



Land South of Darlingscott Road, Darlingscott,  
Shipston on Stour, Warwickshire

# Price Guide £250,000

- 22.63 acres of Grade 3 pastureland
- Accessible from the Darlingscott and Longdon Road
- Ideal for pony paddocks or alternative uses STPP
- Water connection available via a trough system

## Situation

The land is located on the edge of the village of Darlingscott, approximately 2 miles west of Shipston on Stour, and 5.5 miles north of Moreton in Marsh.

## Access

The land is accessible from both the Darlingscott Road (adjacent to the church) and from the Longdon Road.

## 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

A right of way exists over the disused railway line to give access to the southern parcel of land (hatched blue on the attached plan).

## Designations

The land is located in a Nitrate Vulnerable Zone for surface water.

## Soil Type

The land is classified as Grade 3 agricultural land, and the soils fall under the Soilscape 9 classification in the northern field, and Soilscape 18 in the southern field.

## 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 and is currently subject to a seasonal grazing licence. Vacant Possession will be available on completion. Title Number WK478661.





### **Rural Payments Agency**

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

### **Local Authorities**

Warwickshire County Council  
Stratford District Council

### **Overage**

The land will be subject to an overage of 30% for 40 years of any uplift in value arising from a change of use to a non-agricultural or non-equestrian use.

### **Method of Sale**

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

### **What3Words**

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### **Health & Safety**

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

### **Viewings**

Viewings by appointment only. Please contact Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 (option 3) or by email to the Agent, Jack Gamble, at [jack.gamble@sheldonbosleyknight.co.uk](mailto:jack.gamble@sheldonbosleyknight.co.uk)

### **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.

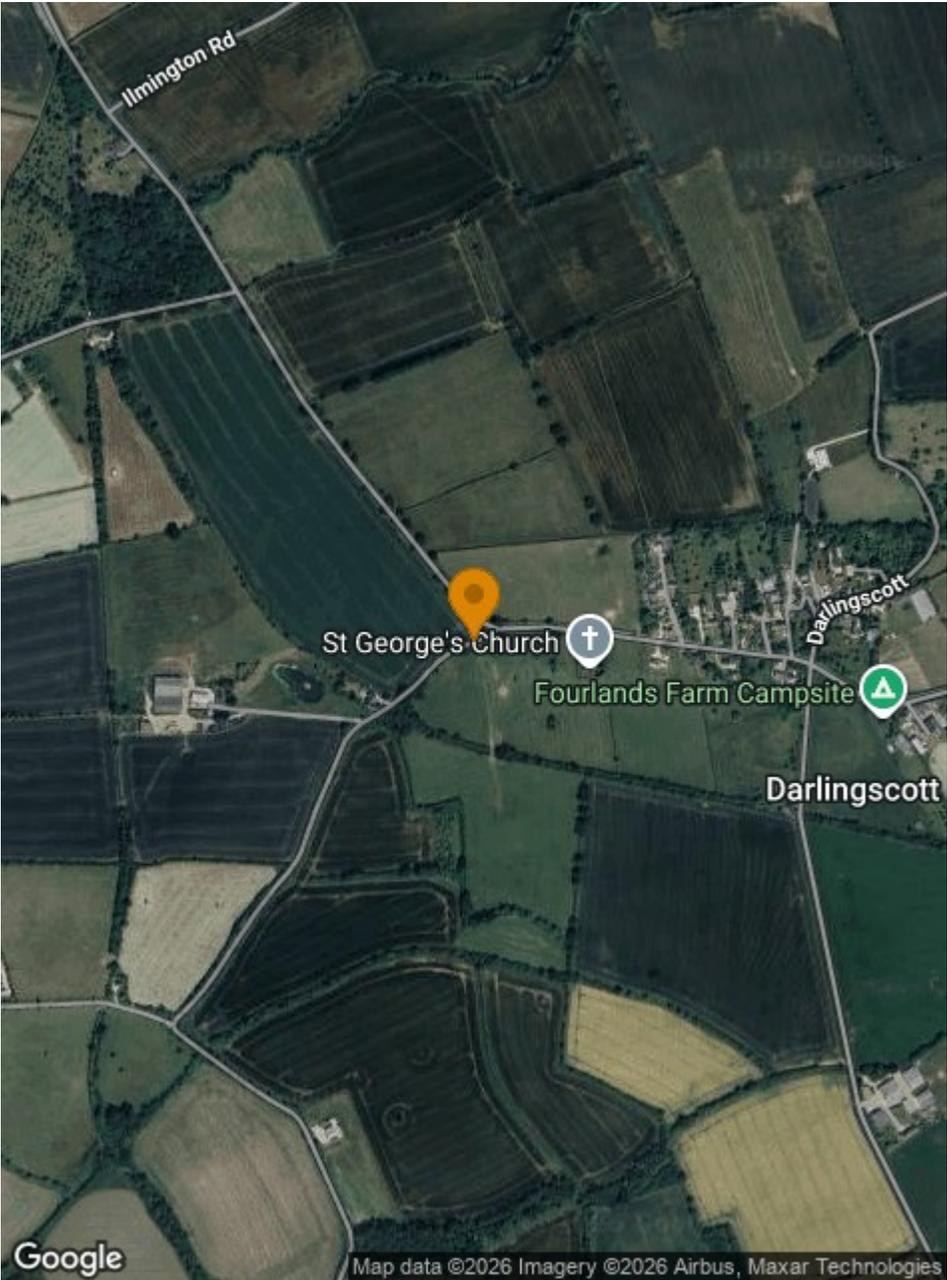
### **Money Laundering, Terrorist Financing and Transfer**

