



Land off A423 (Ladbroke Bypass) Ladbroke,  
Warwickshire CV47 2BY

HOWKINS &  
HARRISON

# Land off A423 (Ladbroke Bypass) Ladbroke, Warwickshire CV47 2BY

An attractive parcel of amenity and pasture land with hardstanding, field shelter and road frontage.

Extending to 1.32 acres (0.53ha).

## Situation

The land is situated off the A423 (Ladbroke Bypass) on the eastern edge of village of Ladbroke, Warwickshire. The property is situated approximately 2 miles south of Southam and is within close proximity of Coventry, Leamington Spa and Rugby, with access to major road networks nearby, including the M49, M6, M69 and M1.

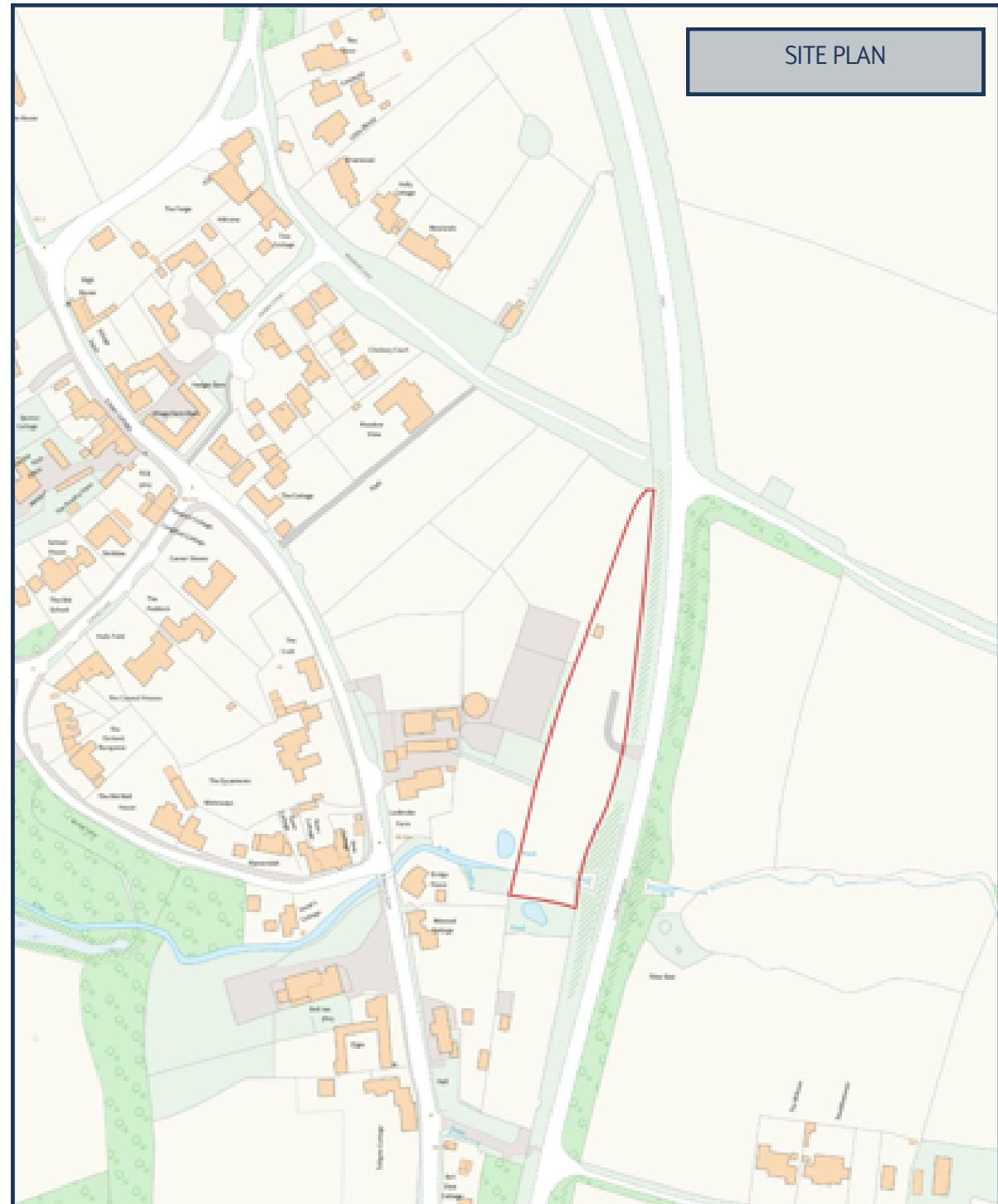
The situation of the land is shown on the attached location plan.

