



Land at Marston Lane, Marston Jabbett, Bedworth, Warwickshire, CV12 9AL
Guide Price: £275,000

HOWKINS &
HARRISON

Land at Marston Lane, Marston Jabbett, Bedworth, Warwickshire, CV12 9AL

Guide Price: £275,000 Freehold

Approximately 25.34 acres of flat of level grassland along with a range of equestrian buildings

Location

The land is located directly off Marston Lane, Marston Jabbett.

Marston Jabbett is a small hamlet close to the town of Bedworth. The land is situated close to Bedworth and borders the Coventry Canal.

Travel Distances

- Marston Jabbett: 0.5 Miles
- Bedworth Centre: 1.4 Miles
- Nuneaton: 3.6 Miles
- M6 Junction 3: 5 Miles

Description

25.34 Acres of pasture land located off Marston Lane, Marston Jabbett. The property fronts Marston Lane, the Wem Brook and the Coventry Canal.

The land is relatively flat and level and is bordered predominantly by mature hedgerow. The land is split into 4 enclosures divided by mature hedgerows and fence lines as follows:

Field 1 – 2.73 acres (including buildings)

Field 2 – 0.43 acres

Field 4 - 1.92 acres

Field 5 - 20.26 acres

A hardcore track leading from the access from Marston Lane runs across field one to the buildings.

There are a number of buildings on the land as follows:

Building One - 6.43m x 5.98m

A box profile steel clad storage building with a monopitch steel roof.

Building Two – 4.20m x 14.72m

Building Three – 4.02m x 14.54m

Buildings two and three comprise a range of stables facing one another secured at either end by large lockable steel doors. The buildings are clad in box profile steel with monopitch steel roofs.

Services

The valuer has not been made aware of any services being connected to the property.

Tenure and Possession

The property is sold Freehold and it is envisaged that Vacant Possession will be granted upon completion.

Please note that there is currently a grazier on the ground. This agreement terminates on 31st May 2018. A copy of the agreement can be viewed upon request.

Overage Clause

The property is sold subject to an overage clause. The overage clause will enable the current owner (and their successors) to claim 35% of any uplift in value attributed to any residential or commercial planning permission (or similar) for a period of 40 years. The trigger of the overage will be the sale or implementation of planning permission (or similar).

Restrictive Covenant

The property is to be sold with a restrictive covenant preventing the parking of temporary living accommodation on the land including caravans, tents and vans.

Basic Payment Scheme Entitlements

There are no Entitlements included in the sale of the land.

Local Authority

Nuneaton and Bedworth Borough Council.

Planning Department: 02476 376376.

The agent has not made any enquiries in respect of the site's planning history. All enquiries relating to planning should be directed to the local authority.

Business Rates / Council Tax

We are not aware of any business rates or Council Tax being payable.

Rights of Way, Easements and Wayleaves

We are not aware of any onerous easements, rights of way or wayleaves which affect this property. A public footpath crosses the land.

