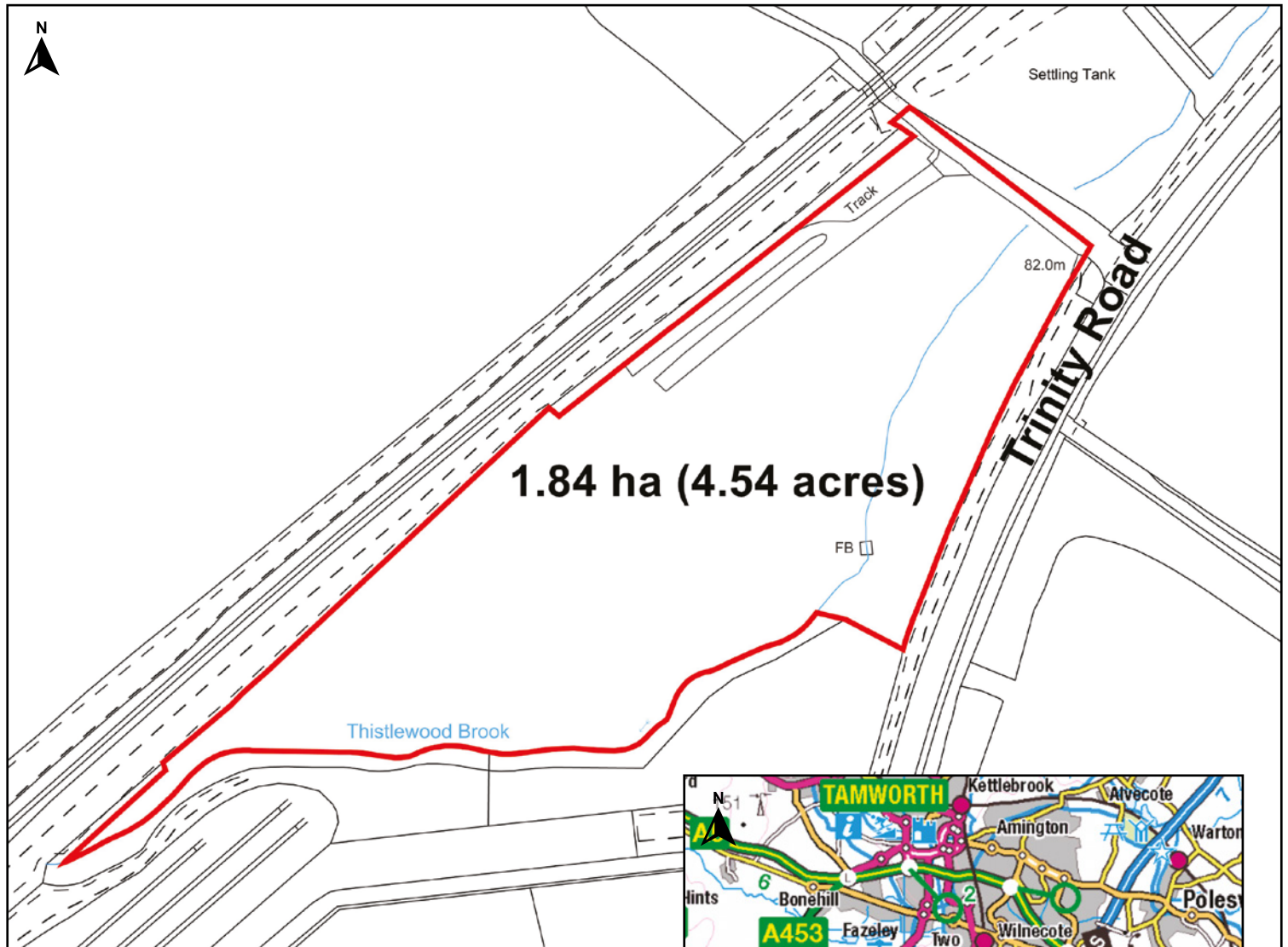
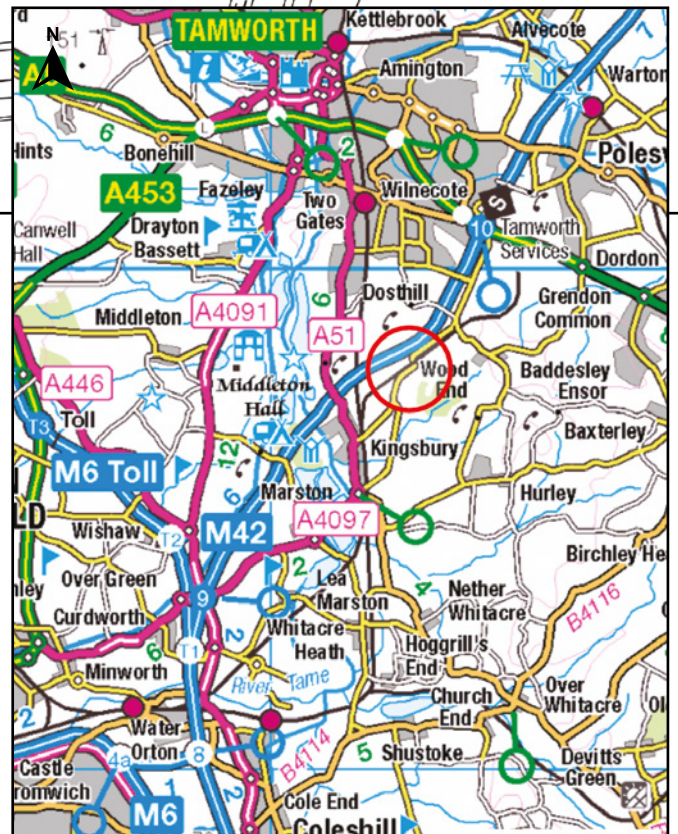




