



Land at Willoughby/Sawbridge, Warwickshire, CV23 8DB

50.32 acres (20.36 hectares)

HOWKINS &
HARRISON

Land at Willoughby/Sawbridge, Warwickshire CV23 8DB.

The Land at Willoughby/Sawbridge extends to 50.32 acres (20.36 hectares) and comprises one parcel of predominately Grade 3 and 4 arable land.

Location

The land is located between the villages of Willoughby, Sawbridge and Grandborough and can be accessed directly off Willoughby Road and Moor Lane via an unclassified highway.

The land benefits from excellent transport network links with the A45, located approximately 0.4 miles away, and the M45, located approximately 2.4 miles away.

Travel Distance

- Dunchurch: 2.83 miles
- Rugby: 4.68 miles
- Daventry: 4.73 miles
- Southam: 6 miles
- Coventry: 12.60 miles

Description

The land extends to approximately 50.32 acres (20.36 hectares) of productive arable land, bordered by a combination of mature hedgerows, and the Fox Covert woodland in the south-western corner. The land can be shown edged red on the sale plan and is accessed off Willoughby Road and Moor Lane via an unclassified highway.

The land is predominantly Grade 3 and 4 as per the Agricultural Land Classification Map, and the topography of the land is relatively flat with gentle sloping upwards in the north-western corner. It has previously been part of an arable cropping rotation which included wheat and maize. The land is bound by neighbouring agricultural land, woodland, and an unclassified highway to the west.



Schedule of Acreage

Sheet ID	Field Number	Description	Area (ac)	Area (ha)
SP5067	3701	Arable	50.32	20.36
TOTAL			50.32	20.36

Services

We understand that the land does not benefit from any mains services. Purchasers should make their own enquiries regarding the location of mains service supplies.

Easement, Wayleaves and Rights of Way

An unclassified highway passes through the western boundary following the western boundary and connecting Moor Lane to the south with Willoughby Road to the north. The land is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

Tenure

The land is being sold Freehold from Title No WK463298

Completion and Holdover

The intention is to exchange and complete as soon as practically possible. However, the vendors reserve the right to holdover and harvest the grass ley crop. Cultivations can commence as soon as each crop is cleared.

Overage Clause

A previous Overage Clause will be included within the sale contracts 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 remaining period of 28 years from the date of sale. The Overage will be triggered either upon implementation of the planning consent or a sale.

Sporting and Mineral Rights

Where Sporting and Mineral Rights are owned, they will be included in the sale

Rural Land Register

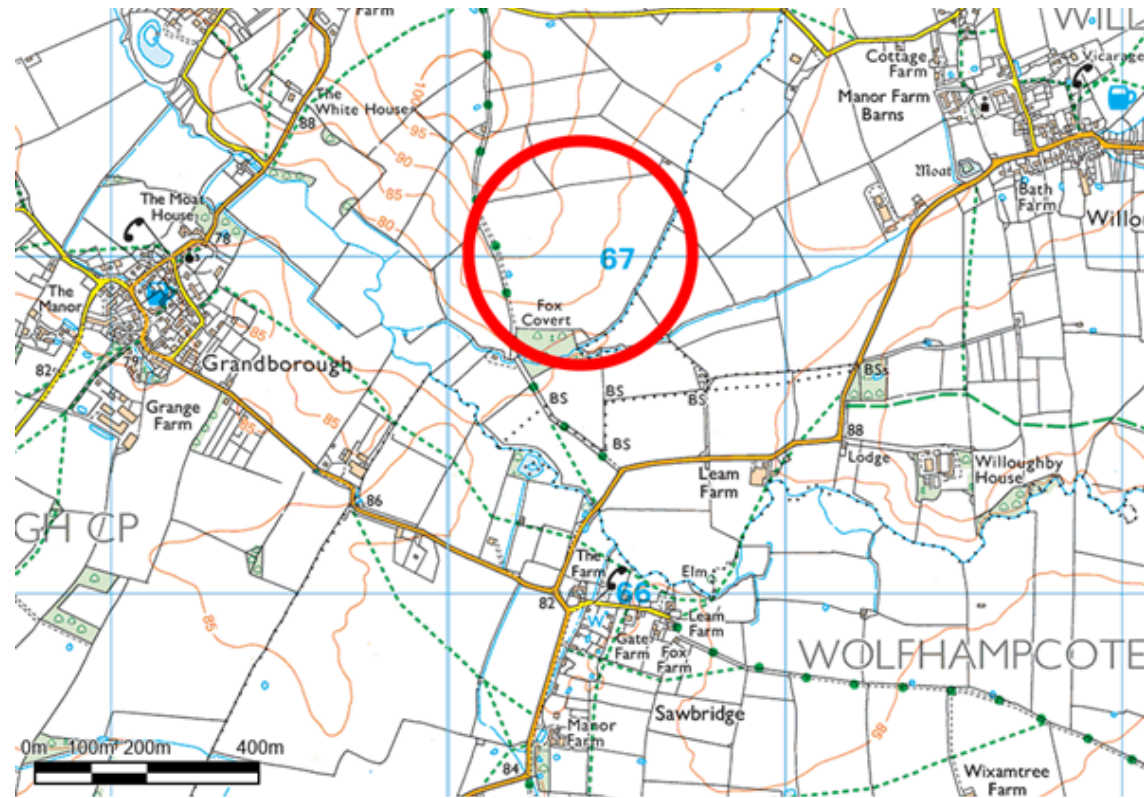
The land is registered with the Rural Land Register but does not currently receive any payments for land-based schemes from the RPA. The land will be transferred to the purchaser upon sale.

