



Sale of Land off Church Road, Shilton, CV7 9HW

HOWKINS &  
HARRISON

## Approximately 31.01 acres of Arable Land off Church Road, Shilton, CV7 9HW

A good sized single parcel of arable land on the outskirts of the village of Shilton with road frontage.

### Features

- Approximately 31.01 acres (12.55 hectares)
- Productive arable land
- Road frontage
- Edge of village location

### Distances

- Bulkington: 1.9 miles
- Coventry: 6 miles
- Nuneaton: 6.1 miles

### Description

The land extends to approximately 31.01 acres (12.55 hectares) of productive arable land, currently part of an active arable rotation. The land is a single parcel enclosed predominantly by mature hedgerows.

The land gently slopes from the south to the north.

The land is classified as Grade 3 under the Agricultural Land Classification Map for England.





## Location

The land is situated in a rural location to the south of the village of Shilton, and to the north east of Coventry. The land has road frontage onto Church Road.

The land benefits from excellent transport network links with M6 and M69 approximately 1.6 miles to the south.

## Overage

The property is sold with an overage clause which claws back 30% of any development uplift in the value attributed to any change of use or planning permission for a period of 30 years. For the avoidance of doubt the overage will not be triggered by any agricultural, equestrian or forestry use.

## Tenure & Possession

There is currently a Farm Business Tenancy in place on the land where we expect vacant possession from September 2027.

## Services

Purchasers should make their own enquiries regarding the location of mains service supplies.

## Easements, Wayleaves & Rights of Way

The land is affected by a public footpath that follows the northern boundary, and part way down the western boundary.

The land is impacted by a low voltage electricity poles and overhead lines near the northwestern boundary.

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

## Method of Sale

The Land will be sold by private treaty.

## Local Authority

The property sits within the confines of Rugby Borough Council - 01788 533533

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison by contacting Gabriella Bennion on 01530 877977 (Option 4) or e-mail [gabriella.bennion@howkinsandharrison.co.uk](mailto:gabriella.bennion@howkinsandharrison.co.uk)

## What3Words

[//snow.owned.rotation](https://what3words.com/snow.owned.rotation)

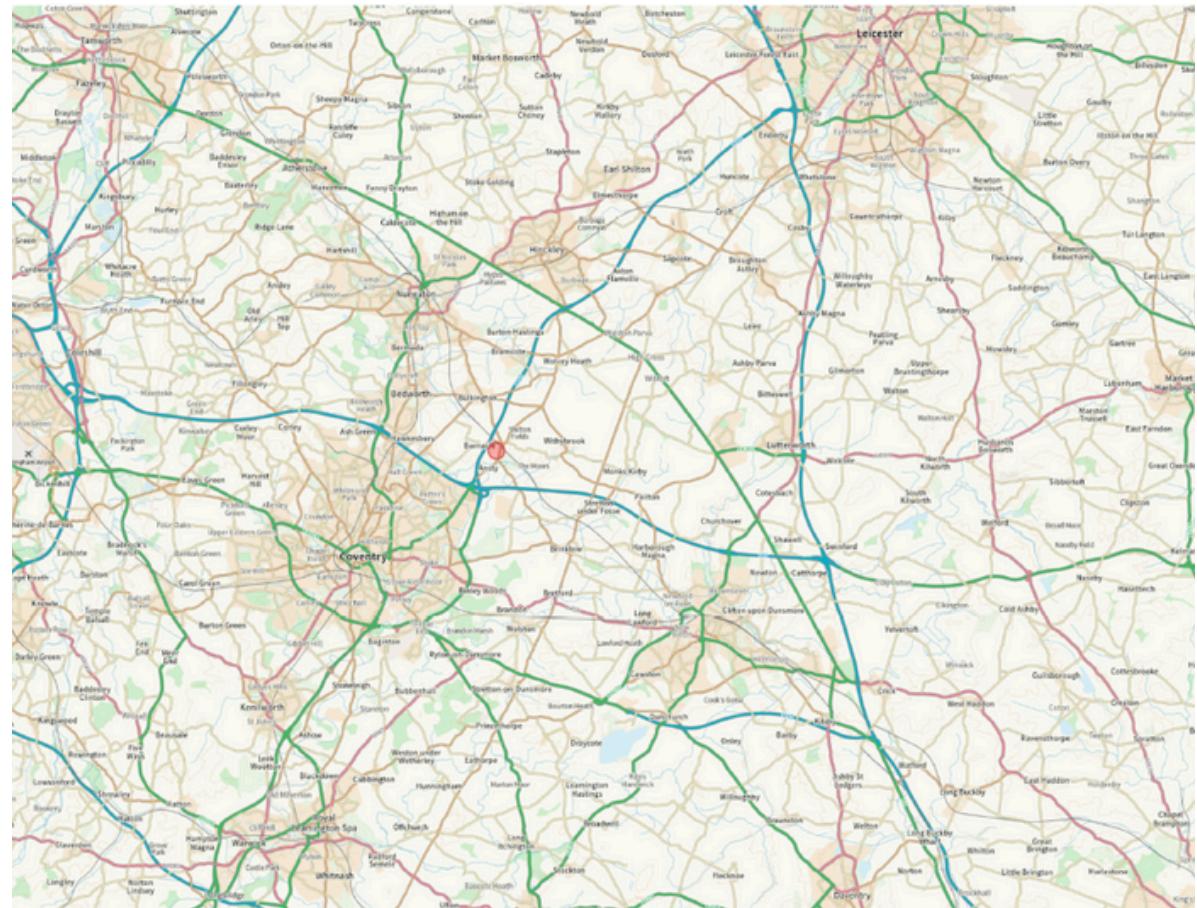
## Plan, Area & Description

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.

## Anti-Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



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.

 **CONTACT US**

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