



Land to the rear of Willis Croft, Warton,  
Tamworth, Warwickshire, B79 0EU

HOWKINS &  
HARRISON



# Land to the rear of Willis Croft, Warton, Tamworth, Warwickshire, B79 0EU

Approximately 56.79 acres of Grade 3 arable land

## Features

- Arable land
- 56.79 acres
- Grade 3 land
- Freehold

## Description

The land extends to approximately 56.79 acres of arable land split into five parcels. The land is classified as Grade 3 on the Agricultural Land Classification Map and according to The Soil Map of England and Wales, the soil is a reddish fine loamy soil of the Hodnet series.

A small section of the land falls within Floodzone 3.







### Overage Clause

The land will be sold with an overage clause which will reserve 30% of any uplift in value attributed to any change of use or planning permission on the land for a period of 30 years.

For the avoidance of doubt, the overage clause will not be triggered by any agricultural, equestrian or forestry uses.

### Location

The land is located in the rural village of Warton, approximately 6 miles to the east of Tamworth and approximately 4 miles to the northwest of Atherstone.

The land is accessed via Willis Croft, off Austrey Road.

The A5 is approximately 4 miles to the south, providing convenient access to the M42 and further afield.

### Cropping History

Field	Acreage	2021	2022	2023	2024	2025
SK2804 9478	24.97	Rye	Winter wheat	Grass	Grass	Winter wheat
SK2804 5722	9.94	Rye	Winter wheat	Grass	Grass	Winter wheat
SK2804 7625	8.04	Rye	Winter wheat	Grass	Grass	Winter wheat
SK2804 8145	7.28	Rye	Winter wheat	Grass	Grass	Winter wheat
SK2804 9646	6.56	Rye	Winter wheat	Grass	Grass	Winter wheat







## SITE PLAN



Produced on Land App, Jun 26, 2025.  
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200 m  
Scale 1:7567 (at A4)



## Easements, Wayleaves and Rights of Way

The land is accessed via Willis Croft off Austrey Road, as shown by the blue dotted line on the sale plan.

The purchaser will be granted a right of way along the access track beyond Willis Croft, as shown by the green dotted line on the sale plan.

We understand that there is a gas pipeline which crosses through the land.

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.

## 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. The land is currently let on a Farm Business Tenancy which is due to end on 30<sup>th</sup> October 2025, at which point vacant possession will be available.

## Services

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

## Holdover

The land is currently in crop and the tenant retains the right to harvest this crop in 2025.

## Method of Sale

The land will be sold by private treaty.

## Local Authority

North Warwickshire Borough Council

<https://www.northwarwicks.gov.uk/>

Tel: 01827 715341

## What3Words

///afraid.opposite.radically

## Viewing

Viewings are strictly by appointment. Please contact Susannah Leedham on 01827 721380 or [susannah.leedham@howkinsandharrison.co.uk](mailto:susannah.leedham@howkinsandharrison.co.uk).

## Plan, Area & Description

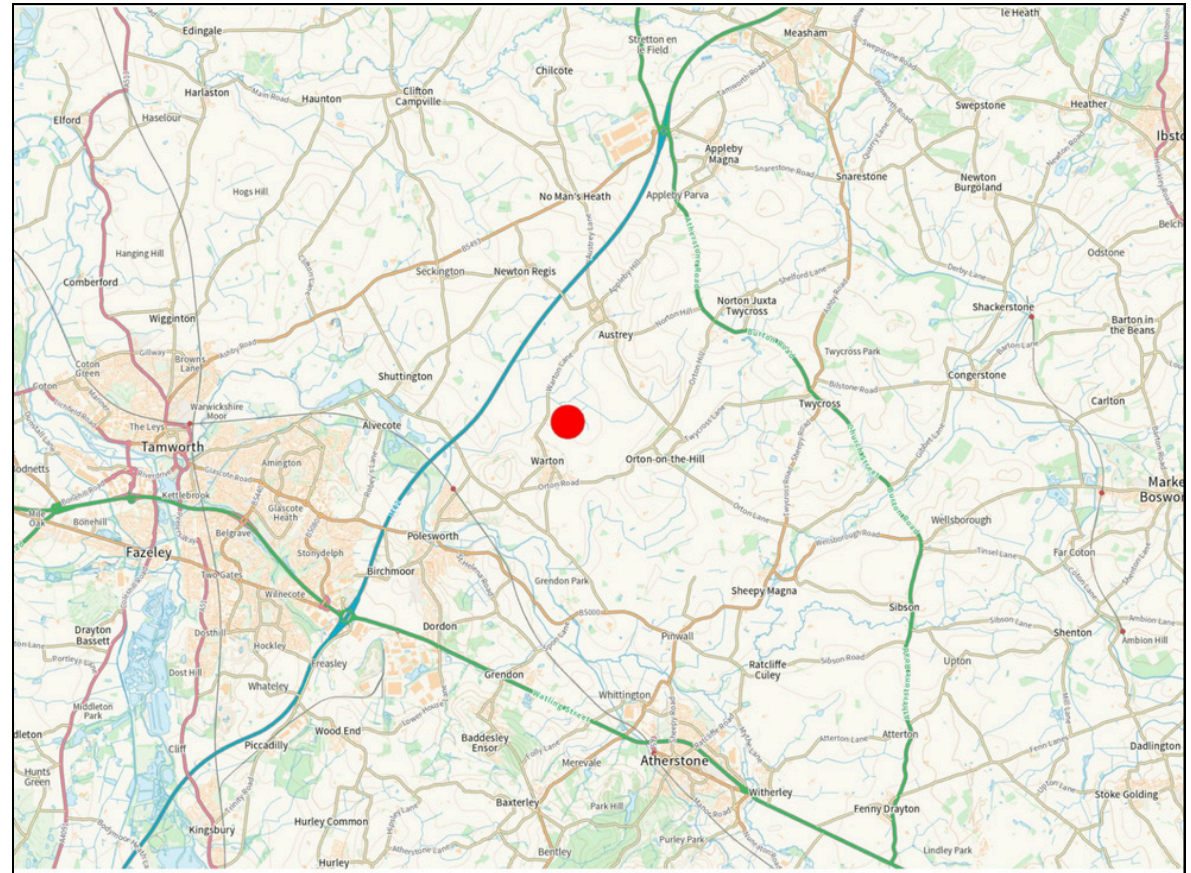
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

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) when a purchaser submits an offer for a property. Please be aware of this and have the information available.

Please note a fee of £30 will be charged to each buyer for the Anti-Money Laundering check via our online system Move Butler.



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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