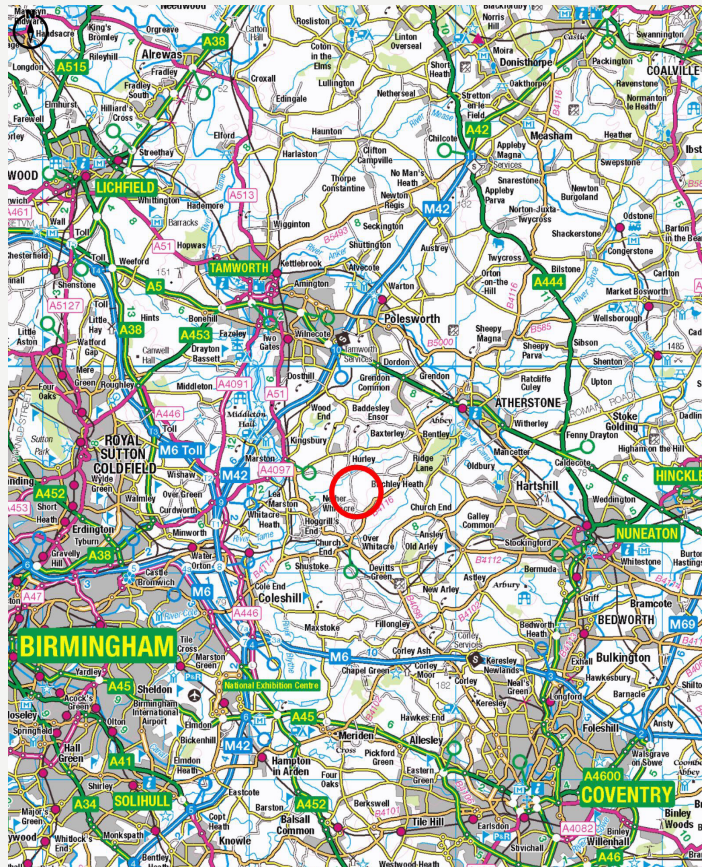
**Price Guide:**

Offers invited in excess of

**£700,000**

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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.

**IMPORTANT NOTICES:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Brown & Co in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Brown & Co nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.



Brown & Co,  
5 Geoff Monk Way,  
Birstall, Leicestershire, LE4 3BU  
Tel: 01162 894719  
www.brown-co.com

**TENDER FORM:**

**LAND FORMING PART OF WHITACRE HALL FARM**

To: BROWN & CO, 5, GEOFF MONK WAY, BIRSTALL, LEICESTER, LE4 3BU  
(Please write clearly in capital letters)

I/We ..... (Name)

of .....(Full address)

.....

Telephone number: .....

by this Tender offer to purchase from the Vendor the property described in the  
Particulars:

Solicitors details: .....

.....

I/We acknowledge that this Tender is subject to the Conditions of Tender attached.

Signed: ..... (Signature of Tenderer)

Dated: ..... 2023

**This Tender Form is to be received by Brown & Co, Leicester Office by 12 noon on 6th October 2023 in a sealed envelope marked "LAND AT WHITACRE HALL FARM" in the top left hand corner.**

**CONDITIONS OF TENDER:**

(1) Tenders shall be submitted on the Tender Form by 12 **NOON** on 6th October 2023 to Brown & Co, 5, Geoff Monk Way, Birstall, Leicester, LE4 3BU

(2) Tenders shall be submitted in a sealed envelope marked “**LAND AT WHITACRE HALL FARM**” on the top left-hand corner.

(3) Tender Forms must be signed by and completed with full names, addresses and details of all persons making the Tender.

(4) The amount of Tender (in words and figures) must be for a fixed sum in Pounds Sterling.

(5) The Vendor does not undertake to accept the highest or any Tender and reserves the right to withdraw the property at any time.

(6) The Vendor may disregard any Tender that is subject to conditions or qualified in any way.

(8) The Vendor will disregard any Tender from undisclosed principals or any Tender in which the amount is indefinite or calculated only by reference to other Tenders or which otherwise fails to comply with the Conditions of Tender in any respect.