



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)
Severn Trent Water (www.stwater.co.uk)
Stratford-on-Avon District Council (www.stratford.gov.uk)
Warwickshire County Council (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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