



The Meadows, Station Road, Nether Whitacre, Coleshill, B46 2EH

HOWKINS &
HARRISON

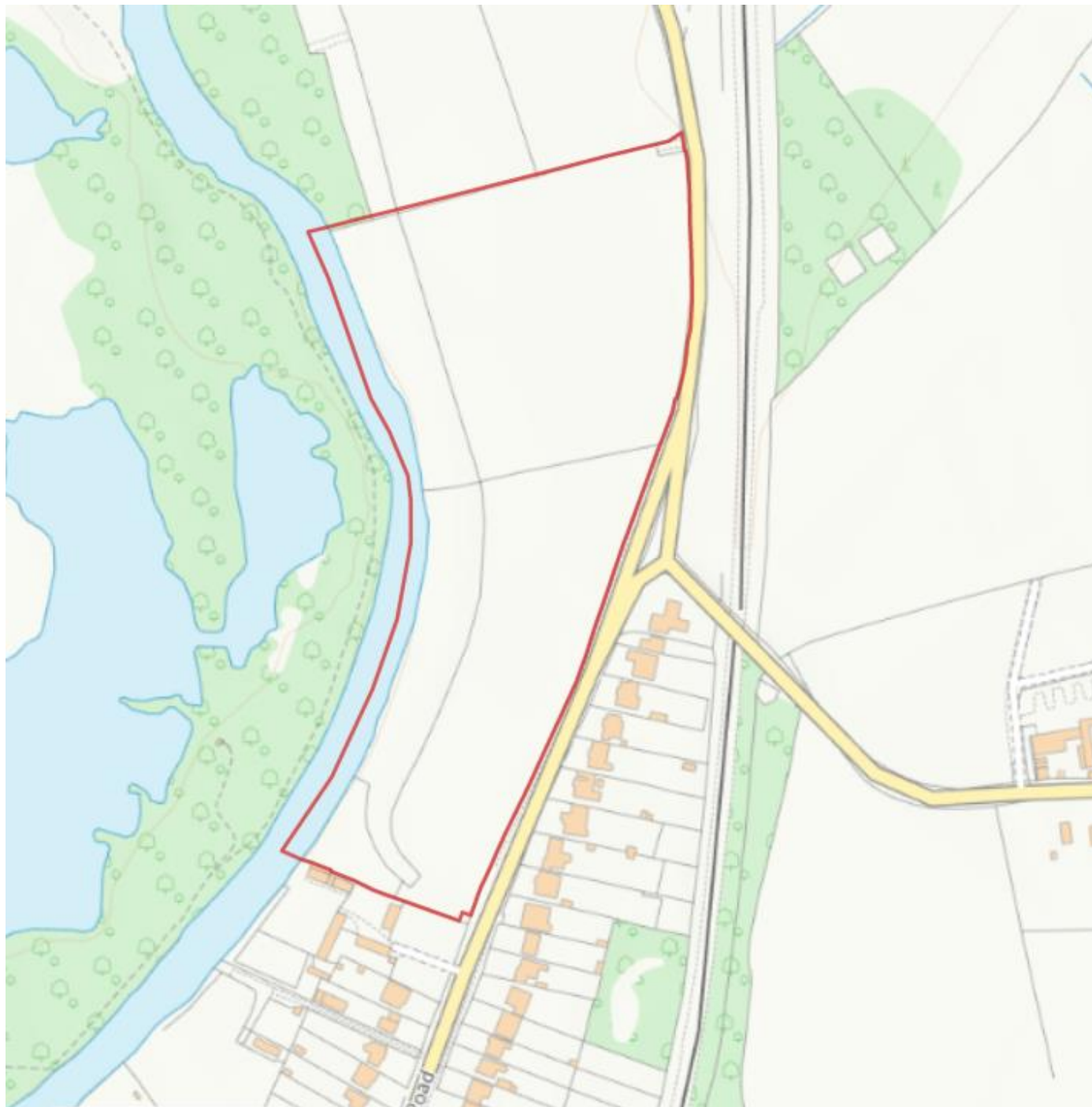
The Meadows
Station Road
Nether Whitacre
Coleshill
B46 2EH

The Meadows offers the opportunity to purchase 14.04 acres of pastureland with road frontage in the popular area of Nether Whitacre.

For sale by private treaty.

Features:

- Attractive parcel of pastureland
- 14.04 acres split into two paddocks
- Road frontage
- Potential for equestrian or amenity use subject to necessary planning permissions
- Rural location with excellent access to transport links



Location

The land is situated off Station Road in the rural village of Nether Whitacre near Coleshill in the county of Warwickshire. The land has the benefit of direct access off Station Road.

Distances

Coleshill – 2.4 miles
Tamworth – 8.5 miles
Birmingham – 15 miles
M42 Junction 9 – 3.5 miles
M6 Junction 4 – 4.6 miles

Description

Purchasers are to note that the land is reclaimed land, sand and gravel extraction finished in the late 1970s and the land was reclined in the early 1980's. The land has only been used for grazing and hay making since being reclaimed. Purchasers are to make their own enquires as to suitability of the ground for alternative uses.

