



Stables & Land at Whitnash Brook, Greenfield Rd,
Radford Semele, Leamington Spa, CV31 1UT

HOWKINS &
HARRISON

Stables & Land at Whitnash Brook, Greenfield Rd, Radford Semele, Leamington Spa, CV31 1UT

An attractive equestrian facility with stables, yard, and pastureland.

Extending to 2.99 acres (1.25 ha)

Distances

- Radford Semele - 0.8 miles
- Leamington Spa Town Centre & Railway Station – 1.5 miles
- Warwick Town Centre & Railway Station - 3.2 miles
- Coventry City Centre – 9.4 miles

For sale by Public Online Auction on
Wednesday 2nd July 2025 at 12pm.

Situation

The property sits adjacent to Whitnash Brook on the eastern side of Whitnash. A tributary stream of the River Leam sits within the title and forms the western boundary of the property.

Situated between Whitnash and Radford Semele, several bridle paths run are near the property.

The land is also in close proximity to several equestrian centres including the Warwick International School Of Riding (3 miles); Lowlands Equestrian Centre (7.8 miles); Swallowfields Equestrian Centre (10.40 miles); and Onley Equestrian Complex (11.6 miles).





Description

A conveniently positioned block of equestrian land together with a stable block, yard and buildings to the west of Whitnash, extending in all to about 2.99 acres (1.21 hectares).

The land is split into a 0.13-acre yard and three westward sloping Grade 3 grazing paddocks separated by post and rail fencing (extending to 2.87 acres). The site is bordered by a mix of post and rail fencing and mature hedgerows.

The timber stable with box-profile metal sheet clad sides, fibre cement roofing and concrete base (circa 66.72 sq.m) consists of 4 loose boxes and tack room. To the north of the yard, a disused railway wagon is used as a hay store, and a disused three-bay Dutch Barn (circa 62.2sq.m) is situated between the northern-most two fields.

The land can be accessed via gates from the lane to the south of the property. The vendors have always used this access and they have provided a Statement of Truth confirming this. We understand verbal permission has been given for part of this use by the owner. Details of access rights are available within the Data Room. There is hardcore parking for two/three vehicles next to the stables.

The land is shown edged red on the site plan.

Tenure & Possession

The land is sold freehold with vacant possession given on completion from Title Number: WK321060.

Easements, Wayleaves and Rights of Way

A footpath (WK1254/W119b/1) passes northwards through the property, following the stream on the western boundary.

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

Services

The property is not connected to mains water and electricity.

Rainwater harvesting tanks and a solar panel electric connection serve the stable block, providing fresh water and electricity for lighting. Purchasers should make their own enquiries regarding the location of mains service supplies.

Auction Terms

The property is for sale by online auction. All details, terms, conditions and contract pack are available on our website.

Contract Pack

The contract pack is available via the 'online auction' pages of our website.

Online Auction Access

Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions' in the main heading menu then 'Online Auctions'. To bid; click 'Register' and verify your email address. Should you be successful in the purchase of this property, the following payments are due upon exchange:

£5000 (incl VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:

- Auctioneers Buyers Premium - £1,800 (inc VAT)
- Auction Platform Fee - £1,980 (inc VAT)
- £1,220 towards deposit.

The remainder of the 10% deposit of the purchase price is due by 12pm the next working day.

The purchaser is subject to the following payments upon completion:

- Balance of the purchase price
- Search fees to a maximum of £917.33 (plus VAT)
- Transfer fee - £195 (plus VAT).
- Administration fee - £480 (inc VAT).

Full terms and conditions for the online auction are available on our website.





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

Viewing

Strictly by prior appointment through the agent's Rugby office on 01788 564680, or email: rugrural@howkinsandharrison.co.uk.

