



Land at Fernhill Farm, Rouncil Lane,  
Kenilworth, Warwickshire CV8 1NN

HOWKINS &  
HARRISON



# Land at Fernhill Farm, Rouncil Lane, Kenilworth, Warwickshire CV8 1NN

An exciting opportunity to purchase approximately 194.27 acres of productive arable land, available as a whole

## Features

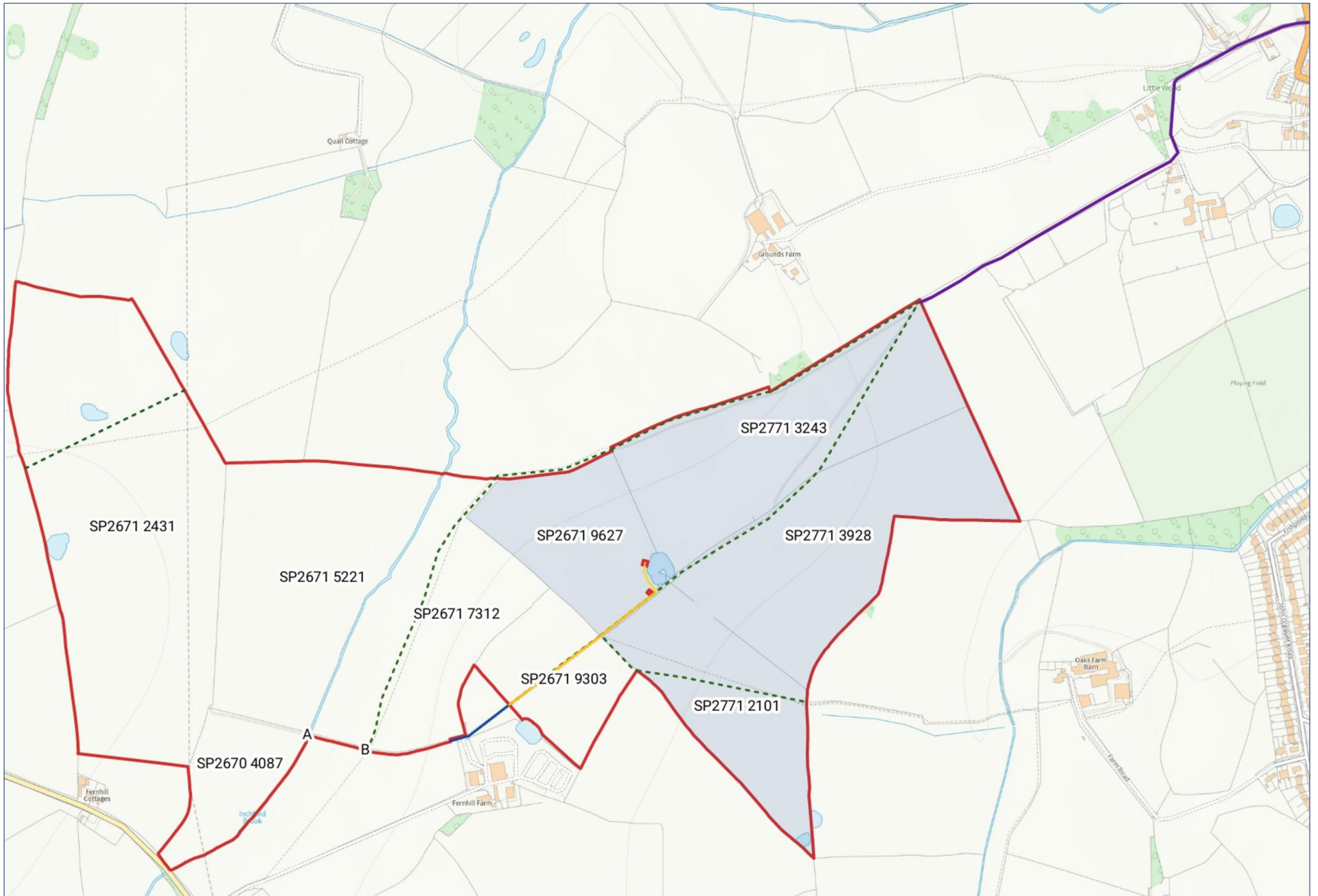
- Productive arable land
- Grade 3 land
- Available as a whole
- Freehold with vacant possession upon completion