Amenity and Woodland off Trinity Road, Kingsbury, Warwickshire

Approximately 4.54 acres
(1.84 hectares) of Woodland
**FOR SALE BY PRIVATE TREATY
AS A WHOLE**



SITUATION

The property is accessed off Trinity Road in the Piccadilly area of Kingsbury, Warwickshire, approximately 7 miles from the market town of Tamworth and 16 miles from Birmingham. Benefiting from frontage to Trinity Road, the property lies approximately 2 miles from the M42 and A5, which provide convenient access to the M1 and M6 and excellent road connections to the north, east, south and west.

DESCRIPTION

The property extends to approximately 4.54 acres (1.84 hectares) and comprises amenity land and woodland contained within a single parcel. The woodland features a varied mix of young and mature trees, shrubs and areas of grassland. The property offers potential for a range of amenity, recreational, conservation and environmental uses.

Thistlewood Brook runs through and alongside parts of the property, forming an attractive natural feature, while a track provides access through the woodland. The land is classified as Grade 3 under the Agricultural Land Classification, denoting good to moderate quality agricultural land.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole and is shown edged red on the attached plan.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

SERVICES

We understand that there are no services connected to the Property.

PLANNING & LOCAL AUTHORITY

The property is situated within the administrative area of North Warwickshire Borough Council. Interested parties should make their own enquiries of the Local Planning Authority regarding future uses and development potential.

OUTGOINGS

The property will be sold subject to any outgoing and liabilities which may affect the property. The Purchaser(s) should satisfy themselves as to any ongoing costs prior to exchange of contracts.

Sporting, Mineral and Timber Rights

All Sporting, Mineral and Timber Rights are included in the sale so far as they are owned.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We understand that both overhead and underground electricity apparatus cross the property, together with an oil pipeline. United Kingdom Oil Pipelines Limited have a 999-year lease from 1968 for pipeline crossing the property. Further information is available from the Selling Agent.

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way, whether public or private, together with all rights relating to light, sporting rights, drainage, water and electricity supplies, and all other rights, obligations, easements and quasi-easements, whether or not specifically referred to in these particulars.

BOUNDARIES

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

PLANS, AREAS & SCHEDULES

Plans included or attached to these particulars are based upon Ordnance Survey mapping. All plans are for identification purposes only and are not to scale.

NEAREST POSTCODE & WHAT3WORDS

The nearest postcode is B78 2EW. The property can be found more precisely using the What3Words mapping system reference of: /// perfumes.cropping.hush.

VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be payable by the Purchaser(s) in addition to the purchase price. It is not anticipated that VAT will be chargeable.

VIEWINGS

VIEWINGS STRICTLY BY APPOINTMENT ONLY

Viewings to be undertaken during daylight hours, on foot only, with a set of these particulars in hand. Please contact Bletsoes on 01832 732241 to arrange a viewing of the property.

HEALTH & SAFETY

We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the Property.

MEASUREMENTS & OTHER INFORMATION

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable, if there is a point which is of particular importance, please do contact the Selling Agent, Henry H Bletsoe and Son LLP, who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to the property.

ANTI-MONEY LAUNDERING REGULATIONS

The Purchaser(s) will be required to provide proof of source of funds, identity and address to the Selling Agent following acceptance of an offer (subject to contract) and prior to solicitors being instructed.

IMPORTANT NOTICE Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared: September 2026. Photographs taken: July 2026.