



**Land at Peninsular Farm Main Street, Newbold, Rugby, Warwickshire,
CV21 1PL
Guide Price £150,000**

Lot 2 - Single parcel of land extending to 5.36 acres (2.17 hectares) of pasture.

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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Location

Lot 2 of Peninsular Farm is a single paddock located off Main Street on the edge of the village of Newbold on Avon.

Situation

- Rugby Town Centre – 1 mile
- M6 J1 – 2 miles
- M1/M6/A14 Junction – 5 miles
- Coventry – 12 miles
- Leicester – 25 miles
- Birmingham – 45 miles
- London – 90 miles

The Land

The land is located along the Main Street of the village of Newbold on Avon and comprises of one parcel extending to 5.36 acres (2.17 hectares). The land is pasture and has access to mains water supply. The land can be accessed from the Main Street (B4112). There is a small pond located within the field pasture.

Tenure & Possession

The property is available freehold with vacant possession of the land and buildings being given upon completion.

The land is currently let on an annual grazing licence, and the existing grazier would like to continue to graze the land in future years, subject to purchasers' agreement.

Development Overage

The vendor reserves the right to receive an overage payment over the land in both Lot 1 and Lot 2 of 40% of any uplift in value for a period of 50 years for any non-agricultural and non-equestrian development that takes place on the land. The Overage will be triggered either upon implementation of the planning consent or a sale with the benefit of planning permission. For the avoidance of doubt, the overage clause is not applicable to the farm buildings or farmhouse.

Sporting & Timber Rights

The sporting and timber rights are held with the freehold owner.

Agri-Environmental Schemes

The land is not entered into any stewardship scheme. The land is registered with the RPA.

Wayleaves, Easements & Public Rights of Way

The property is sold subject to the benefit of all public footpaths, wayleaves, easements, and rights of way that may exist although it is understood there are none except those serving the property.

Services

The property benefits from mains water to the land through field troughs.

None of these services have been tested and it is the specific responsibility of the purchaser to test the adequacy of the services.

Plan, Area and Description

Please note field numbers quoted may not match the RPA field numbers and a plan is for identification purposes only. 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 and misdescriptions.

Planning

The land is currently situated in the Greenbelt. Rugby Borough Council are currently reviewing the local plan with an expected timescale for adoption of the new local plan in 2027/2028.

Methods of Sale

The property is offered for sale through private treaty. A deadline for offers will be provided to interested parties.

The Land in Lot 2 is offered as a separate Lot or is available as a whole with Lot 1.

Anti Money Laundering Regulations

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

Viewing

Strictly by prior appointment through the sole agents at the Rugby Office on 01788 564680

Contact: Lilly Wilson on 01788 564691 or Email: lilly.wilson@howkinsandharrison.co.uk

Vendors Solicitors

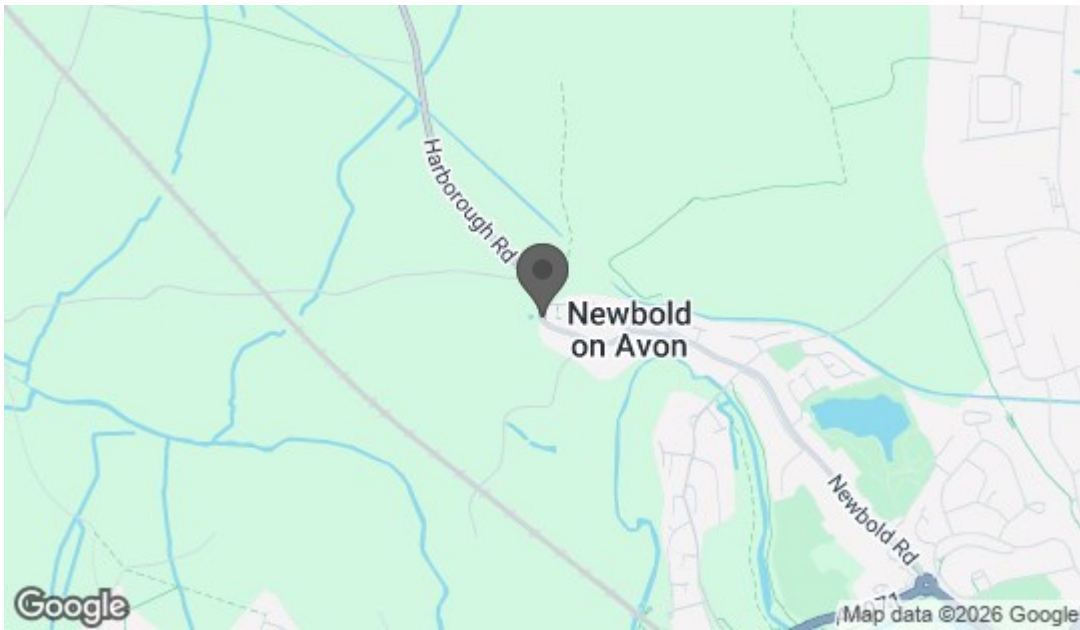
Mark Anderson – Broomfields

7 St John's Business Park, Rugby Road, Lutterworth
Leicestershire, LE17 4HB

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our Agricultural Mortgage Corporation, AMC agents (Andrew Pinny or Tayla Cave) who will be happy to discuss this with you and make an introduction to AMC on your behalf.





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