## Location

The land has short road frontage and an existing gated access off Rouncil Lane, about 2 miles east of Kenilworth. The village of Beusale is 1.5 miles to the west. Royal Leamington Spa is approximately 7 miles to the southeast and Warwick is approximately 5 miles to the south. The A46 is approximately 3 miles to the east.









## Description

The land comprises an extensive ring-fenced block of productive arable land extending to 194.27 acres (78.62 hectares) or thereabouts. The land is Grade 3 and according to the Soil Survey of England and Wales, the soils are of the Hodnet and Rivington 1 soil types which are both loamy soils.

There is a mobile phone mast and associated electricity cabinet on the land and the seller wishes to retain the freehold ownership of these.

## Cropping History

Field	Acreage	2020	2021	2022	2023	2024
SP2671 2431	48.97	Beans	Wheat	Oats	OSR	Wheat
SP2670 4087	7.51	Beans	Wheat	Oats	OSR	Wheat
SP2671 5221	26.72	Beans	Wheat	OSR	Wheat	Barley
SP2671 7312	21.58	Oats	Wheat	OSR	Wheat	Barley
SP2671 9303	9.76	Oats	Wheat	Beans	Wheat	Barley
SP2671 9627	13.10	Wheat	Oats	Beans	Wheat	Barley
SP2771 2101	15.94	Wheat	Oats	OSR	Wheat	Barley
SP2771 3928	24.79	Wheat	Oats	Beans	Wheat	Barley
SP2771 3243	25.90	Oats	Wheat	OSR	Wheat	Barley





## Countryside Stewardship

The land has been in Higher Level Stewardship schemes since the year 2000 and is currently in a Higher-Level Stewardship scheme which expires on 31st October 2028. Further details are available upon request.

The seller will be planting approximately one acre in field SP2671 9303 with a pollen and nectar seed mix in Spring 2024.

The seller will arrange to terminate the agreement if the buyer does not wish to take it on.

## Services

We understand that the land does not benefit from any mains services. Buyers are to make their own enquiries as to connectivity.

## Overage Clause

The four fields shaded blue on the plan will be sold with an overage clause to reserve 30% of any 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 will not be triggered by any agricultural, equestrian or forestry use.

## Easements, Wayleaves & Rights of Way

The buyer will be granted a right of way over the track shown in blue on the plan. The land benefits from an existing right of way from the B4103, shown in purple on the plan.

The seller and the mobile phone mast operator will reserve a right of way to access the mast site over the track shown yellow on the plan. There are four public footpaths which cross the land as shown in green on the plan.

## Sporting & Mineral Rights

The sporting and mineral rights are to be included within the sale.

## Method of Sale

The land will be sold via private treaty.



## Holdover

The land is currently in crop and the seller retains the right to harvest this crop in 2024.

## Fencing

The seller will erect a suitable stockproof fence along the south side of the track between points A and B on the plan within two years of the date of the sale.

## Viewing

Strictly by appointment only. Please contact James Collier or Susannah Leedham on 01827 721380 or via email:

[james.collier@howkinsandharrison.co.uk](mailto:james.collier@howkinsandharrison.co.uk)

[susannah.leedham@howkinsandharrison.co.uk](mailto:susannah.leedham@howkinsandharrison.co.uk)

## Local Authority

Warwick District Council

Telephone: 01926 456536

Email: [planningenquiries@warwickdc.gov.uk](mailto:planningenquiries@warwickdc.gov.uk)

