



Land at Churchill Meadow, Shipston Road,
Alderminster, Stratford-Upon-Avon, CV37

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Price Guide £150,000

- 14.59 acres (5.90 ha) of mostly Grade 3 pastureland
- Located within the attractive village of Alderminster
- Frontage onto the River Stour
- Direct road access from the Shipston Road

Situation

The land is located in the village of Alderminster along the Shipston Road, approximately 5 miles northwest of Shipston-On-Stour and 4 miles southeast of Stratford-Upon-Avon.

Access

The land is accessed directly from the Shipston Road.

Services

There are no known services connected to the land. Buyers must rely on their own due diligence in establishing such connections.

Rights of Way

A private right of way exists over the land.

Designations

The land is located within a Nitrate Vulnerable Zone for surface water, and within Flood Zones 2 & 3.

Soil Type

The land is mostly classified as Grade 3, with some Grade 4 land adjacent to the river (Provisional Agricultural Land Classification). The soils are mostly lime-rich, loamy and clayey soils with impeded drainage (Soilscape 9).

Sporting, Timber, and Mineral Rights

The sporting, timber and mineral rights in so far 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 WK542463.

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

Method of Sale

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

What3Words

///look.midfield.distract

Health and 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

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.

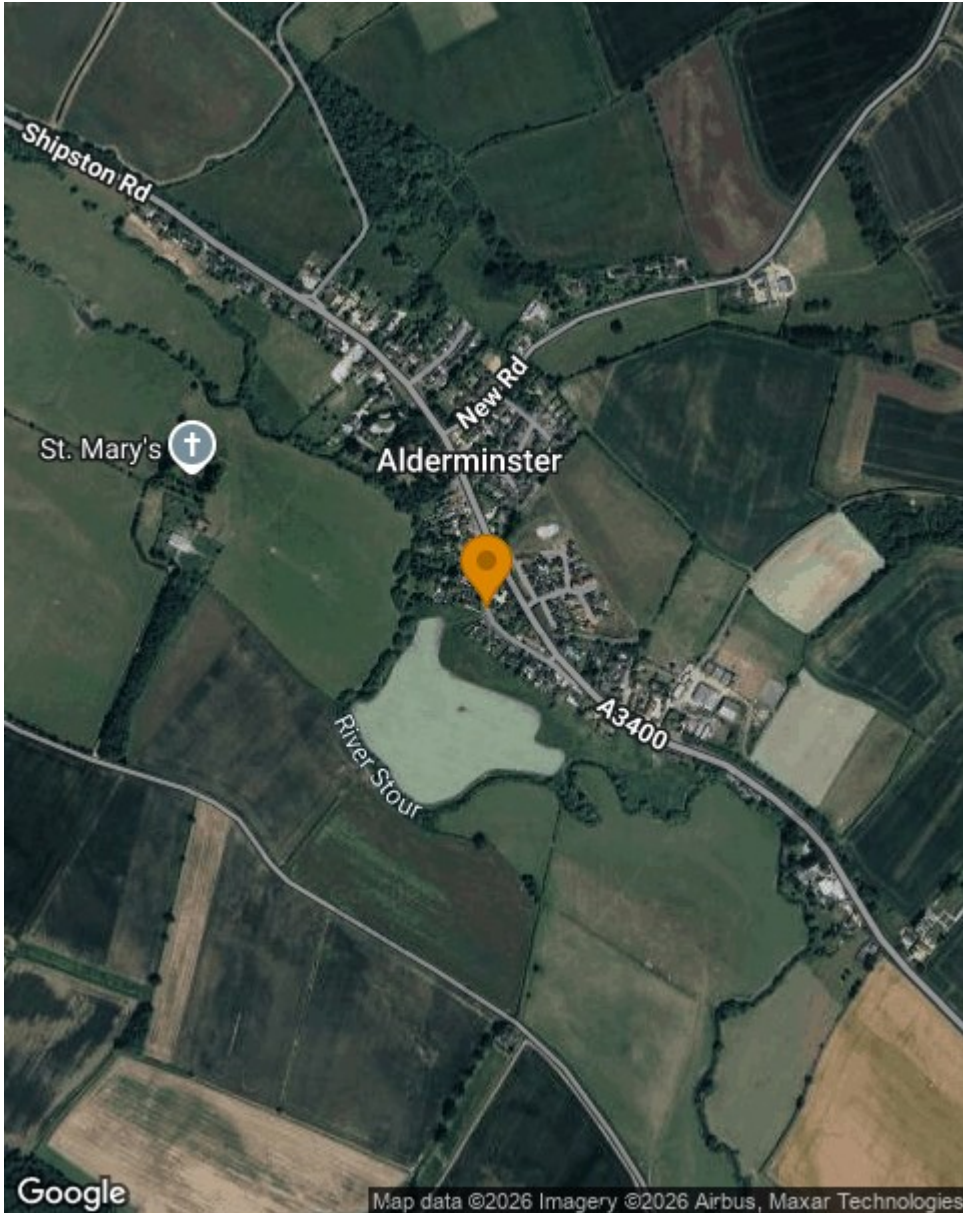
Money Laundering, Terrorist Financing and Transfer

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.

