



Land off Lutterworth Road, Wolvey, Leicestershire, LE10 3HW
(approximately 4.44 acres)

HOWKINS &
HARRISON

Land off Lutterworth Road, Wolvey, Leicestershire, LE10 3HW

An attractive parcel of land suitable for both equestrian and agricultural purposes, extending in all to approximately 4.44 acres (1.80 hectares).

Features

- Land extending to approximately 4.44 acres
- Suited to agricultural or equestrian use or alternative uses subject to obtaining the necessary planning consent
- Mains water supply
- Freehold with vacant possession will be given following 31st October 2026 and completion
- Overage Clause

Description

The land off Lutterworth Road, Wolvey extends to approximately 4.44 acres in all, comprising a single, relatively flat parcel of land. In accordance with Natural England's Provision of Agriculture Land Classification Maps the land is classed as Grade 2 while the soil is described as freely draining slightly acid loamy soils.

The land has well defined boundaries of mature hedgerows, trees and existing vegetation. Access to the land is provided off Lutterworth Road through an established gateway. The land is bookended by residential properties and benefits from road frontage.

The land is currently in an arable rotation therefore suited to agricultural or equestrian use or alternative uses subject to obtaining the necessary planning consent.



Situation

The land is situated north of Wolvey Heath off Lutterworth Road. Wolvey Heath is a picturesque village within Warwickshire, situated approximately 4 miles south of Hinckley and approximately 8 miles east of Lutterworth, which provides a wide range of facilities and amenities are off the B4114.

The land has excellent transport links, with Junction 20 of the M1 being situated at Lutterworth, junction 1 of the M69 and the A5 situated approximately 2 miles north, both providing further connectivity for local and regional destinations.

Services

The subject property benefits from a mains water supply.

Tenure & Possession

The land is being sold Freehold from Title number WK232067. Vacant possession will be given following 31st October 2026 and completion.

Easements, Wayleaves and Rights of Way

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

Sporting and Mineral Rights

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

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.

What3Words

//strutted.declining.heave



Viewing

Viewing is unattended during daylight hours with a copy of the brochure to hand.

Neither the vendor or the agent is responsible for the safety of those viewing the property, and persons taking access do so entirely at their own risk.

Plan, Area and 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.

Local Authorities

Rugby Borough Council :01788 533468

Severn Trent Water: 03457 500 500

National Grid: 0800 0963080

Method of Sale

The property will be offered for sale by private treaty as a whole and interested parties should submit their unconditional offers to the agents Rugby office.

Telephone: 01788 564680

Email: rugrural@howkinsandharrison.co.uk





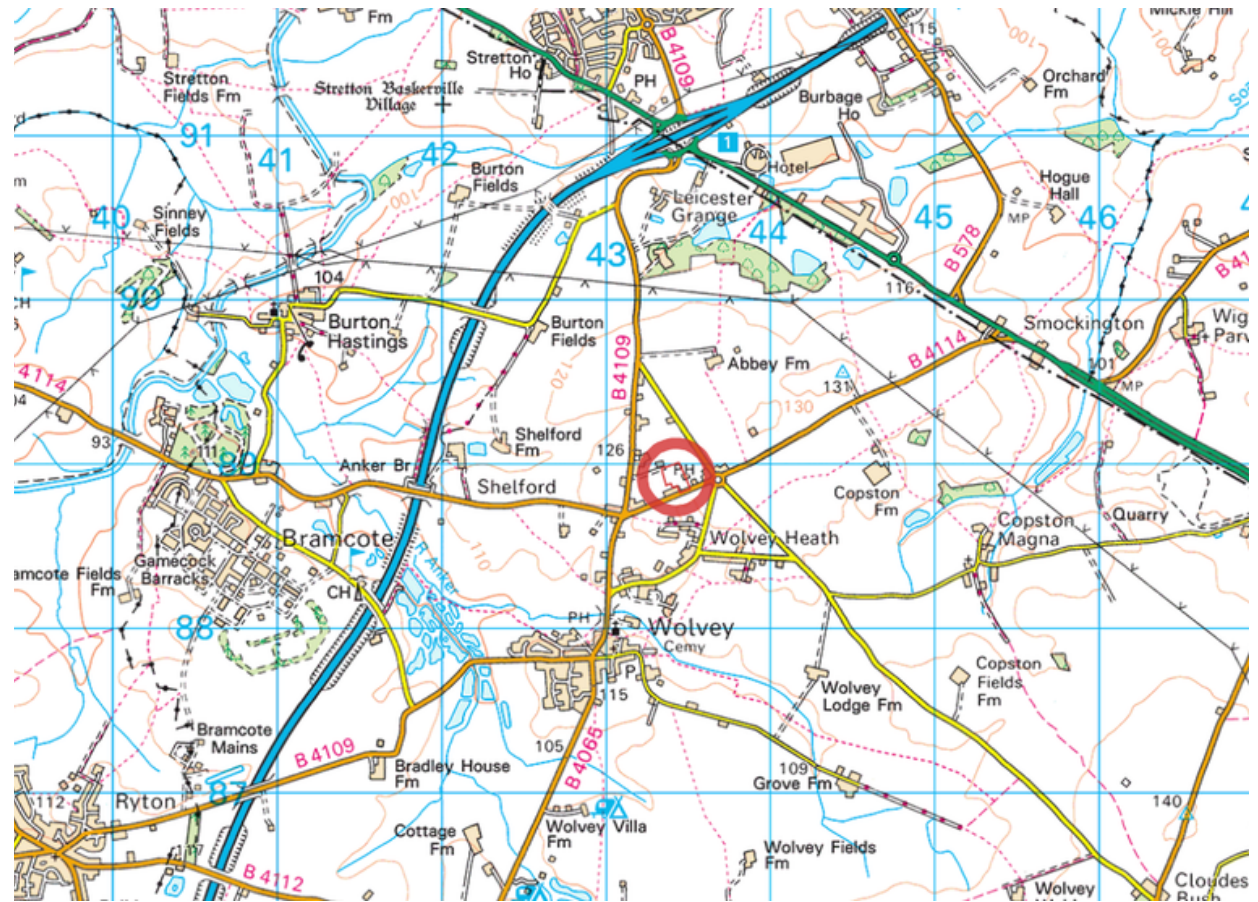
Vendors Solicitors

Taylor Rose Solicitor
Worldwide House
Thorpe Wood
Peterborough
PE3 65B

Tanya Warner
Tanya.warner@Taylor-Rose.co.uk

Anti Money Laundering Regulations

Under the Money Laundering Directive (SI2017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.



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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