



Land at Dog Lane, Nether Whitacre,
Birmingham, B46 2DU

HOWKINS &
HARRISON

Land at Dog Lane, Nether Whitacre, Birmingham, B46 2DU.

An exciting opportunity to acquire an attractive block of pasture land with planning permission for equestrian use and the erection of a stable block.

Extending to approximately 2.48 acres (1 hectare) or thereabouts.

Features

- Attractive block of pasture land suitable for equestrian use
- Planning permission for equestrian use and a timber stable block
- Direct access from Dog Lane
- Freehold with vacant possession upon completion

Location

The land is located to the east of Dog Lane, which sits on the north-eastern edge of the village of Nether Whitacre in Warwickshire.

The land is conveniently located approximately 7 miles west of Atherstone and 15 miles east of Birmingham, with access to major road networks available nearby.





Description

The land is a single enclosure of pasture land extending to 2.48 acres (1 hectare) or thereabouts and is available as a whole. The level block of pasture, which is enclosed by mature hedges and fences, is Grade 3 and is of the Whimple 2 soil type. The land is situated in an attractive spot to the north-east of the village of Nether Whitacre and is accessed directly from Dog Lane.

Planning permission was granted under application reference PAP/2021/0099 (North Warwickshire Borough Council) for change of use of the land to equestrian and the erection of a timber stable block.

The planning has been implemented with hardstanding sufficient for access and parking of one horsebox, trailer and one car with maneuvering space. The planning also included the erection of a stable block which is still required to be implemented by the purchaser.

Further details can be obtained from the selling agent.

Services

We do not believe that the land benefits from any services.

Method of Sale

The land will be sold via private treaty.

Sporting and Mineral Rights

Any sporting and minerals 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

There are no public rights of way impacting the land.

Overage

The land will be sold subject to an overage agreement. The overage agreement will entitle the vendor to 25% of any uplift in value for a period of 25 years from the date of sale from any development excluding equestrian and agricultural use. Please contact the selling agent for more information.

Local Authority

North Warwickshire Borough Council -

<https://www.northwarks.gov.uk/site/index.php> - 01827 715341

Viewing

Please contact Philippa Dewes at the Atherstone office on 01827 721380 to arrange a viewing.

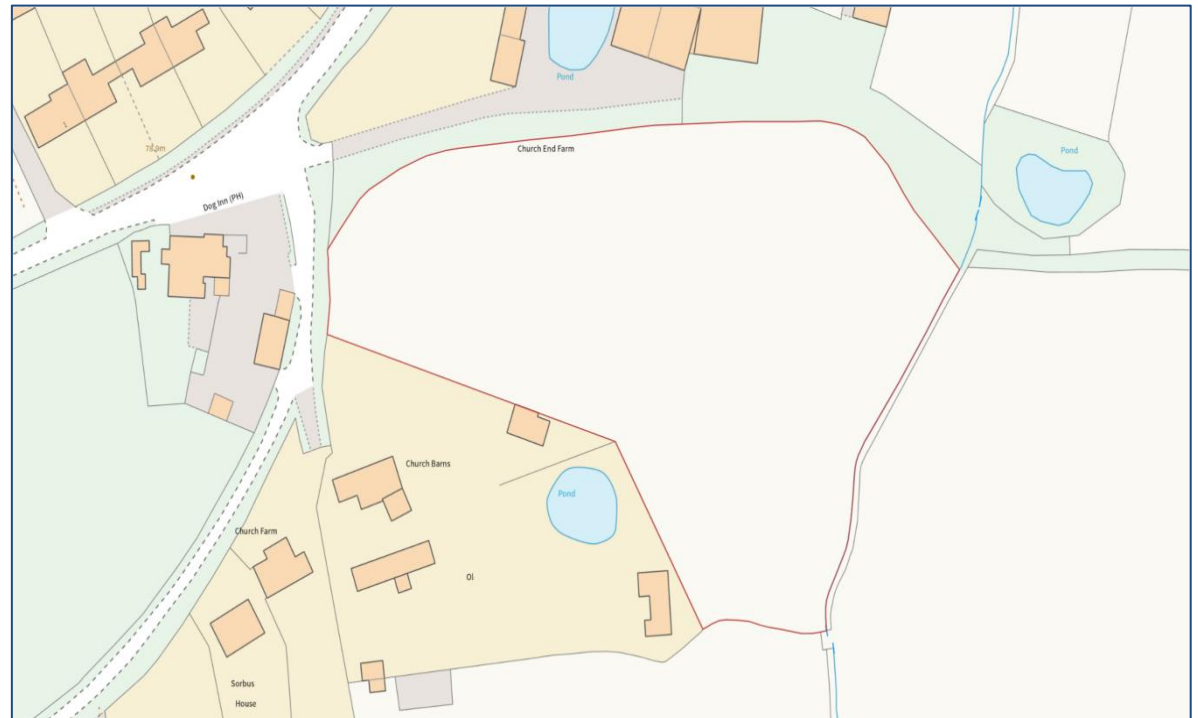
Plan, Area & Description

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 in respect to 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 (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.



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

15 Market Street, Atherstone CV9 1ET

Telephone 01827 721380

Email athrural@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook HowkinsandHarrison

Twitter HowkinsLLP

Instagram HowkinsLLP



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable