



Land off Oldbury Road, Hartshill,
Nuneaton, CV10 0TH

HOWKINS &
HARRISON

Land off Oldbury Road, Hartshill, Nuneaton, CV10 0TH

11.46 acres of undulating pastureland,
available in two lots

Features

- Pastureland available in two lots
- Lot 1 - 6.22 acres
- Lot 2 - 5.24 acres
- Gated road access with off-road parking

Location

The land is located off Oldbury Road, opposite Hartshill Hayes Country Park, approximately 1 mile west of Hartshill. Nuneaton town centre is approximately 3.5 miles to the southeast. The land benefits from having easy access to excellent transport links as the A444 is approximately 3 miles to the southeast, providing access to the A5, M6 and Nuneaton train station.

Method of Sale

The property will be sold by private treaty.

Description

The property extends to 11.46 acres of undulating pastureland which is available in two lots as detailed below. The land has mature hedge and fenced boundaries and is surrounded by agricultural land and woodland.





Lot 1 – 6.22 acres of pastureland shown edged red on the plan. Lot 1 has direct road access off Oldbury Road and a concrete parking area.

Lot 2 – 5.24 acres of pastureland shown edged blue on the plan. Lot 2 is accessed via a right of way over Lot 1 as shown by the green hatched area on the plan.

Services

Lot 1 has a mains water supply.

Lot 2 is not connected to any mains services.

Purchasers are advised to make their own enquiries as to connectivity.

Overage Clause

The property is sold with an overage clause which claws back 30% of any development uplift in value attributed to any change of use or planning permission for a period of 30 years. For the avoidance of doubt, the overage clause will not be triggered by any agricultural, equestrian or forestry use.

Easements, Wayleaves and Rights of Way

The land is sold subject to and with the benefit of any easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

Viewing Arrangements

The land may be viewed during reasonable daylight hours by anyone in possession of a copy of these particulars.

Plan, Area & Description

The plan, area 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 misdescriptions.

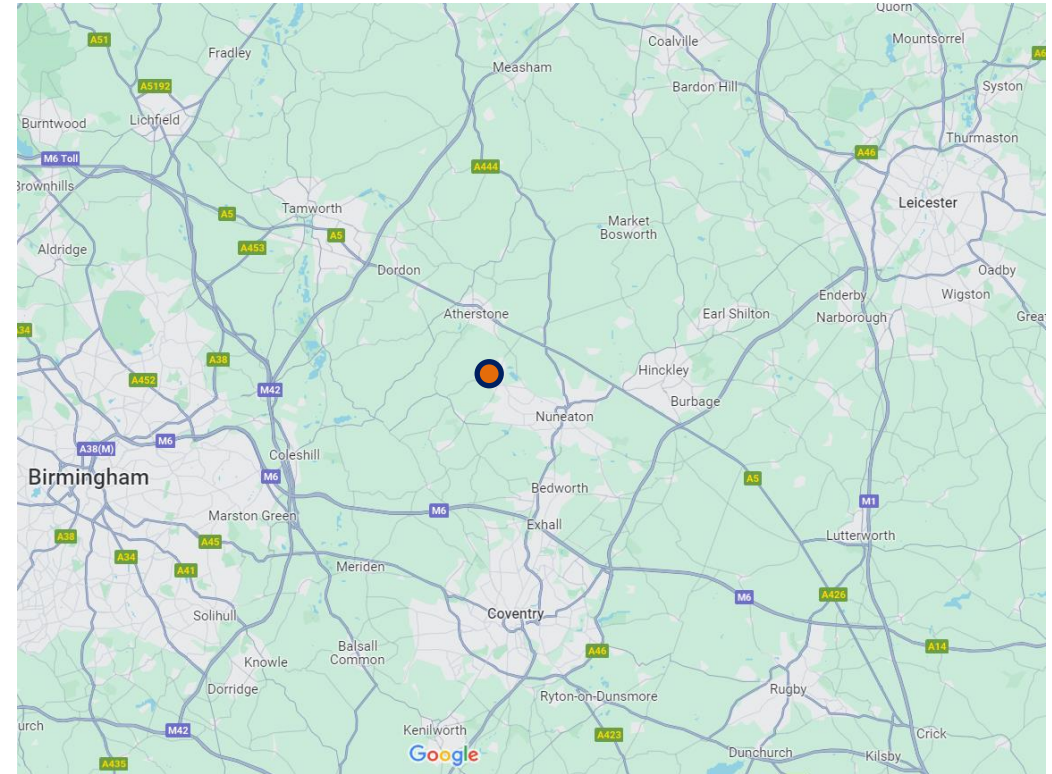
The plan is for identification purposes only and is not to scale.

Anti-Money Laundering

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g., photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

What3Words

///icebergs.marginal.briefing



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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