



Land off Church Lane & Coventry Road,
Nether Whitacre, Coleshill, Warwickshire B46 2DY

HOWKINS &
HARRISON

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An exciting opportunity to acquire an attractive block of pasture land for sale in two lots. Lot 1 extends to approximately 1.65 acres and Lot 2 is approximately 3.02 acres.

Features

- Two lots
- Pasture land
- Direct access
- Freehold

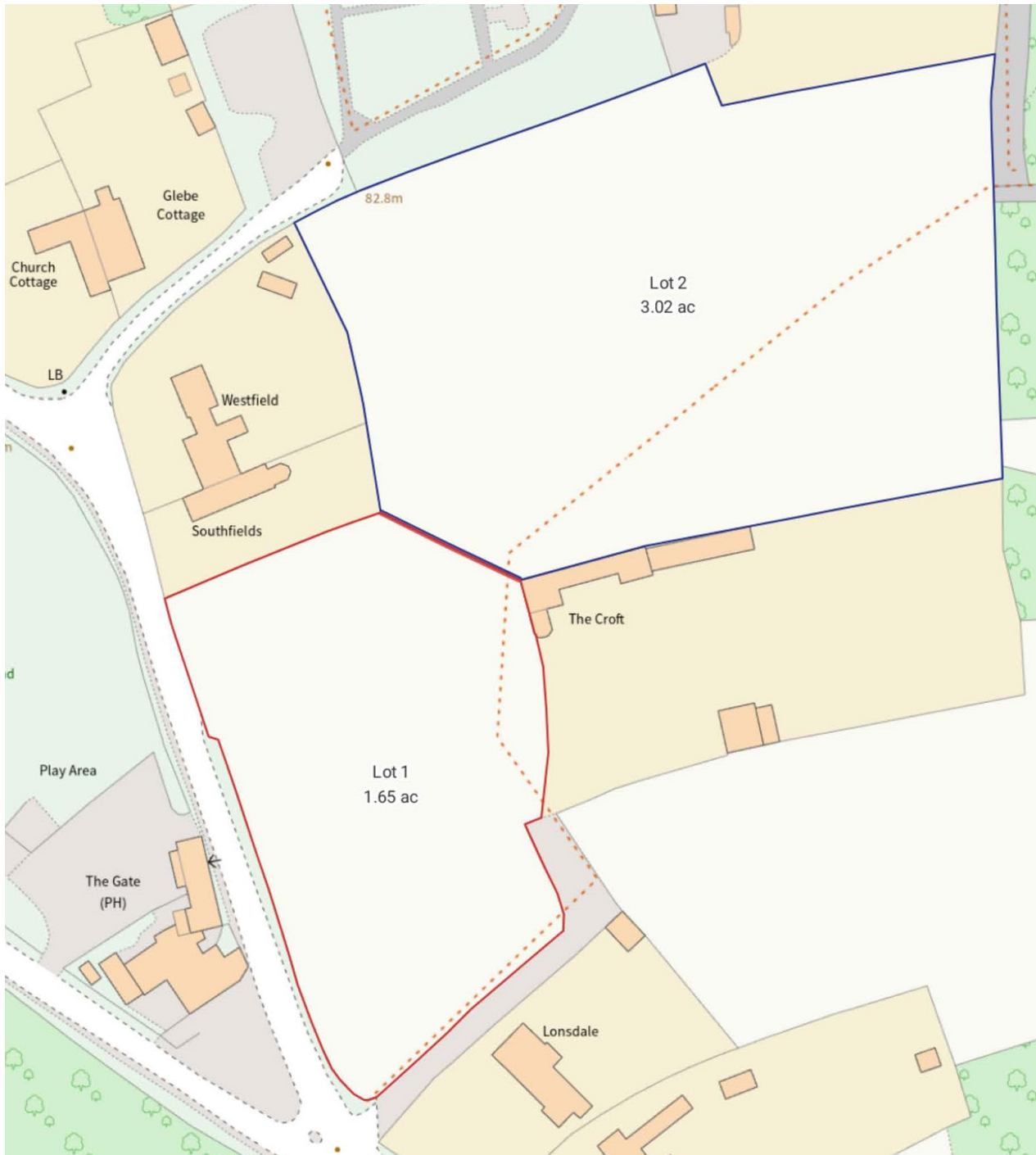
Guide Price

- Lot 1 £70,000
- Lot 2 £75,000

Location

The land is located within the village of Nether Whitacre in Warwickshire. The land is conveniently located approximately 7 miles west of Atherstone and 15 miles east of Birmingham. The market town of Coleshill is approximately 4 miles to the east, and the M42 Junction 9 is about 5 miles.





Description

The land is available as either a whole or as two lots.

Lot 1 – A single enclosure of level pasture land extending 1.65 acres with road frontage from Tamworth Road. The land is shown edged red on the plan.

Lot 2 – A single enclosure of level pasture land accessed via Church Lane and extending to approximately 3.02 acres. The land is shown edged blue on the plan.

The boundaries consist of mature hedges and fenced boundaries. The purchasers of Lot 1 will be responsible for fencing the boundary between the land parcels and installing the required pedestrian access, subject to requirements from the footpath officer.