The land extends to approximately 14.04 acres of pastureland with direct access off Station Road. The land has a mature hedge boundary to the roadside, fence boundaries to the north and south and The River Tame runs along the western boundary.

The land is currently used as agricultural and has been grazed by sheep and mown for hay in recent years.

The land would be suitable for equestrian or amenity uses subject to obtaining the necessary planning permission.



Overage

The property is sold with an overage clause which claws back 50% of any development uplift in value

attributed to any change of use or planning permission for a period of 40 years. For the avoidance of doubt the overage will not be triggered by any agricultural, equestrian or forestry use.

Services

We do not believe that the land benefits from any services. Purchasers are to make their own enquiries as to connectivity.

Method of Sale

The land will be sold by private treaty.

Easements, Wayleaves and Rights of Way

There are no public rights of way over the land that we are aware of. There is a private right of way for the adjoining land to the north.

The Environment Agency mow and maintain the flood bank to the river

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

Local Authority

The local planning authority is North Warwickshire Borough Council – 01827 715341

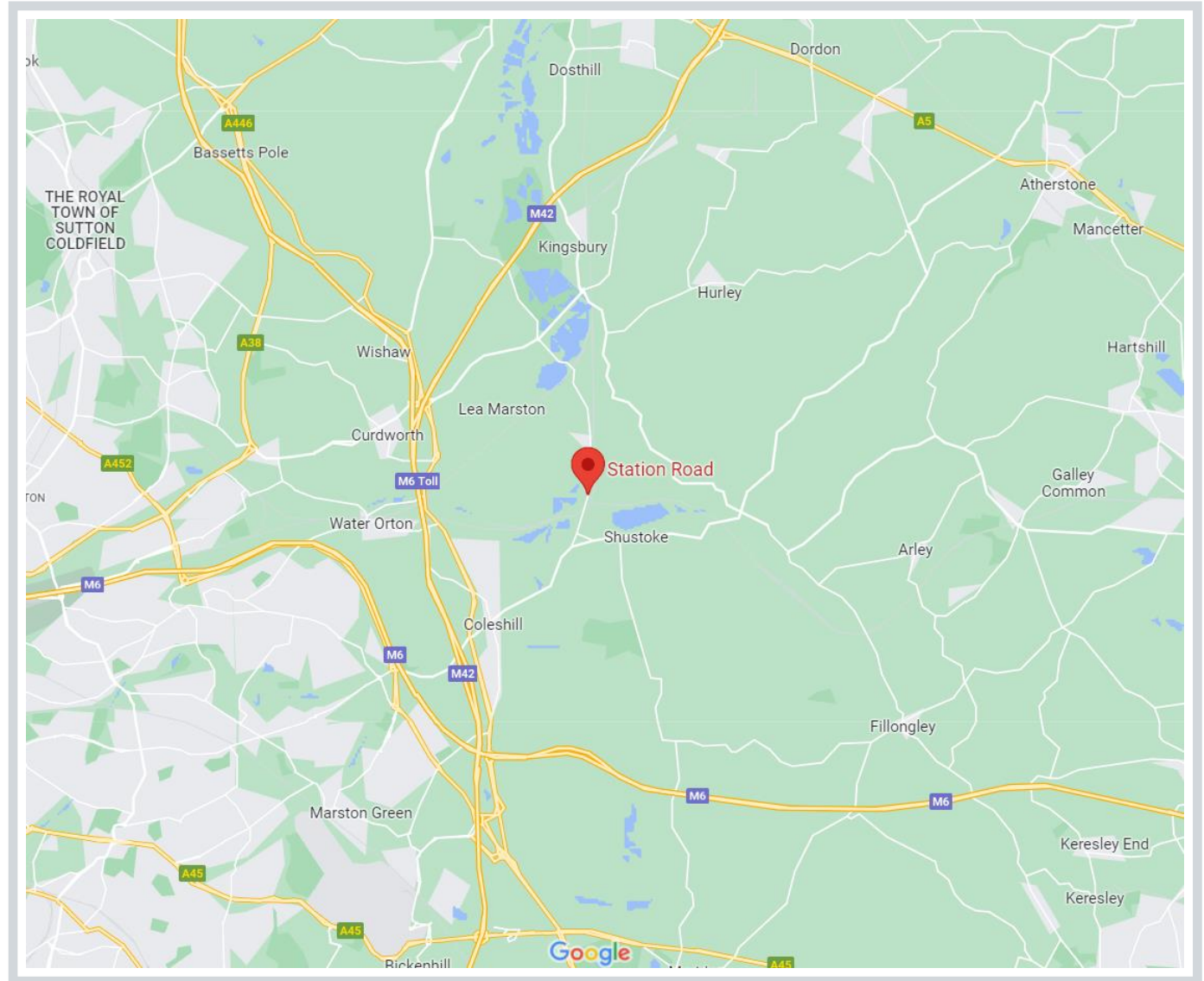
Viewing

Please contact Anna Meynell or Lily Taylor on 01530 877977 (option 4) or by email to

anna.meynell@howkinsandharrison.co.uk or
lily.taylor@howkinsandharrison.co.uk

Anti Money Laundering

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.



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Howkins & Harrison

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