Vendors Solicitor

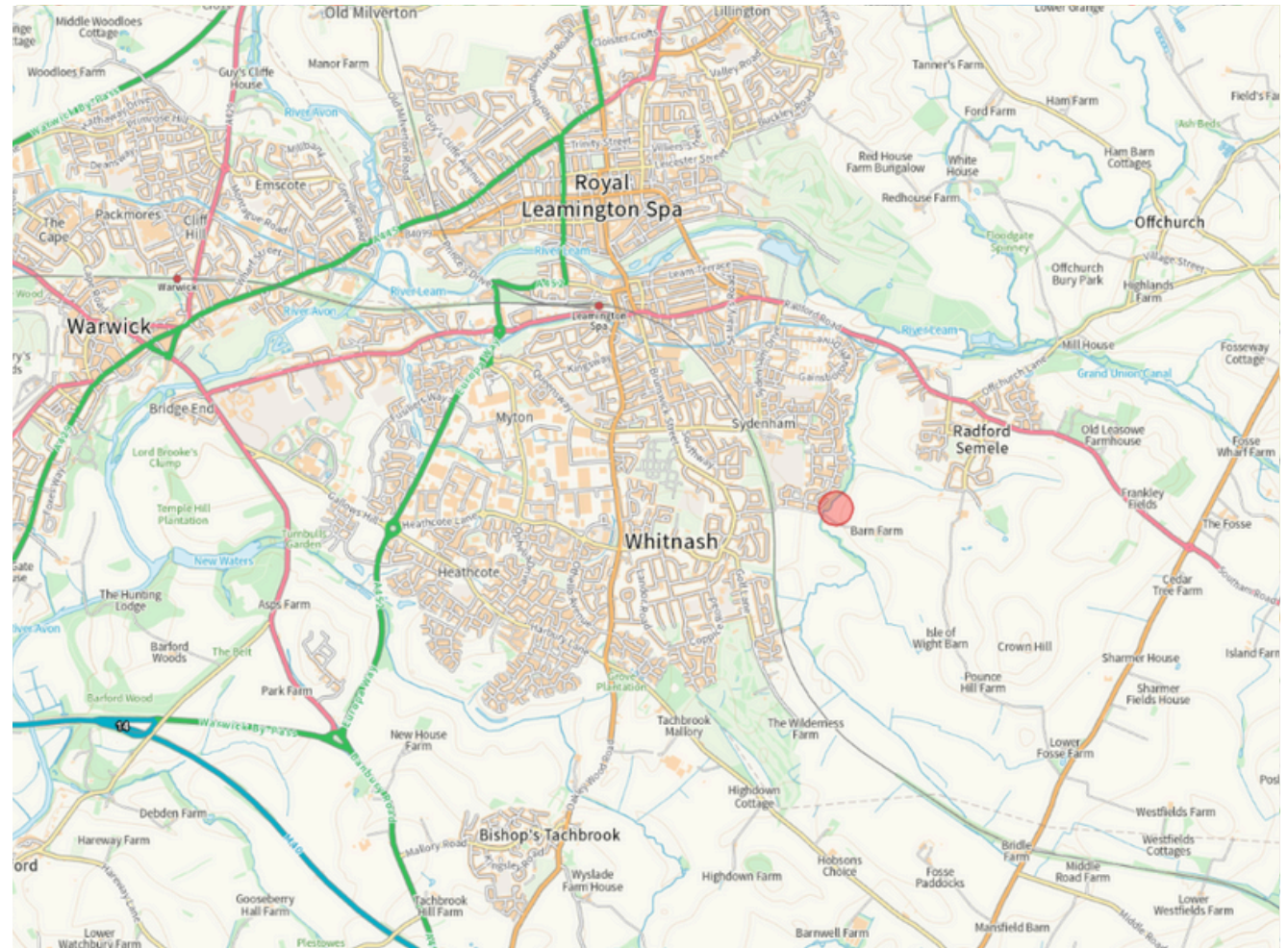
Morgan Baines, Arnold Thomson Solicitors, Harborough Innovation Centre, Market Harborough, Leicestershire, LE16 7WB
morgan.baines@arnoldthomson.com | 01327 350266

Local Authority

Warwick District Council – 01926 450000

What3Words

///wheels.bend.loose



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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