Plan, Area and Description

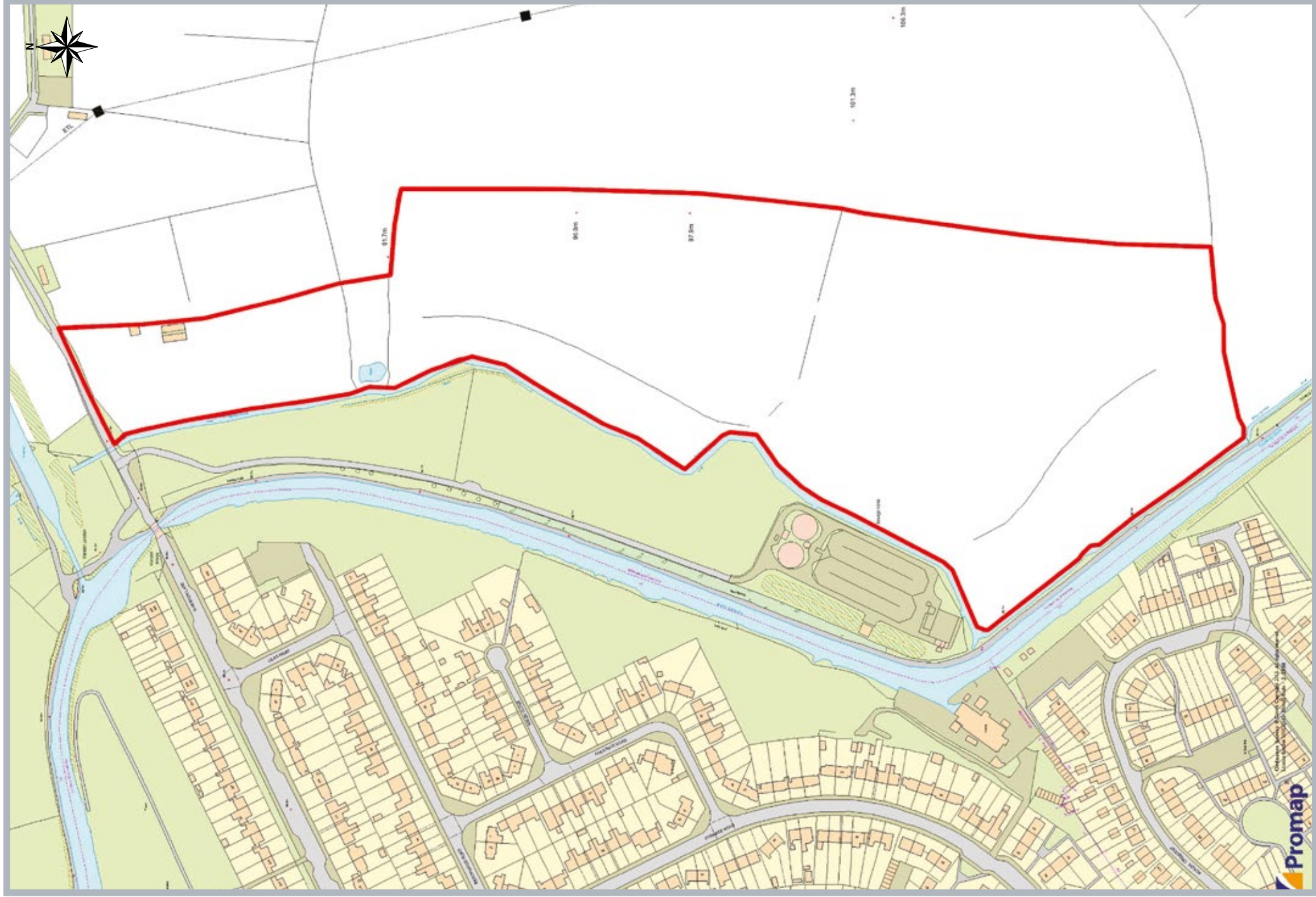
The plan, areas and description are believed to be correct in every way, but no claim will be entertained by the vendor or their agents in respect of any error, omissions or misdescription. The plan is for identification purposes only.

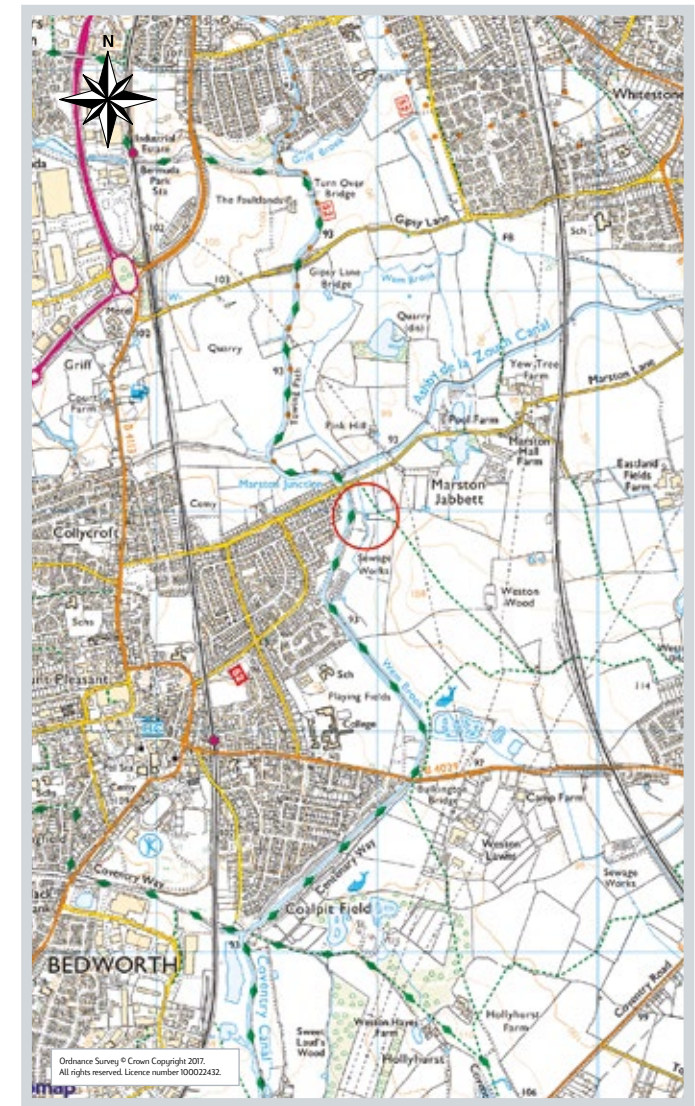
Method of Sale

The property is to be sold by Private Treaty.

Viewing

Strictly by appointment with the agents, Howkins and Harrison: 01827 721380





Howkins & Harrison

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