



Land at Hill Wootton, Warwick

Approximately 20 acres of arable and
pastureland *For Sale in two lots by Informal Tender*



GODFREY-PAYTON
CHARTERED SURVEYORS

Land at Hill Wootton, Hill Wootton Road, Warwick, CV35 7PP

The land at Hill Wootton extends to approximately 20.28 acres (8.21 hectares) of arable and pastureland with good access and road frontage.

For sale as a whole or in 2 lots. Offers in excess of

- Lot 1 – £16,000 per acre (18.47 acres)
- Lot 2 – £60,000 (1.81 acres)

FEATURES

- Productive arable and pastureland
- Extending to in all approximately 20.28 acres (8.21 hectares)
- Freehold with vacant possession on completion

LOCATION

The property is situated on the edge of the village of Hill Wootton, in the county of Warwickshire. The towns of Warwick and Leamington Spa are 3 miles to the south. Both towns offer a range of everyday services, amenities and employment opportunities. The M40 and Junction 15 is 6 miles to the northwest and provides direct access to Birmingham and London.

DESCRIPTION

The Property extends to in all approximately 20.28 acres (8.21 hectares) of productive arable and pastureland. The land is Grade 3 according to the Agricultural Land Association Classification of England and Wales.





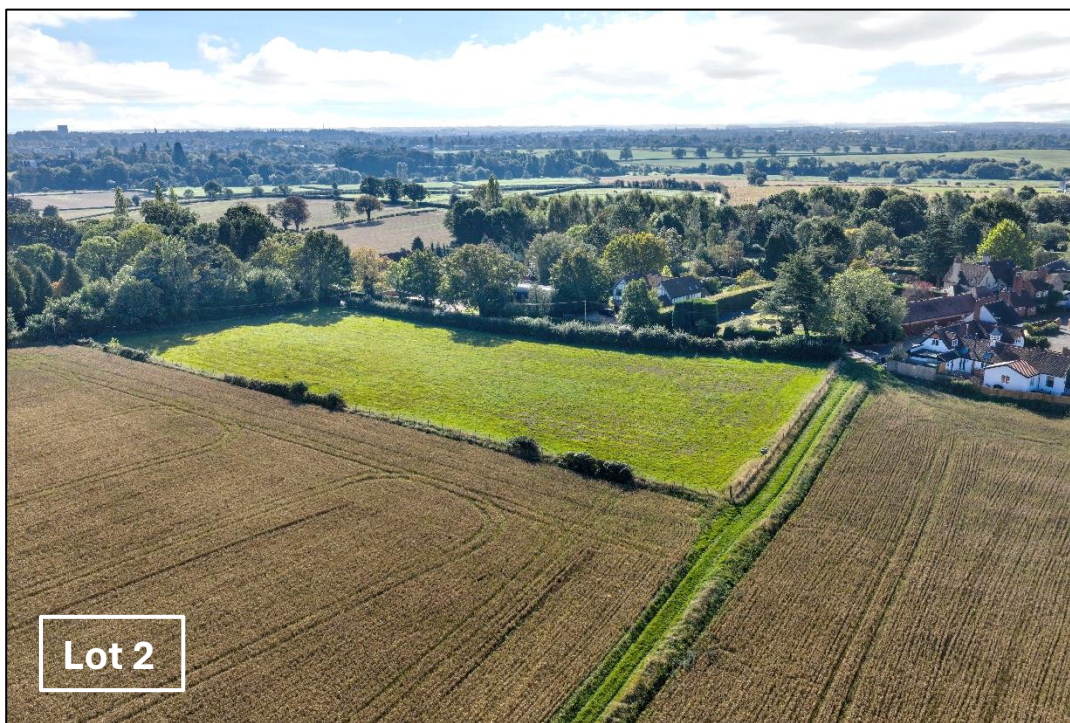
LOT 1:

A block of gently sloping arable land with river frontage extending to 18.47 acres (7.47 hectares) in a cereal rotation. The land benefits from good access and road frontage. The land is predominantly bordered by woodland and mature hedges and the River Avon along the northern boundary.

LOT 2:

A single enclosure of 1.81 acres of pastureland located close to the village. The land can be accessed via a gate off Hill Wootton Road. There is a secondary shared access also off Hill Wootton Road. The land is flat and is bordered by mature hedgerow boundaries and post and barbed wire fencing.

The land has been used for agricultural purposes but may be suitable for equestrian or amenity purposes (subject to planning).



SERVICES:

The pastureland benefits from mains water connection.

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

TENURE:

The land is sold freehold from Title's WK242240, WK298420, WK301995 with vacant possession on completion.

HOLDOVER:

The arable land is stubble so cultivations can commence as soon as the sale is completed.

