



**EARLES**  
TRUSTED SINCE 1935



## **26.11 Acres at Alderhanger Lane, Beoley, Nr. Tanworth-in-Arden, B98 9ED**

*A rare opportunity to purchase over 26 acres of pastureland to include a large pond (approximately 0.50 acres), which is set in a secluded location and over the years, has been used for private fishing purposes.*

*The land lies approximately 1.5 miles to the South-West of the popular village of Tanworth-in-Arden and its amenities. It also has very easy access onto the A435 dual carriageway that runs from M42 (J3) down to Mappleborough Green and Alcester beyond.*



**Asking Price £360,000**

## General Information

### Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability (or otherwise) of services.

### Authorities

National Grid ([www.nationalgrid.co.uk](http://www.nationalgrid.co.uk))  
Severn Trent Water ([www.stwater.co.uk](http://www.stwater.co.uk))  
Stratford-on-Avon District Council ([www.stratford.gov.uk](http://www.stratford.gov.uk))  
Warwickshire County Council ([www.warwickshire.gov.uk](http://www.warwickshire.gov.uk))

### Tenure and Possession

The land is Freehold and vacant possession will be given upon completion.

### Rights of Way and Easements

This property is subject to all rights of way and easements that may exist.

### Boundaries and Timber

All growing timber (where owned) is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing "T" mark.

### Sporting and Mineral Rights

Sporting and mineral rights (where owned) are included in the sale of the Freehold.

### Plans

Plans are shown for identification purposes (only).

### Viewing

Viewing is strictly by prior appointment with Earles. Please call the office (01564 794 343/01789 330 915) to arrange an appointment.

### Directions

What3words:  
///point.sway.chap

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