



Land off Main Street, Monks Kirby, Rugby,  
Warwickshire, CV23 0QZ

HOWKINS &  
HARRISON



# Land off Main Street, Monks Kirby, Rugby, Warwickshire, CV23 0QZ

The property extends to approximately 25.29 acres (10.23 hectares) comprising of 2 Parcels, one field of arable (18.37 acres) and the other pasture 6.92 acres (2.80 hectares) all being grade 3 land, situated on the edge of the village.

The land is bounded by a mature trees and hedgerow with stock netting in places, available as a whole or in two separate lots.

## Travel Distances

- Rugby 6.7 miles
- Lutterworth 7.2 miles
- Coventry 10 miles
- A5 - 4.3 miles
- M1 (J20) 7 Miles

## Location

Monk's Kirby is a picturesque village located in the county of Warwickshire, England. Nestled in the rural countryside, it is situated about 6 miles northwest of the town of Rugby with key amenities like St. Edith's Church, the Denbigh Arms pub, and a village hall. Surrounded by scenic countryside, although only 7 miles west of Junction 20 of the M1 and 7 miles east of Junction 2 on the M6.

The situation of the land is shown on the attached site plan.

## Situation

The land is situated to the southwest of Monks Kirby and benefits from road frontage onto Main Street from which access can be taken via a gated entrance.





## Description

The land is grade 3, with soils described as Loamy and Clayey soils.

### Lot 1

Lot 1 SP4682 1467 (edged in blue on the site plan) extends approximately 18.37 acres (7.43 Hectares) of arable land benefiting from road frontage and the boundaries comprises of mature trees and hedgerows with stock proof fencing in fair condition. Although this is currently in arable production, this could easily be reseeded for grazing or equine use.

### Lot 2

Lot 2 SP4682 2988 (edged in red in the site plan) consists of approximately 6.92 acres (2.8 hectares) of productive pastureland adjoining the developed boundary of Monks Kirby and may have some long term development potential.

The land is being offered for sale as a whole or in up to 2 lots.

## Tenure & Possession

The property is offered for sale freehold with vacant possession upon completion.

## Services

Currently we are unaware of any service connections however with the land bordering Monks Kirby it is assumed that Mains connections are nearby.

## Rights of Way Etc

The property is accessed via a gateway East of Main Steet.

## Historic Overage Clause

The property is sold subject to an existing development overage in favour of the former owner who retained 35% of any increase in value on each and every non-agricultural or non-equestrian development taking place within a period of 35 years from the 17th of June 2022. The agreement does however permit development of a single dwelling subject to an agricultural occupancy condition (AOC).

## Method of Sale

The property will be offered for sale by private treaty as two separate lots and interested parties should submit their offers to the agent's Rugby office.



## Viewings

Viewings are unaccompanied during daylight hours, within reasonable times, with a copy of the brochure to hand. Neither the vendors or the agents are responsible for the safety of those viewing the property, and persons taking access do so entirely at their own risk.

Please inform Howkins & Harrison, the selling agents, of timings for proposed viewings.

## Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) 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). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

## 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 agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

## Vendor Solicitor

Mark Anderson Address: Minerva House, 7 St John's Business Park, Rugby Road, Lutterworth LE17 4HB Tel: 01455 559444 Email: mark.anderson@broomfields.uk.com

## VAT

It is the intention of the vendors not to charge VAT in addition to the purchase price, however, the vendors reserve the right to charge VAT on the purchase price should they be advised to do so at the point of sale.

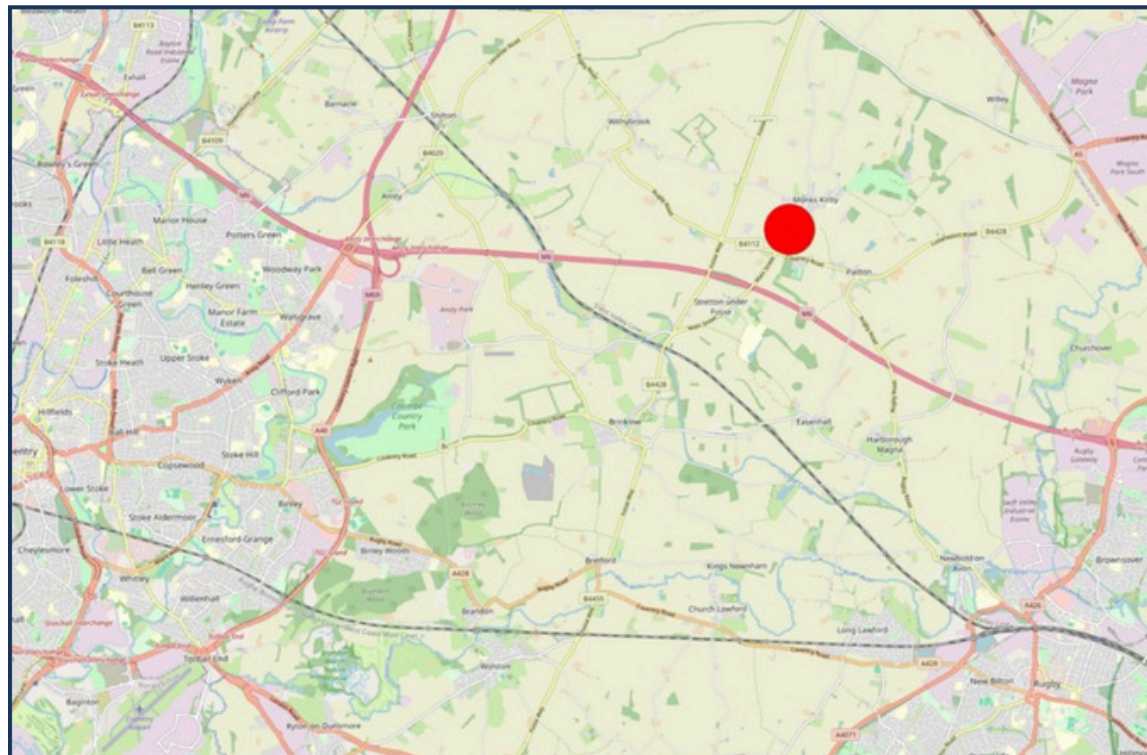
## Local Authority

Rugby Borough Council Local Planning Authority  
Severn Trent Water  
National Grid

Tel. 0178 853 3777  
Tel. 0345 750 0500  
Tel. 08000 096 3080

## What3Words

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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

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