



Land off New Road, nr Shuttington,
Tamworth B79 0DT

HOWKINS &
HARRISON

Land off New Road, Shuttington Tamworth B79 0DT

The land off New Road extends to approximately 66.40 acres (26.87 hectares) and comprises a single block of arable land.

Features

- Productive Arable Land
- Ring Fenced
- 66.40 acres (26.87 hectares)
- Direct Access off New Road
- Freehold

Location

The land is located between the village of Shuttington and the B5493 and can be accessed directly off New Road. Shuttington is a small village in the county of North Warwickshire, situated to the east of Tamworth.

The land benefits from excellent transport network links with Junction 11 of the M42 located within approximately 5.5 miles and the B5493 located approximately 0.5 miles away.

Travel Distances

- Tamworth: 4 miles
- Atherstone: 7.3 miles
- Ashby de la Zouch: 11 miles
- Birmingham: 21.6 miles





Description

The land extends to approximately 66.40 acres (26.87 hectares) of productive arable land bordered predominantly by a combination of mature hedgerows and woodland. The land can be shown edged red on the sale plan and is accessed off New Road.

The land is Grade 3 as per the Agricultural Land Classification Map, and the topography of the land is undulating and gently slopes down to the northern boundary. The land is bound by neighbouring agricultural land and woodland.

Services

We understand that the land does not benefit from any mains services. Purchasers should make their own enquiries regarding the location of mains service supplies.

Easements, Wayleaves and Rights of Way

A public footpath crosses through the centre of the land as shown by the dashed orange line on the sale plan. Low voltage electricity overhead lines cross over the land on its eastern boundary.

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

Sporting and Mineral Rights

Where Sporting and Mineral Rights are owned, they will be included in the sale.

Tenure

The land is being sold Freehold.

Local Authority

North Warwickshire Borough Council

<https://www.northwarks.gov.uk/site/> | Tel: 01827 715341

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.

Holdover

The land is currently in crop and the seller retains holdover rights to harvest this crop in 2024. Vacant possession will be provided once the 2024 crop has been harvested.

Method of Sale

The land will be sold via private treaty.

Viewing Arrangements

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. Tel: 01530 877977

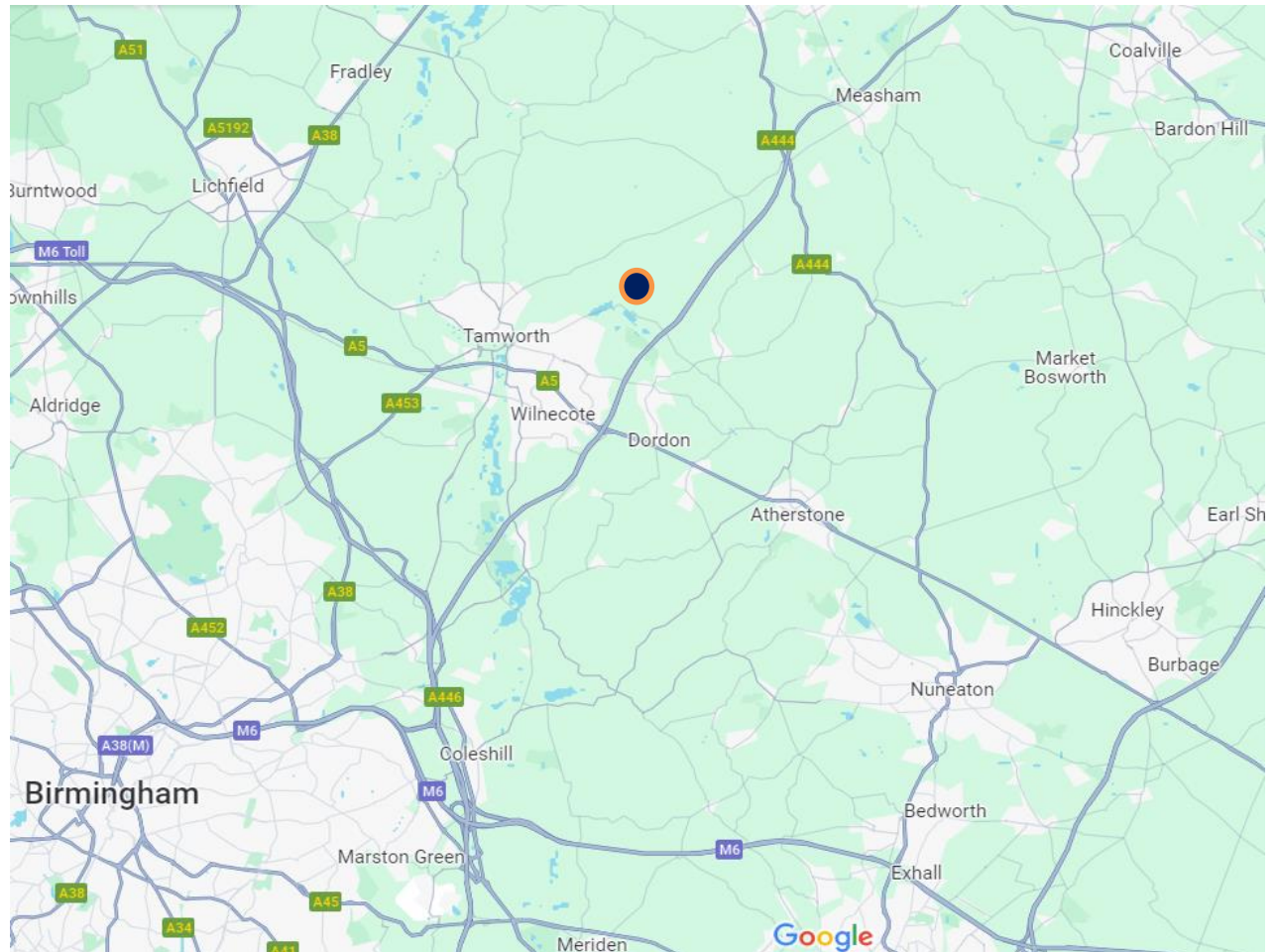
Plan, Area & Description

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 Regulations

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.



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.

Howkins & Harrison

58 Market Street, Ashby de la Zouch LE65 1AN

Telephone 01530 877977

Email ashby@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

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