



Land to the rear of 7-9 Pipe Lane, Orton on the Hill,
Atherstone, CV9 3NF

HOWKINS &
HARRISON

Land to the rear of 7 – 9 Pipe Lane, Orton on the Hill, Atherstone, CV9 3NF

Approximately 2.82 acres of land with direct road access off Pipe Lane

Features

- Approximately 2.82 acres of pastureland
- Direct road access
- Freehold with vacant possession upon completion

Distances

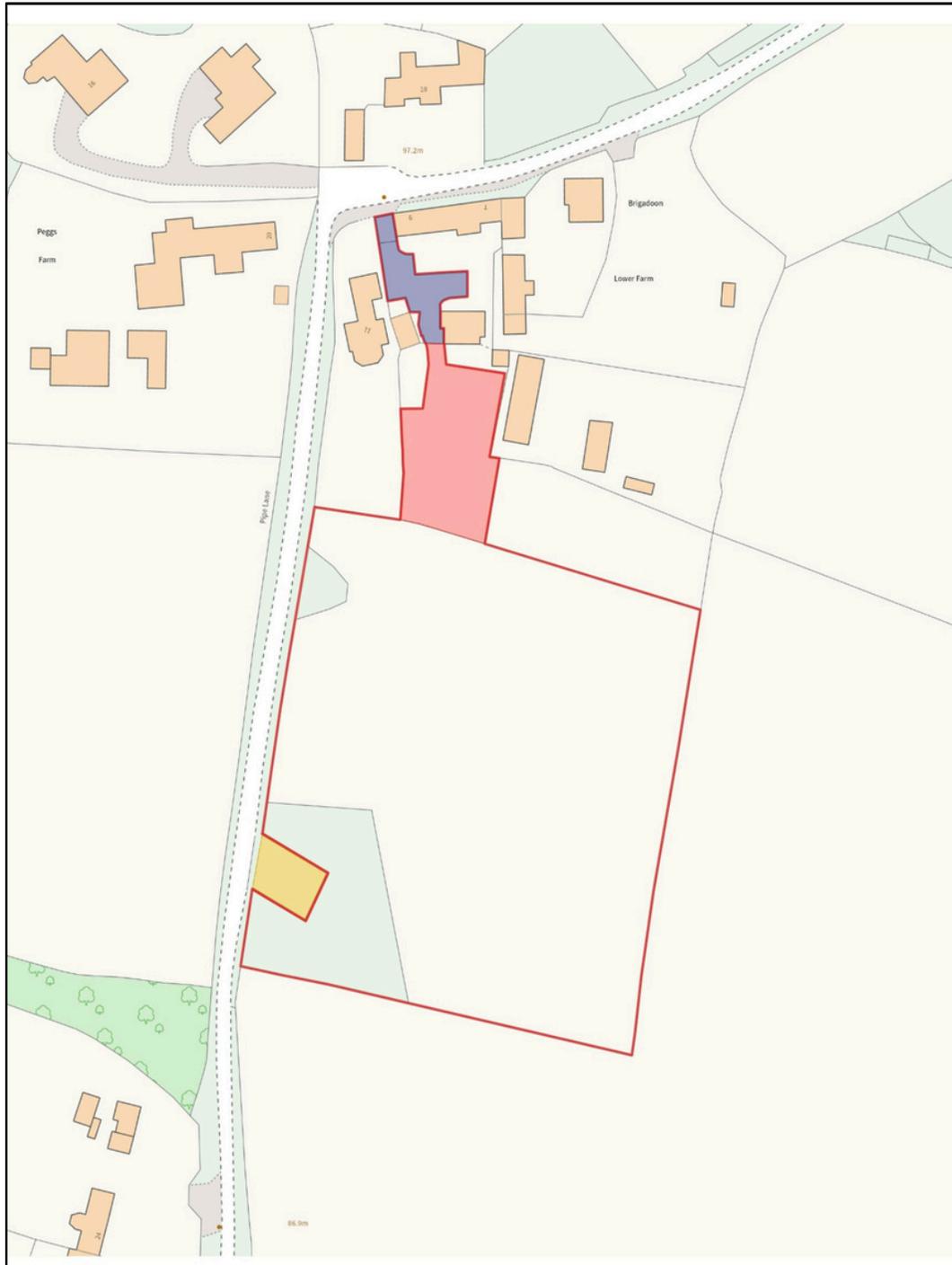
- Atherstone: 5.5 miles
- Tamworth: 7 miles
- Nuneaton: 12 miles
- Birmingham: 23 miles

Description

The land extends to approximately 2.82 acres of gently sloping pastureland with hedge and fenced boundaries. The land has a gravel access drive off Pipe Lane and a second gated access further along Pipe Lane.

The area shaded yellow on the site plan comprises a gas valve compound which is owned by National Gas Transmission PLC. For the avoidance of doubt, the freehold of this area will not be included within the sale. However, we understand that the current landowners have an agreement in place with National Gas to allow them to occupy this area. Further details can be provided upon request.





Location

The land benefits from two separate accesses directly off Pipe Lane in the rural village of Orton on the Hill.

Atherstone is approximately 5.5 miles to the south and Tamworth is approximately 7 miles to the west. Birmingham City Centre is approximately 23 miles to the southwest.