The vendor has been granted a hedgerow removal notice to remove a section of the hedge along Church Lane to access lot 2. Highways has also confirmed that they are happy for an access as long as the gate opens inwards and not out onto the highway. However, form B of the VAW is required to be filled out by the individual carrying out the work and submitted to Highways. Please contact the selling agent for any further information regarding the access.

General Information Services

We do not believe that the land benefits from any services. However, purchasers are advised to make their own enquiries as to connectivity.

Method of Sale

The property will be sold via private treaty.

Sporting and Mineral Rights

Any sporting and mineral rights will be included in the sale insofar as they are owned by the vendor.

Tenure

The property is offered freehold with vacant possession upon completion.

Rights of Way

The land is subject to a public right of way in the form of a footpath that crosses over Lot 1 and Lot 2 as shown on the plan.

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.

Overage

Lot 1 and Lot 2 will be sold subject to an overage. The overage agreements will entitle the vendor to 25% of any uplift in value for a period of 30 years from the date of sale from any development. Please contact the selling agent for more information.

Local Authority

North Warwickshire Borough Council
<https://www.northwarks.gov.uk> | 01827 715341

Viewing

The land can be viewed during reasonable daylight hours by a person with a copy of these particulars to hand. Please contact the selling agent for more information: 01287 718027 or direct line for the selling agent Philippa Dewes: 01827 721380

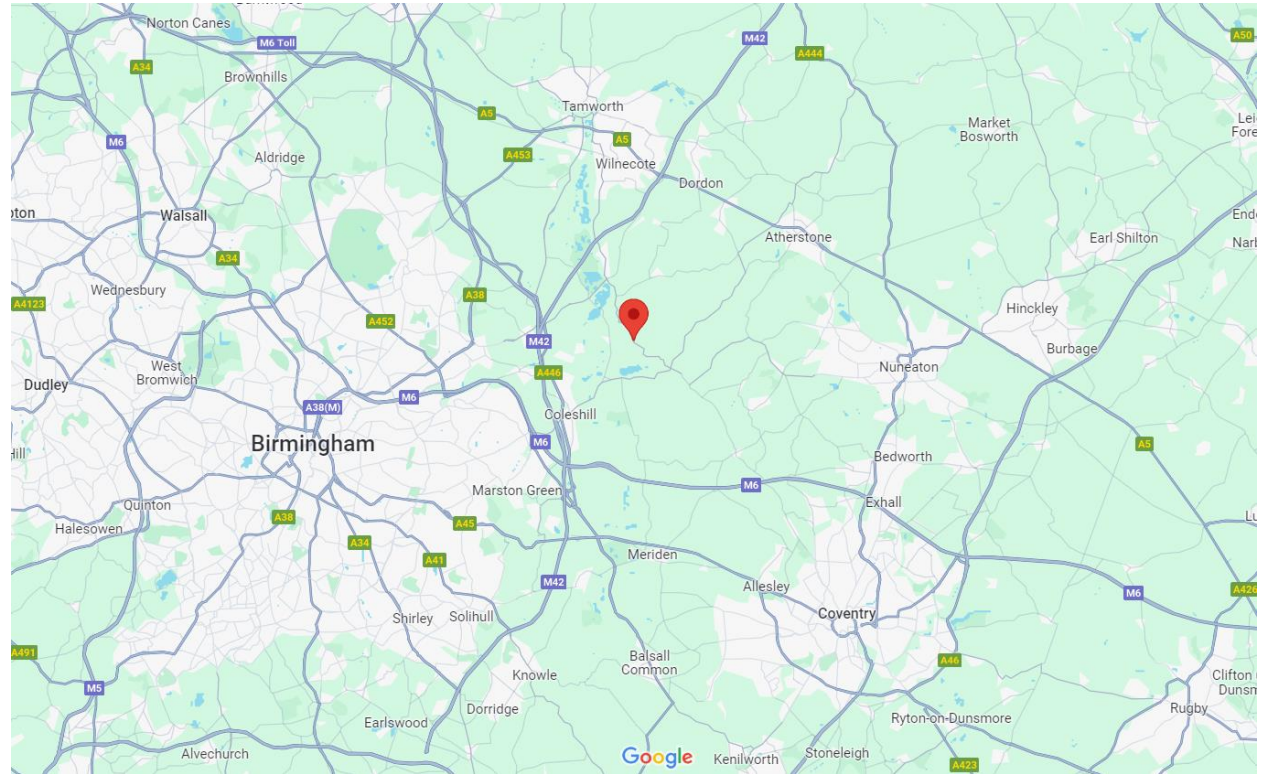
Anti Money Laundering

Under the new Money Laundering Directive (S1 2017/692) we are required under due diligence as set out under HMRC to take full identification (e.g. Photo ID and recent utility bill as proof of address) when a potential purchaser submits an offer for a property. Please be aware of this and have the information available.”

Plan, Area and Description

The plan, area and description and believed to be correct in every way, but no claim will be entertained by the vendor or their Agents with respect to any error, omissions or misdescriptions.

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



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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