## Plan, Area & Description

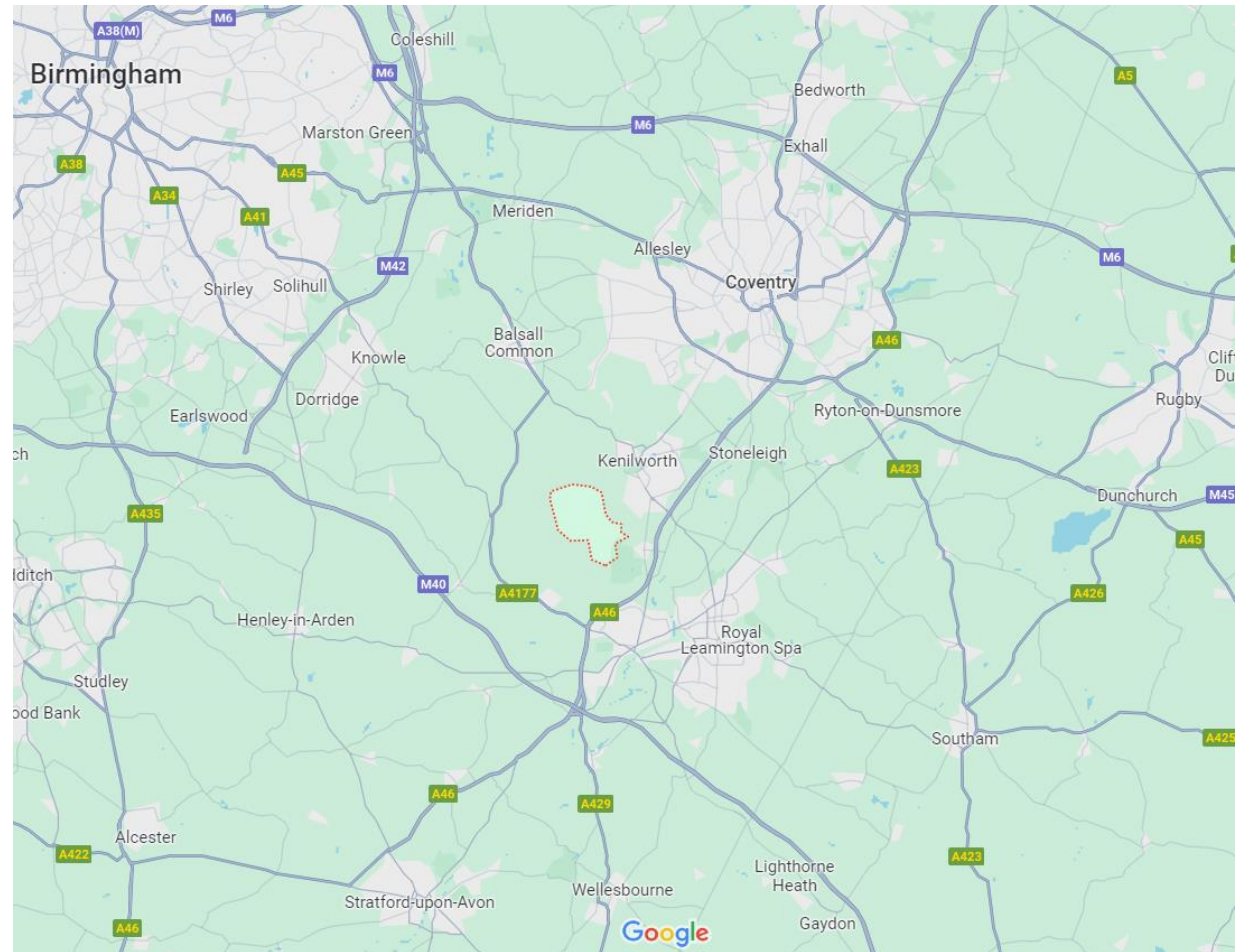
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the seller or their agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only and is not to scale.

## 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

chill.fonts.ozone



### 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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