The land benefits from excellent transport links with the A5 being approximately 5.5 miles to the south and the M42 Junction 10 being approximately 6 miles to the southwest. Atherstone railway station is also approximately 6 miles to the south.

Overage

The land will be sold with an overage clause which retains 25% of any uplift in value attributed to any change of use or planning permission for a period of 25 years. For the avoidance of doubt, the overage clause will not be triggered by any agricultural, private equestrian or forestry use.

Tenure & Possession

Freehold with vacant possession upon completion.

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.

Method of Sale

The land will be sold by private treaty.

What3Words

///soup.crisis.topics.

Local Authority

Hinckley and Bosworth Borough Council

www.hinckley-bosworth.gov.uk/

Tel: 01455 238141

Services

We understand that the land benefits from a mains water connection. We also understand that there is a fenced septic tank within the field which is connected to the neighbouring residential properties. We have been advised by the sellers that the area shaded red on the site plan has provision for connection to the septic tank and this area also has provision for connection to the mains electricity supply which is currently disconnected.

Purchasers should make their own enquiries as to the availability and adequacy of services.

Easements, Wayleaves & Rights of Way

We understand that there is a high-pressure gas pipeline which crosses through the land.

We understand that the neighbouring properties have a right of way over the area shaded blue on the site plan for access to their properties.

We also understand that the neighbouring properties have a right of way to enter the field to service and empty the septic tank.

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

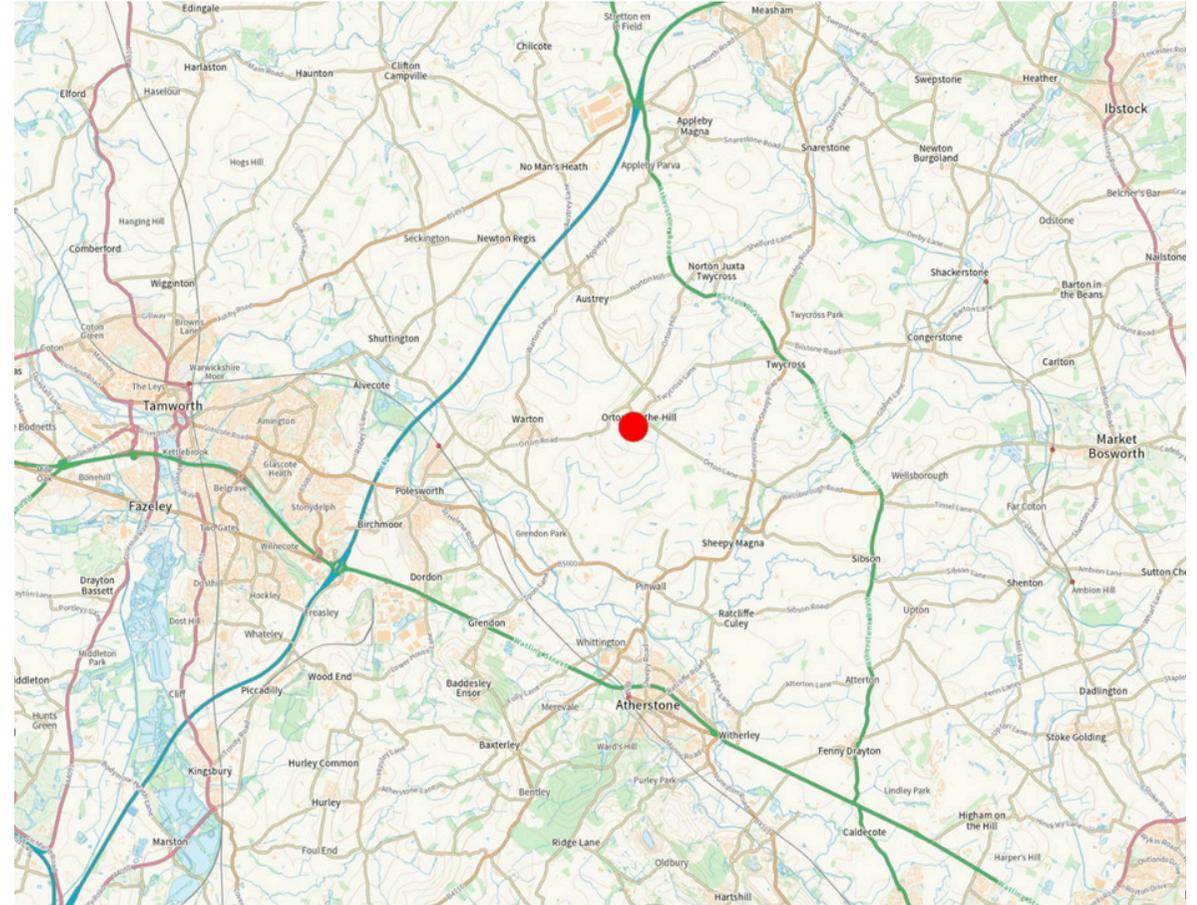
Viewing

Strictly by prior appointment only with Howkins & Harrison. Please contact Susannah Leedham, susannah.leedham@howkinsandharrison.co.uk, tel. no. 01827 721380 or Harry Bill, harry.bill@howkinsandharrison.co.uk, tel. no. 01827 721380 at the Atherstone office.

Anti-Money Laundering

To enable us to comply with the 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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