



For Sale by Online Auction
Land off Sandy Lane, Fillongley,
Warwickshire, CV7 8DD

HOWKINS &
HARRISON

Land off Sandy Lane, Fillongley, Warwickshire, CV7 8DD

An interesting opportunity to acquire a parcel of land extending to approximately 0.12 acres or thereabouts

Features

- Direct road access
- Freehold with vacant possession upon completion
- For sale by online auction
- Potential development site subject to planning permission

Description

The land is believed to have previously been used as a market garden and extends to 0.12 acres (0.05 hectares) or thereabouts. The boundaries are clearly marked, and the land benefits from direct road access off Sandy Lane.

The land is located within the North Warwickshire Borough Council area and situated within the greenbelt.

Location

The land is located on the eastern side of Sandy Lane, approximately 0.5 miles to the east of Fillongley, a rural village in the county of Warwickshire.

Coventry City Centre is approximately 7 miles to the southeast and Nuneaton town centre is approximately 6 miles to the northeast.

The land is well located providing convenient access to major transport networks such as Junction 3 of the M6 which is approximately 7 miles to the southeast and Bedworth railway station which is approximately 6 miles to the east.



Method of Sale

The land will be sold via online auction.

Auction Terms

The property is for sale by online auction. All details, terms and conditions and the contract pack are available on our website.

Contract pack – The contract pack is available via the 'Online Auction' pages of our website.

Online Auction Access - Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions' in the main heading menu then 'Online Auctions'. To bid - click 'Register' and verify your email address.

The purchaser of this property will be subject to the following payments upon exchange:

£5,000 (incl. VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:

- Buyers Premium: £1,800 (incl. VAT)
- Auction Platform Fee: £1,980 (incl. VAT)
- £1,220 towards 10% of the legal deposit

The remainder of the 10% deposit of the purchase price is due by 12 noon on the next working day.

The purchaser is subject to the following payments upon completion:

- Balance of the purchase price
- Search fees of £ 271.01
- Administration fee of £420 plus VAT

Full terms and conditions for the online auction are available on our website.

Local Authority

North Warwickshire Borough Council
www.northwarks.gov.uk Tel: 01827 715341



Solicitor's Details

Bipin Vaghela, LDJ Solicitors

29 Dugdale Street, Nuneaton, Warwickshire, CV11 5QN

Tel: 02476 745000 Email: bipin.vaghela@ldjsolicitors.co.uk

Tenure & Possession

Freehold with vacant possession upon completion.

Services

There are no services connected to the property, however it is believed there may be connections close by. Purchasers should make their own enquiries as to the availability and adequacy of services.

Easements, Wayleaves & Rights of Way

The land is sold subject to and with the benefit of any easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

As far as we are aware, there are no public or private rights of way crossing the land. We are aware that a water pipe crosses through the land.

Viewing

Strictly by prior appointment only. Please contact Susannah Leedham or Daisy Carroll at the Atherstone office on 01827 721380.

What3Words

[///loaf.dishes.rooms](https://what3words.com/loaf.dishes.rooms)

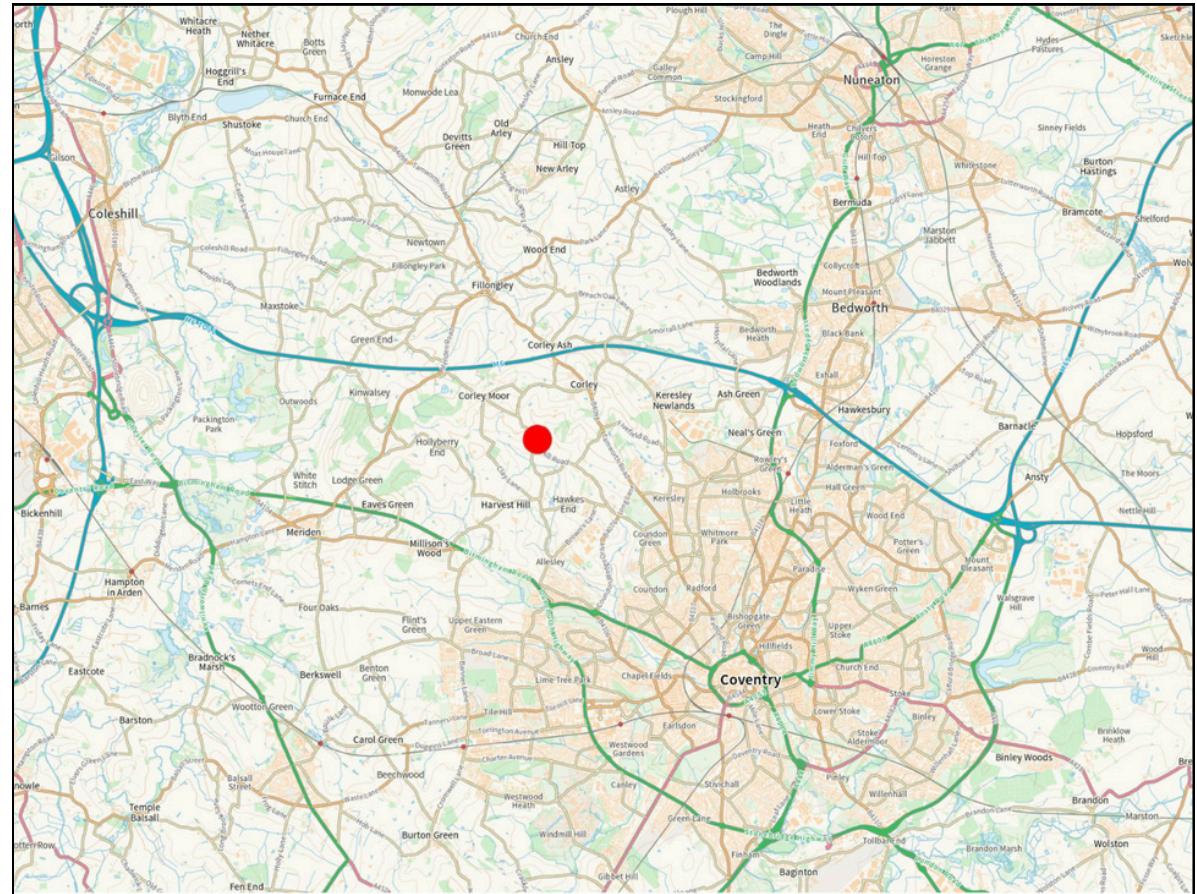
Plan, Area & Description

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 misdescriptions. The plan is for identification purposes only.

Anti-Money Laundering

To enable us to comply with the 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.



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.



Howkins & Harrison, 15 Market Street,
Atherstone, CV9 1ET

Telephone 01827 721380

Email athrural@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



rightmove 
find your happy



This document is made from fully recyclable materials. We are working on ways to move all of our products to recyclable solutions.

