



Land at Tamworth Road, Furnace End, Warwickshire, B46 2LL

HOWKINS &
HARRISON

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An exciting opportunity to purchase an equestrian facility with stables, manège and pastureland extending to approximately 3.13 acres

Features

- Equestrian facility with stables, manège and pastureland
- Extending to approximately 3.13 acres
- Gated road access with off-road parking
- Close to equestrian riding clubs and competition venues

Location

The property benefits from gated road access off Tamworth Road in the rural village of Furnace End, situated between Coleshill which is approximately 4 miles to the southwest and Atherstone which is approximately 6 miles to the northeast. Nuneaton town centre is approximately 9 miles to the east. Major road networks including the M42, M6 and A5 are easily accessible from the land, providing access to Birmingham, Coventry and further afield. The property is well located with numerous equestrian riding clubs and well-known competition venues nearby.

Equestrian Centres

- The Gate Riding Club – 2.5 miles
- Coleshill Heath Riding Club – 9 miles
- Weston Lawns – 10.5 miles
- Solihull Riding Club – 17 miles
- Newbold Verdon Equestrian Centre – 19.5 miles





Description

The property extends to approximately 3.13 acres comprising an equestrian facility with pastureland, five stables, tack room, hay barn and a 20m x 30m manège with an Equestrian Direct Flexiride sand and fibre surface. The land has mature hedge and fenced boundaries with a small area of woodland to the south.

The property benefits from planning permission for equestrian use.

Services

We understand that the property benefits from mains electricity and water connections. Purchasers should make their own enquiries as to the availability and adequacy of services.

Overage Clause

The property is subject to an existing overage clause which will clawback 30% of any uplift in value attributed to any residential or commercial planning permission and this is due to expire in February 2045.

For the avoidance of doubt, the overage clause will not be triggered by any agricultural or equestrian development, including any equestrian development for a commercial use.

Please note that this is an existing overage clause, so it will not be possible to exclude this from the sale.

Restrictive Covenant

The property is subject to an existing restrictive covenant which prevents the parking of temporary living accommodation on the land including caravans, tents and vans.

Method of Sale

The property will be sold by private treaty.

Local Authorities

North Warwickshire Borough Council

www.northwarks.gov.uk

Tel: 01827 715341

Easements, Wayleaves and Rights of Way

There is a public footpath which crosses over a small section of the land at the south-eastern corner and then runs adjacent to the eastern boundary. This is shown by the blue dotted line on the sale plan.

We understand that Severn Trent Water have a right of way over the driveway to access the neighbouring land. This is shown by the green dotted line on the sale plan.

Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take full identification (e.g., photo ID and recent utility bill as proof of address) of a potential purchaser upon submitting an offer on a property.

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.

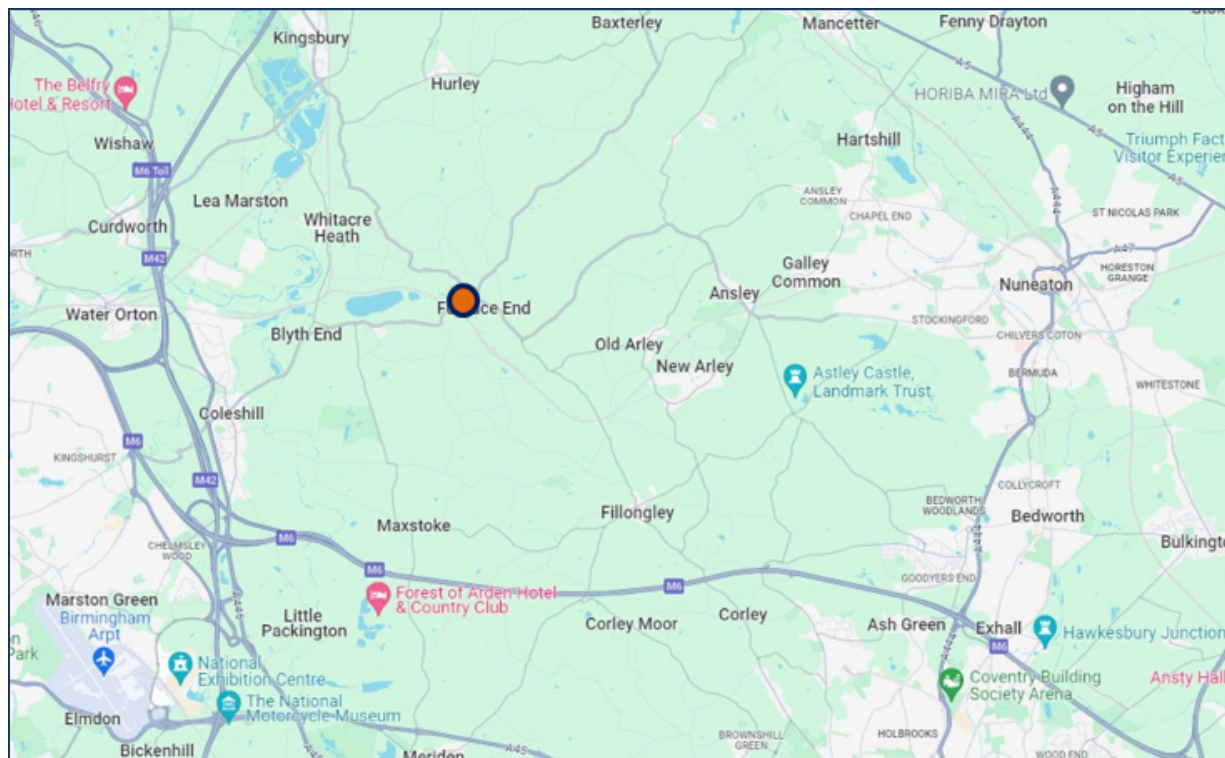
Viewing Arrangements

Strictly by prior appointment only.

Please contact Susannah Leedham or Anna Meynell at the Atherstone office on 01827 721380.

What3Words

///sanded.stands.barstool



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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