



**Approximately 2.57 acres (1.039 ha) Pasture Land at Knightcote, Southam, Warwickshire
CV47 2SE**

Guide Price £50,000



MARGETTS
ESTABLISHED 1806



2.57 Acres Pasture Land at Knightcote

FOR SALE BY PRIVATE TREATY:

Situation

The land is situated approximately 0.25 mile from the village of Knightcote, Northend is approximately 1.25 miles and Fenny Compton is circa 1.75 miles distance .

Access to the land is direct from the Knightcote / Fenny Compton Road and approaching from Knightcote the field gateway will be found on your left hand side after approximately 0.25 mile from the village immediately after the driveway to Crabs Castle Farm.

The Land

The land totals 2.57 acres (1.04 ha) or thereabouts and is permanent pasture with some ridge and furrow

Sporting Timber and Mineral Rights

The sporting, timber and mineral rights so far as they exist are included in the sale

Wayleaves and Easements

The land is sold subject to all rights of way and easements that may exist.

Rights of Way

We understand that no public rights of way cross the land

Services

No services are connected to the field. A metered water supply was previously connected to the land which has been disconnected. The successful purchaser will have to reapply for a water connection for the appropriate authority if a metered supply is required.

Tenure and Possession

The land is to be sold freehold with vacant possession.

Method of Sale

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to sub-divide or offer the property for sale in any order other than that described in these particulars or withdraw the property from sale without prior notice.

Overage

An overage clause will be included in the sale contract which will reserve 30% of any increase in value due to any non agricultural or equestrian development which takes place on the land for a period of 30 years from the date of sale.

For the avoidance of doubt this will not include any farm buildings, stables or equestrian facilities that are constructed on the land but would include a dwelling even if the occupancy is restricted.

Restrictive Covenant

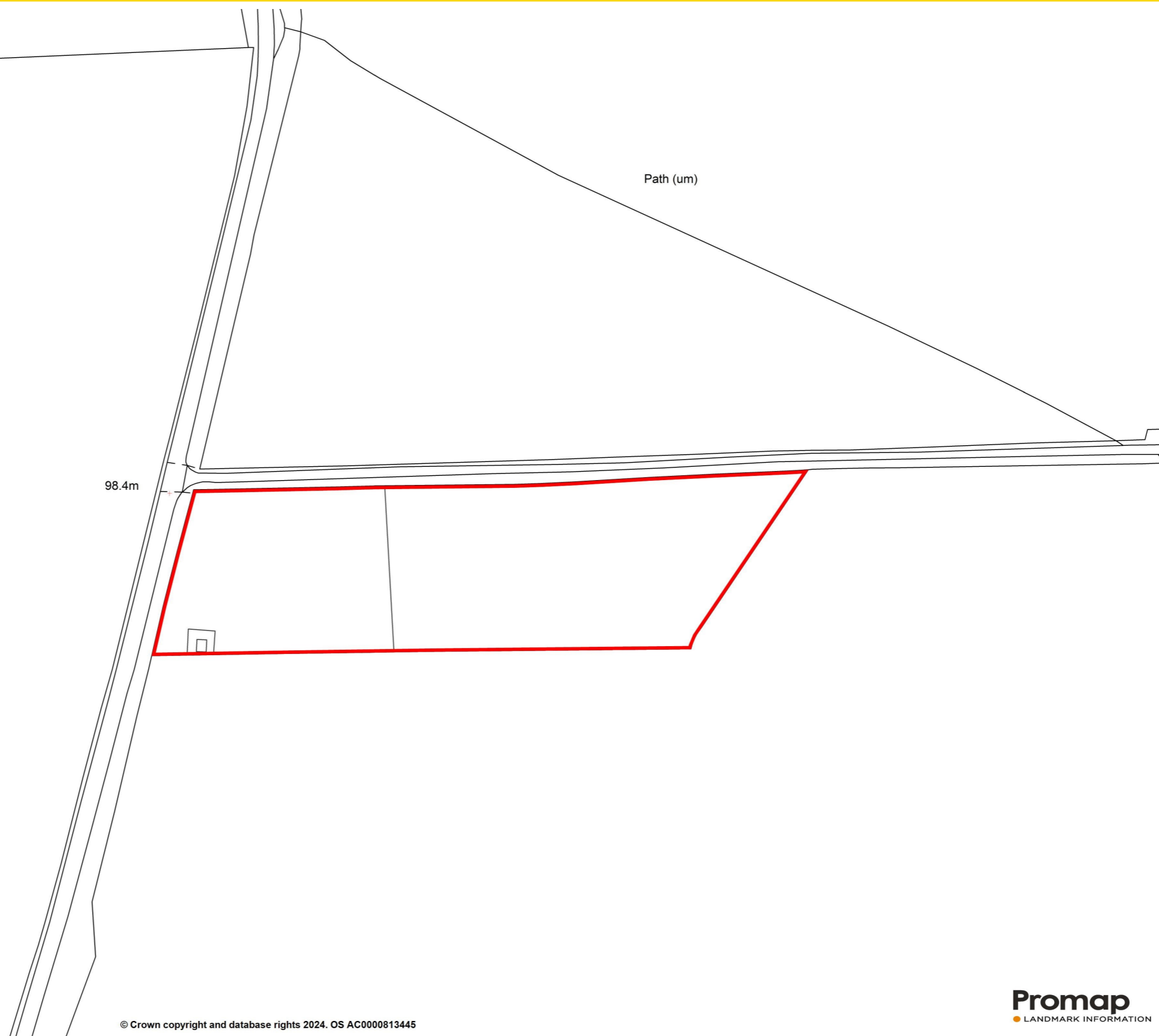
The land will be sold subject to a restrictive covenant not at any time to build, erect or allow to be built, erected or placed on the property or any part thereof any hut, tent, temporary dwelling, caravan, house on wheels or encampment

