



Land off Moor Lane, Sawbridge, CV23 8BU

HOWKINS &
HARRISON

Land at Moor Lane, Between Willoughby and Sawbridge, Warwickshire CV23 8BU.

An attractive block of temporary grassland with frontage to the River Leam and a general purpose building

Extending to 25.60 acres (10.36 ha)

Situation

The land is situated on Moor Lane between the villages of Willoughby and Sawbridge approximately 8 miles south of Rugby and 7 miles north west of Daventry which both provide a good range of everyday services, facilities and amenities. The A5 and Junction 18 of the M1 (8 miles) provides access north and south and also leads on to the M6, A14, M40 and M42.

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

Description

The Land at Moor Lane comprises two enclosures of good quality land that has been down to a temporary grass ley and recently planted with a GS4 mix.

Permission was obtained for a standalone general-purpose building that has been constructed and is 24m x 12m giving a space of 288 sq m (3,100 sq ft).

The land has direct frontage to the River Leam and the associated benefits that are available with river frontage.

The northern part of the land is classified as Grade 3 with the southern river meadow classed as Grade 4 on the Provision of Agricultural Land Classification Maps with the soil described as a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil.





Schedule of Acreages

The land is shown edged red on the attached ordnance survey plan and schedule of acreages is as follows:

OS Number	Description	Acres	Hectares
SP5066 6714	Grass	16.33	6.61
SP5066 6332	Grass	9.27	3.75
Total		25.60	10.36

Right of Way

It is not believed there are any rights of way, easements or wayleaves that benefit or affect the property.

Tenure & Possession

The property is offered for sale freehold with vacant possession of the land being given upon completion of Title No. WK462811.

The Boundaries & Fencing

Boundary ownership will be provided if known at the point of sale.

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 misdescription. The plan is for identification purposes only.

Rural Land Register and Mid-Tier

The land is registered with the Rural Land Register and the fields can be transferred to the purchaser upon completion, from the vendor. The vendors will retain the historic element of previous Basic Payment Scheme claim.

The land is registered within a Mid-Tier Countryside Stewardship Scheme as GS4 – the agreement will be transferred to the successful purchaser.

Method of Sale

The property is offered for sale by private treaty and any interested party should submit their offers to the Agent's Rugby Office.

Services

The land benefits from a mains water connection to a trough in the field.

Overage Clause

An Overage Clause will be included within the sales contract which will reserve 30% of any increase in value due to any non-agricultural or non-equestrian development that takes place on the land for a period of 30 years from the date of sale. The Overage will be triggered either upon implementation of the planning consent or a sale.

For the avoidance of doubt this will not include one single dwelling house, any farm buildings, stables or equestrian facilities that are constructed on the land but would include solar, wind or other renewables scheme.

Local Authorities

Rugby Borough Council Tel. 01788 533533
Severn Trent Water Tel. 08000 963080
Western Power Distribution Tel. 08000 963080

Viewing

Strictly by prior appointment through the agent's Rugby office. Please note that there are sheep grazing the land therefore appropriate biosecurity measures should be taken and the gate should remain closed at all times.

Telephone 01788 564680 or email rurural@howkinsandharrison.co.uk



WhatThreeWords

Using the WhatThreeWords app:

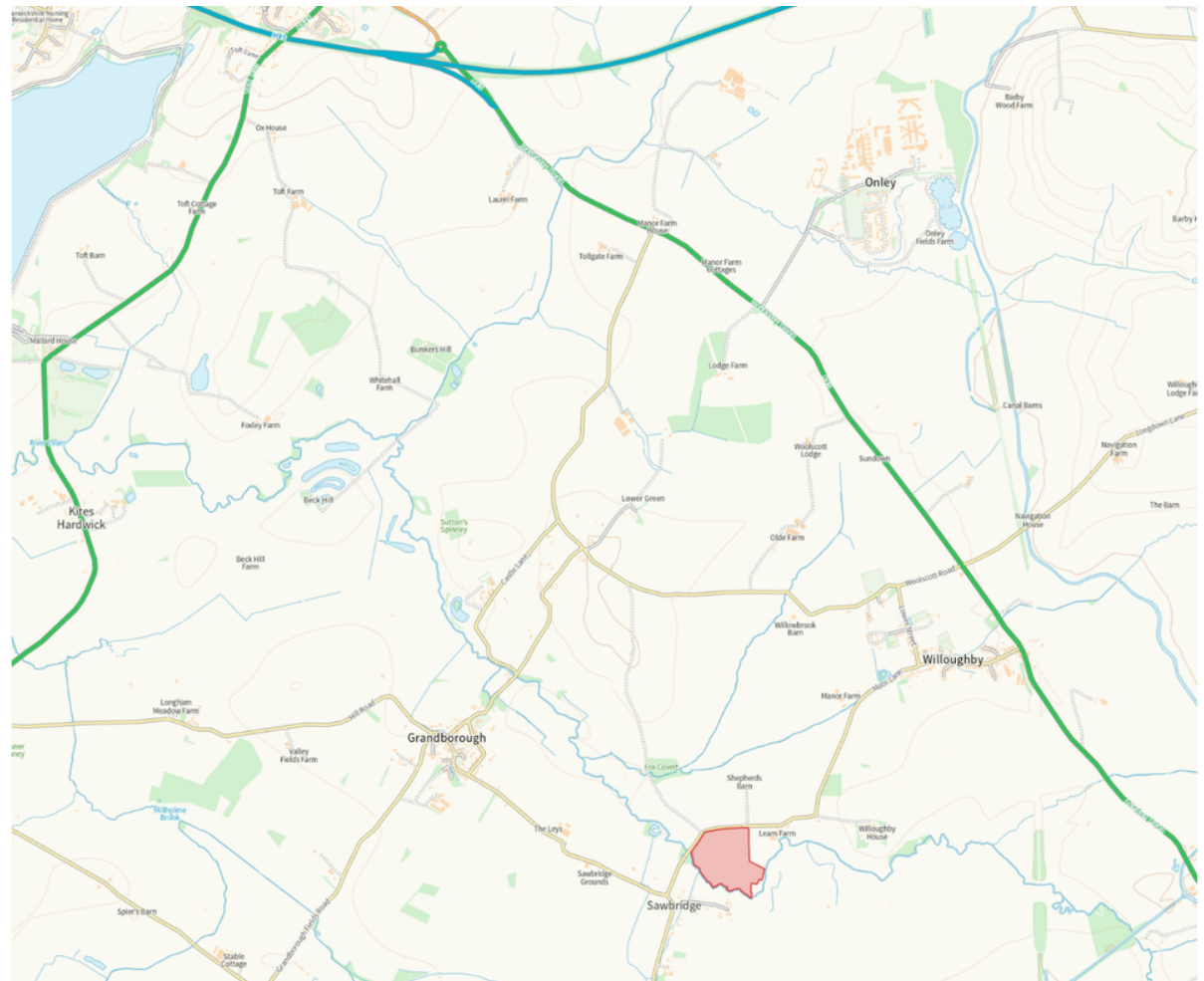
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AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our Agricultural Mortgage Corporation, AMC agents (James Collier or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.

Anti Money Laundering Regulations

To enable us to comply with 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.

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