Local Authorities

Warwickshire County Council	Tel: 01926 410410
Rugby Borough Council	Tel: 01788 533 533
Western Power	Tel: 0800 6783 105
Severn Trent Water	Tel: 03457 500 500

Plan, Area and Description

These are based on the Ordnance Survey and Rural Land Register data and are there for reference only. The plans, 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.



WhatThreeWords

Using the WhatThreeWords app to access gate: [///fidelity.plus.directors](http://fidelity.plus.directors)

Anti Money Laundering Regulations

To enable us to comply with 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.

Vendors Solicitors

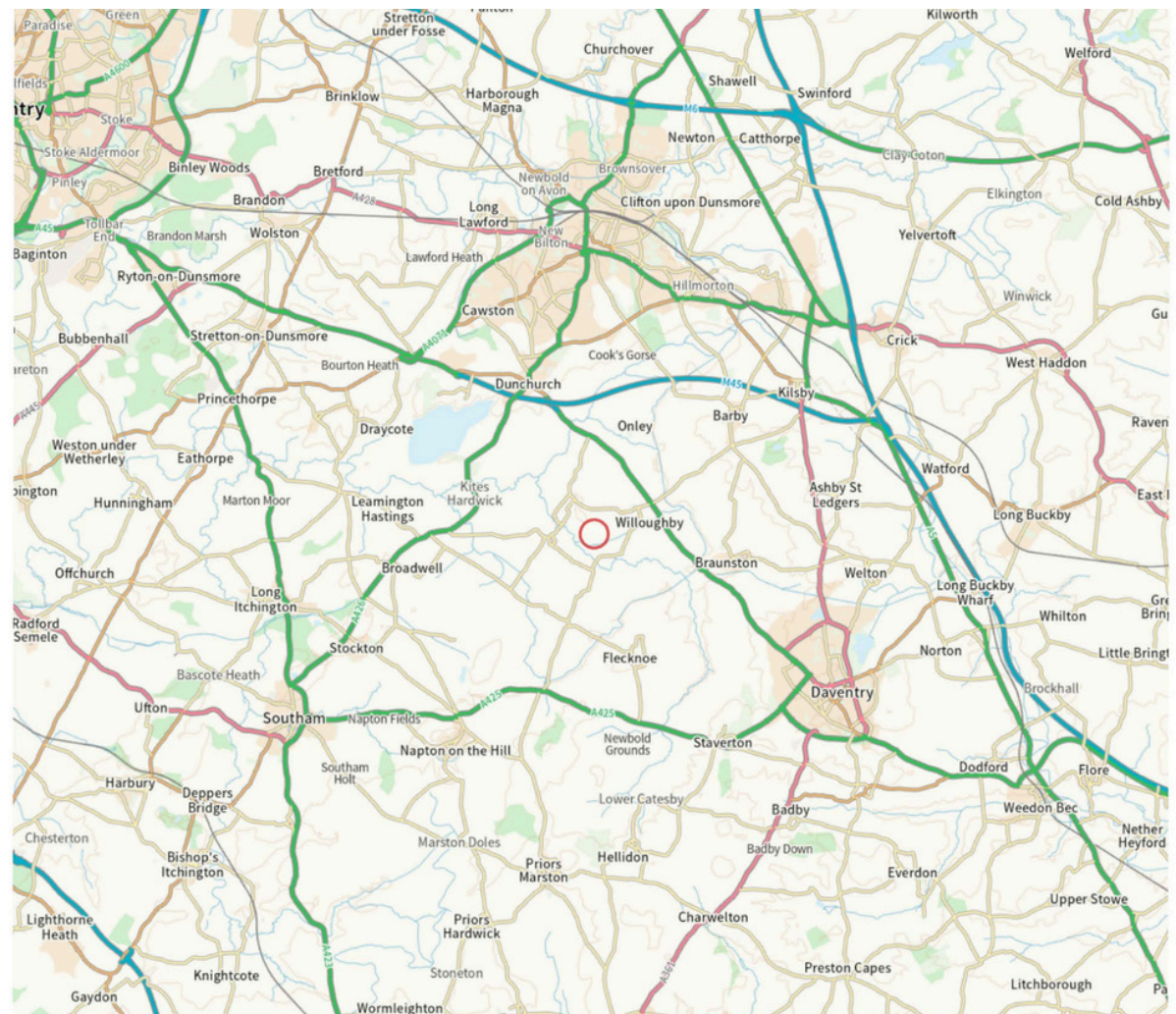
Greg Hill, HCR Legal LLP, Lancaster House, Nunn Mills Road, Northampton, Northamptonshire, NN1 5GE
Tel: 01604 463130 | Email: gshill@hcrlaw.com

Method of Sale

The property will be offered for sale by private treaty and interested parties should submit their offers to the agent's Rugby office via email to James.butlin@howkinsandharrison.co.uk. The vendors reserves the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from the sale without prior notice.

Viewing

Strictly by prior appointment through the agent's Rugby office.
Telephone 01788 564680 or email rurural@howkinsandharrison.co.uk



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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