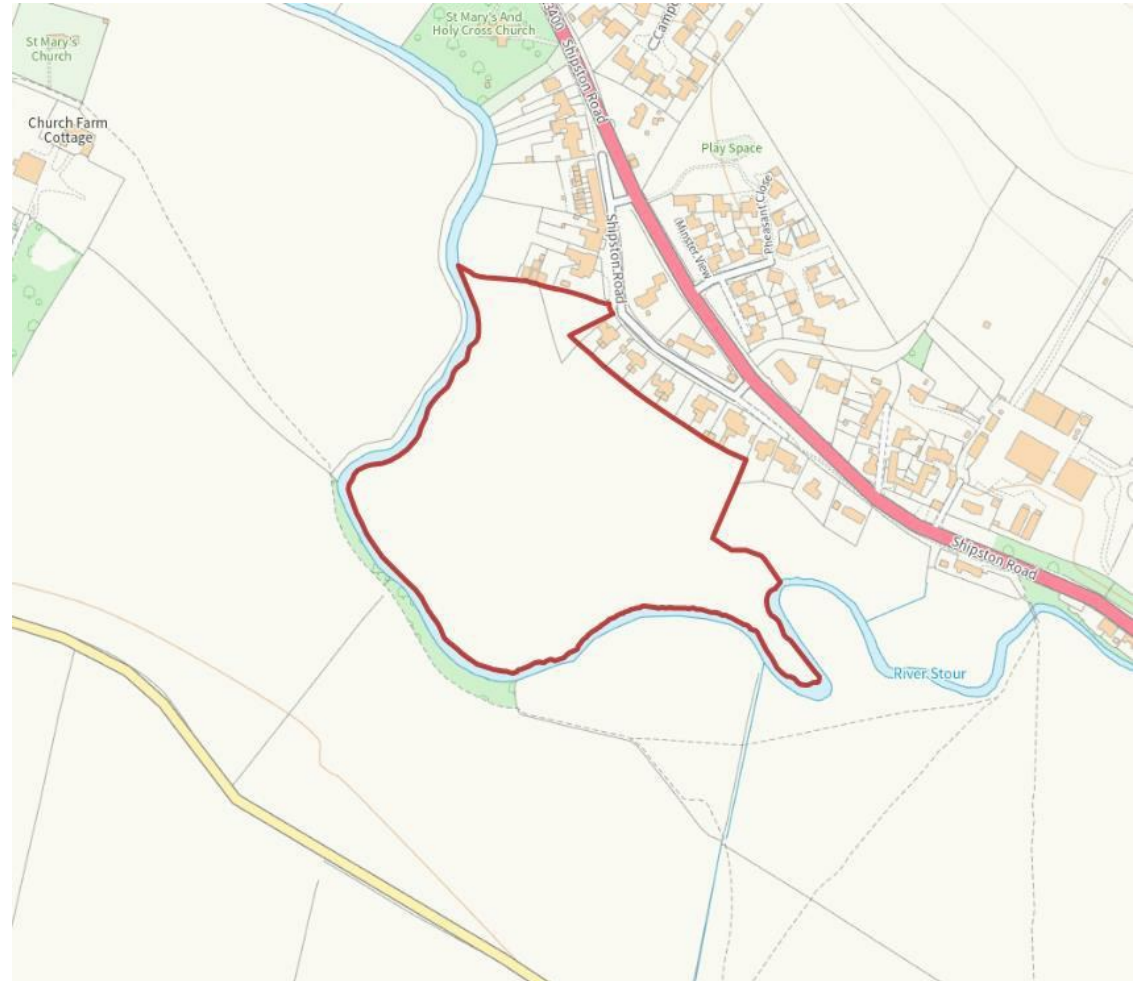
VAT

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



Plan



For further information, please call 01608 661666 (option 3) or email rural@sheldonbosleyknight.co.uk