Viewing

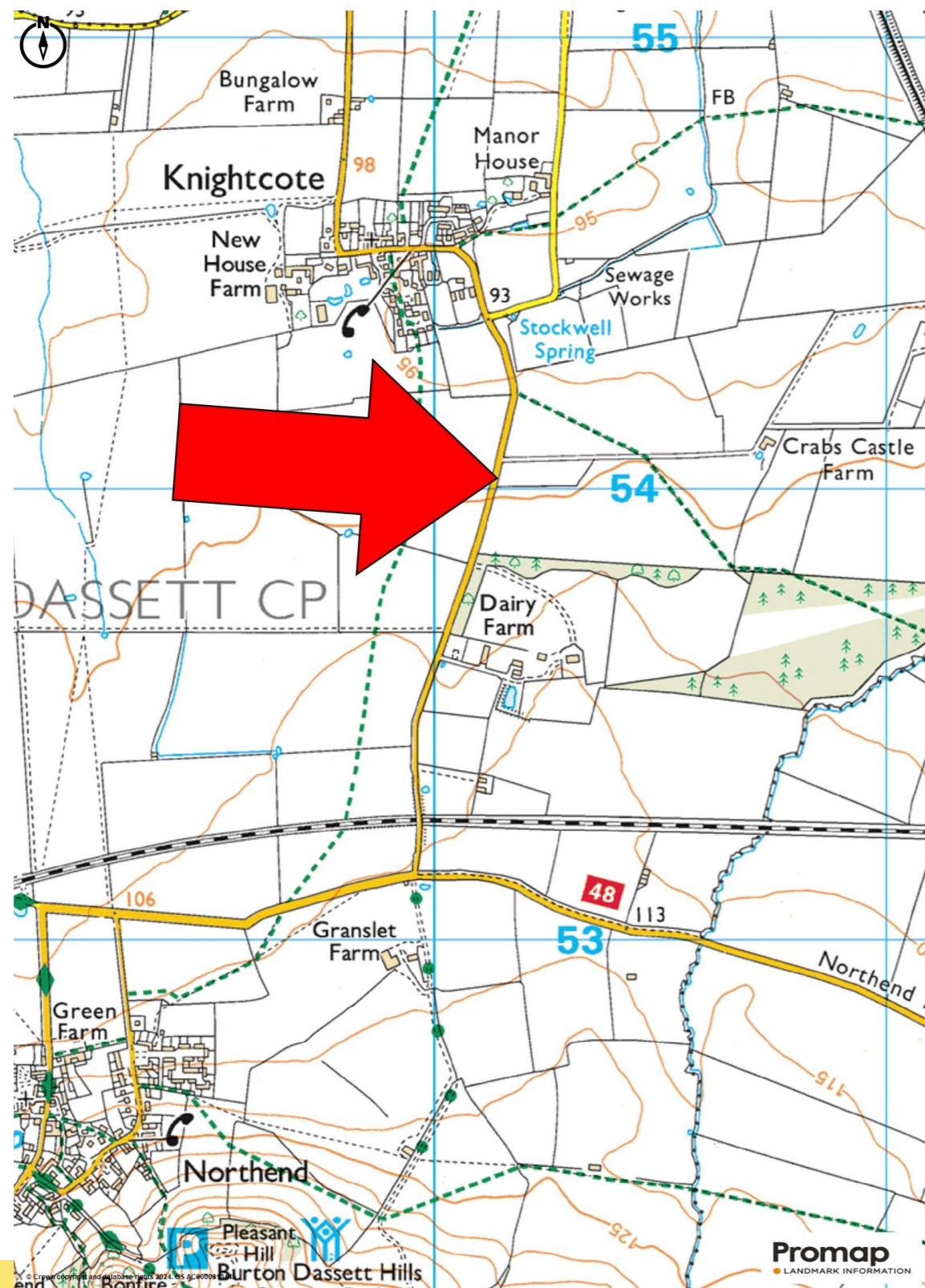
On foot at any reasonable time. Please ensure the field gate is shut upon departure.

What3words : launch.pizza.surprises





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Local Authorities

Stratford upon Avon District Council	Tel 01789 267575
Severn Trent Water	Tel 0800 783 4444
National Grid	Tel 08000 963080

Plan / Area / Description:

The plan, area and description are believed to be correct but no claim will be entertained by the vendor or their agents in respect of any omissions, error, or misdescription. The plan is for identification purposes only.

Notes:

1. These particulars are prepared in good faith to give a general description of the property and are for guidance only. If any points are of particular importance please ask for further clarification.
2. All measurements and dimensions are approximate and given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those performed by their appointed advisers.
3. The photographs show only parts of the property. These may change and it should not assume the property remains as displayed.
4. Nothing in these particulars should be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. Purchasers should satisfy themselves of such matters prior to purchase. Nothing in these particulars shall be deemed as implying that any necessary consents have been obtained.

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