BOUNDARIES & AREAS:

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

UPLIFT CLAUSE:

The property will be sold with an overage clause to reserve 30% on any uplift in value attributable to any change of use or planning permission for a period of 30 years on the land. The overage will not be triggered by any agricultural, equestrian or forestry use.

SPORTING AND MINERAL RIGHTS

Where sporting and mineral rights are owned, they will be included in the sale.

RURAL LAND REGISTER:

The land is registered with the Rural Land Register, and the fields will be transferred to the purchaser on completion.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES:

A footpath runs south to north across Lot 1, and a footpath runs along (outside) the western boundary of Lot 2.

The secondary access to Lot 2 is shared.

LOCAL AUTHORITIES:

Warwick District Council

SOLICITORS:

Elizabeth Jennings, Mander Hadley. 1 The Quadrant, CV1 2DW
Telephone: 024 7663 1212

VIEWING:

Viewing is unaccompanied but by the prior appointment through the agent's Warwick Office on 01926 492511. All viewings must take place in daylight hours and with a copy of particulars.

WHAT3WORDS:

Lot 1: ///punks.scared.liner Lot 2: ///type.camps.quiet

GODFREY-PAYTON

25 High Street, Warwick, CV34 4BB

Tel: 01926 492511

Website: <https://godfrey-payton.co.uk>



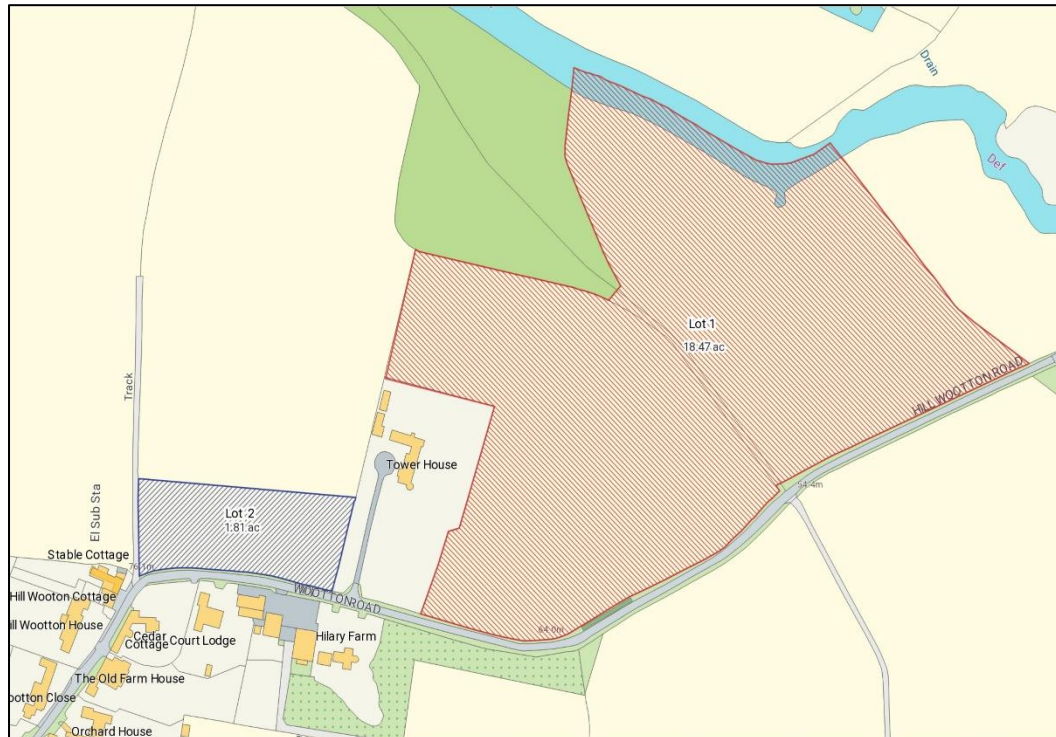
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METHOD OF SALE:

The land will be sold by Informal Tender and offers are invited in writing to the Agent's Warwick Office by 12:00 noon on Monday 3rd November 2025 subject to the following conditions: -

1. Individual offers are to be made for each Lot.
2. All offers must be made in writing to the Agent's Warwick Office.
3. Offers should be in a **sealed envelope & clearly marked on the front: "Land at Hill Wootton"**
4. Offers should be for a fixed amount in £'s sterling only.
5. It is suggested that the offer should be of an uneven sum of money to avoid the possibility of identical offers being received.
6. Offers must be "Subject to Contract" only.
7. Please provide written confirmation with your offer that funds are available for the purchase.
8. Please state your full name, address and telephone number together with the name, address and telephone number of your Solicitor and the name of the contact. This information is essential to comply with Money Laundering Regulations 2017.
9. The Vendors are not bound to accept the highest or any offer.
10. Offers to be made on the basis that contracts will be exchanged within 6 weeks of acceptance of offer with completion 2 weeks thereafter.

LAND PLAN



LOCATION PLAN

