



Land off Butlers Road, Long Compton, Shipston-On-Stour, CV36 5JZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Offers Over £50,000

- 1.70 acres of Grade 2 and 3 pastureland
- Ideal as a pony paddock or other alternative uses (STPP)
- Located within the sought after village of Long Compton
- Water connection present to the land

Situation

The land is within the village of Long Compton, approximately 5 miles south of Shipston on Stour, and 3.5 miles north of Chipping Norton.

Access

The land is accessed directly off Butlers Road, Long Compton.

Services

A water connection is present to a trough on the land. The Agent has not tested the services and Buyers must rely on their own due diligence.

Rights of Way

Overhead cables are present on the land. There are no other known rights of way.

Designations

The land is located in a Nitrate Vulnerable Zone for surface water and lies within the Cotswolds AONB.

Soil Type

The land is classified as Grade 2 and 3 agricultural land, and the soils are slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils (Soilscape 18).

Sporting, Timber, and Mineral Rights

The sporting, timber, and mineral rights insofar as they exist are included in the Freehold sale.

Tenure and Possession

The land is sold Freehold with Vacant Possession available upon completion. Title Number WK527102.

Rural Payments Agency

No entitlements are included in the sale. Buyer's must rely on their own due diligence.

Environmental Stewardship

There are no known schemes on the land.





Local Authorities

Warwickshire County Council
Stratford District Council

Plans, Areas, and Schedules

These are based on the Land App computerised digitised mapping data. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale.

What3Words

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Health & Safety

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own personal wellbeing during viewings.

Viewings

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and time and date of inspection with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 or by email to the Agent, Jack Gamble, at jack.gamble@sheldonbosleyknight.co.uk

Money Laundering, Terrorist Financing and Transfer

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Method of Sale

The land is offered for sale by Private Treaty and the Vendor reserves the right for an Informal Tender.

VAT

Any guide price stated or mentioned is exclusive of VAT. If the sale of the property, or any part thereof, or any right associated with it, is subject to VAT, this tax will be payable in addition.

Location



Plan



For further information please email rural@sheldonbosleyknight.co.uk
or call the Rural Team on 01608 661666 (option 3)