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.

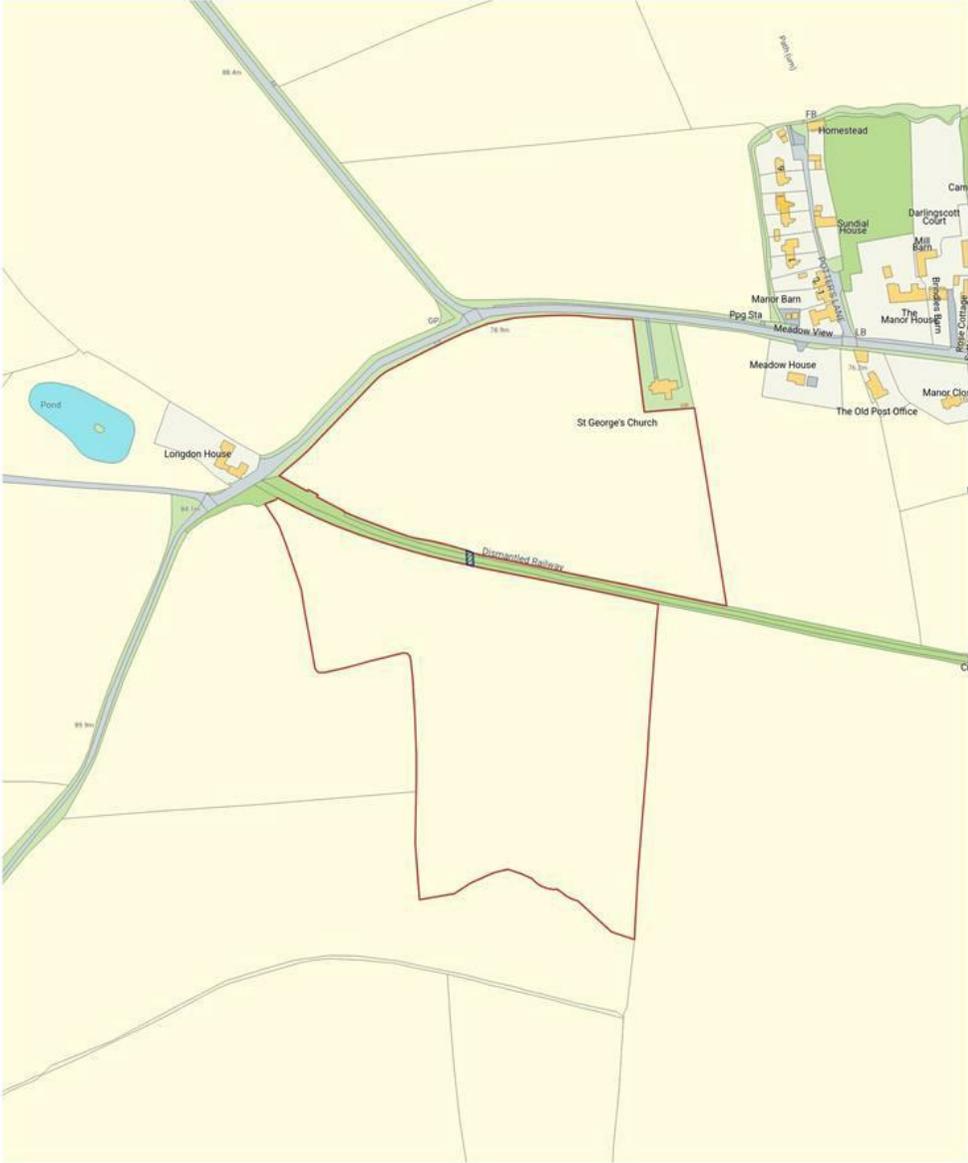
### **VAT**

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.

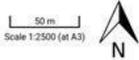
# Location and Site Plans



Land South of Darlingscott Road, Darlingscott, Shipston on Stour, Warwickshire



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For further information please call 01608 661666 (option 3) or email [rural@sheldonbosleyknight.co.uk](mailto:rural@sheldonbosleyknight.co.uk)