## Description

A conveniently positioned parcel of amenity and pasture land extending to 1.32 acres in all, with the benefit of direct road frontage and access from both the A423 (Ladbroke Bypass) and Windmill Lane. Having historically been used for grazing, the agent believes that the land is suitable for agricultural and equestrian use, with the potential for alternative uses subject to obtaining the necessary planning consents.

The land comprises a single field parcel bordered by a mature tree and hedgerow boundary. Whilst the northern portion of the field lies relatively flat, the southern section slopes down to a stream which bisects the property and runs adjacent to the southern boundary, providing a natural water supply.

There is an area of hardstanding situated just inside the entrance off the A423 on the eastern boundary, as well as a timber field shelter and small wooden shed which are positioned along the western boundary. The land benefits from a second access on the northern boundary off Windmill lane, which leads from Ladbroke village.





## Tenure & Possession

The property comprises Title No. WK295564 and is offered for sale freehold with vacant possession.

## Rights Of Way

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

## Services

The land benefits from a mains water connection at the northern end and access to a natural water supply. We are not aware of any other service connections.

## 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.

## 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.

## 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.

## 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 a 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.

## Viewing

Viewing of the property can be undertaken in daylight hours with a copy of these particulars to hand.

## Local Authority

Stratford Upon Avon – Tel. 01789 260304

## What 3 Words

///toast.eradicate.offhand

## Vendors Solicitors

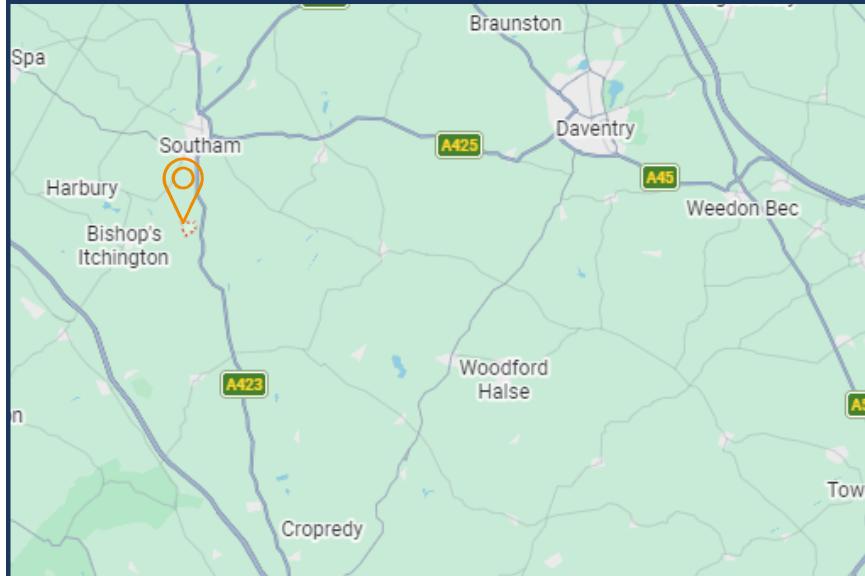
David Lester - 01926 884703 - [drl@blytheliggins.co.uk](mailto:drl@blytheliggins.co.uk)

Blythe Liggins  
Edmund House  
Rugby Road  
Leamington Spa  
CV32 6EL



### 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 photographs 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 photographs. 4. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 5. 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 inquiries or those which can be performed by their appointed advisors.



## CONTACT US

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