



**MARGETTS**  
ESTABLISHED 1806

**Approximately 9.61 acres (3.89 ha) Woodland at Rugby Road, Cubbington, Leamington Spa,  
Warwickshire CV32 7UH**

**Guide Price £100,000**



## 9.61 Acres Woodland at Cubbington

FOR SALE BY PRIVATE TREATY:

### Situation

The land is situated between Cubbington and Weston under Wetherley being approximately 0.75 miles from Cubbington and 1.5 miles from Weston under Wetherley.

Access to the land is from the Rugby Road and a gated track leads to the woodland.

### The Land

The woodland totals 9.61 acres (3.89 ha) or thereabouts and is predominantly mixed broadleaf.

We are advised the woodland is not subject to any management or grant schemes.

### 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 however it is understood there is public access across the south west corner of the woodland offered for sale.

### Services

No services are connected to the woodland.

### Tenure and Possession

The land is to be sold freehold with vacant possession.

### Method of Sale

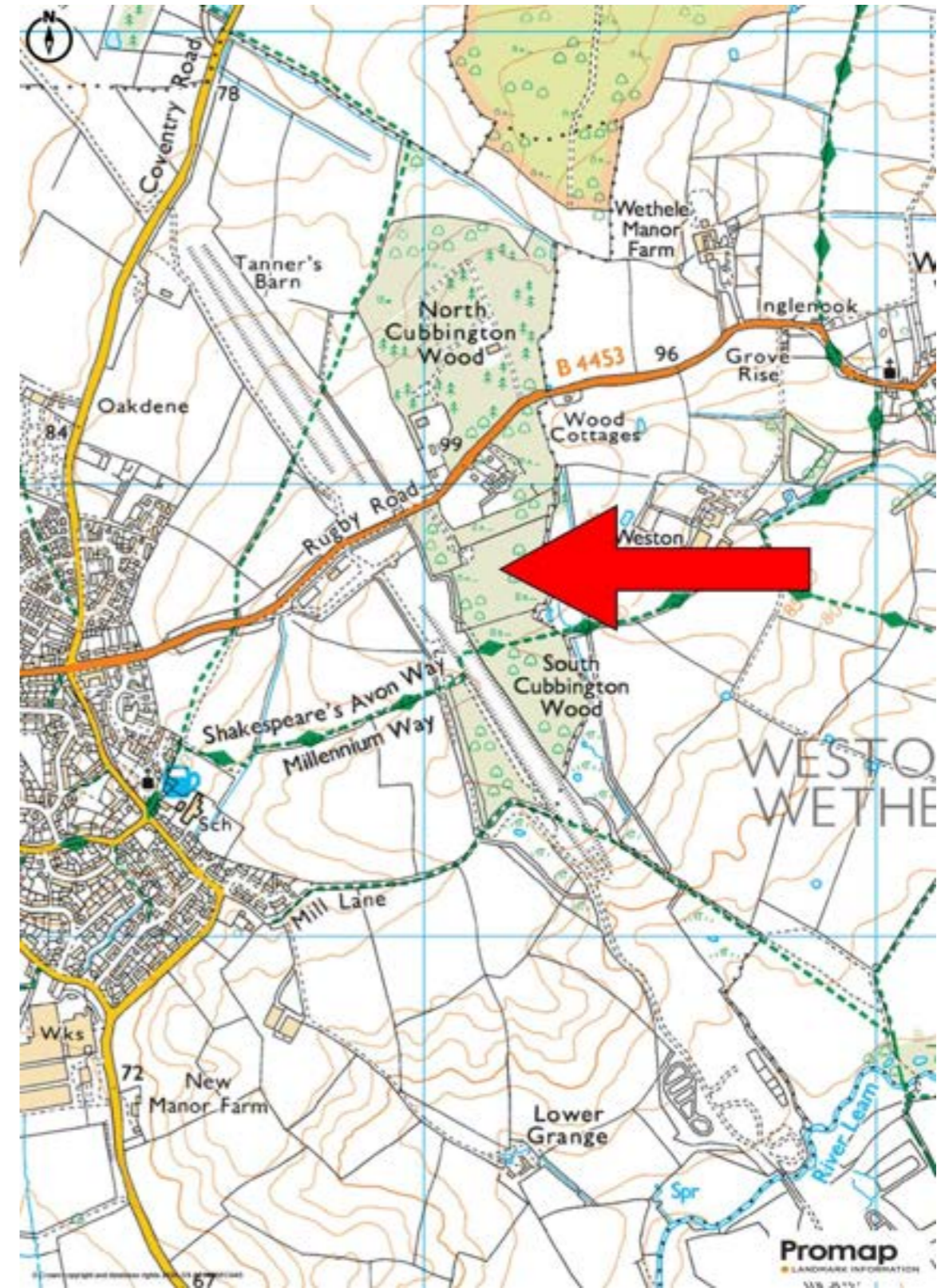
The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to sub-divide or offer the property for sale in any order other than that described in these particulars or withdraw the property from sale without prior notice.

### Viewing

Access to the wood from Rugby Road is locked. The access will be open and viewing available on Friday 19th June 2026 between 4:00pm and 5:30pm and on Saturday 20th June between 9:30am and 11am.

**What3words** : thrusters.adverbs.bulb





**Local Authorities**

Warwick District Council	Tel 01926 450000
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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