



Land off Tankards Hill, Stretton on Fosse, Warwickshire, GL56

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Offers Over £120,000

- 5.23 acres of Grade 3 pastureland
- Open-fronted field shelter with separate stable
- Ideal as a pony paddock, or alternative uses (STPP)
- A water connection is present to the land

## Situation

The land is located on the edge of the village of Stretton on Fosse, approximately 2.5 miles southwest of Shipston on Stour, and 3.5 miles north of Moreton in Marsh.

## Access

The land is accessed directly from Tankards Hill, Stretton on Fosse.

## Buildings

The buildings comprise an open-fronted concrete block equestrian shelter with an attached stable used for feed and hay storage, all enclosed within ring fencing and accessed via a metal gate. In addition, there is a separately fenced hard-standing area at the entrance to the land, providing secure parking and gated access through to the main field.

## 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 public footpath runs north-south across the centre of the land, and an overhead cable is present.

## 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 are slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils (Soilscape 18).

## 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 with Vacant Possession available upon completion. Title Number WK384567.

## Rural Payments Agency

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





### **Environmental Stewardship**

There are no known schemes on the land.

### **Local Authorities**

Warwickshire County Council  
Stratford District Council

### **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.

### **What3Words**

///tooth.mobile.eclipses

### **Health & Safety**

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

### **Viewings**

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and time and date of inspection with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 or by email to the Agent, Jack Gamble, at [jack.gamble@sheldonbosleyknight.co.uk](mailto:jack.gamble@sheldonbosleyknight.co.uk). The land is accessible on foot via a public footpath on the northern boundary, and we kindly request that any gates/stable doors are properly closed and secured after viewing.

### **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.

### **Method of Sale**

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

### **VAT**

The land has not been elected to tax for VAT insofar as the Agent is aware.

