



Land off Watling Street, Atherstone,
Warwickshire, CV9 1RE

HOWKINS &
HARRISON

Land off Watling Street, Atherstone, Warwickshire, CV9 1RE

A rare opportunity to acquire
approximately 25.32 acres of attractive
pastureland with road and river frontage

Features

- Approximately 25.32 acres of pastureland
- Road frontage to the A5
- Frontage to the River Anker
- Wildlife/amenity/habitat potential/Biodiversity Net Gain
- Freehold with vacant possession upon completion

Distances

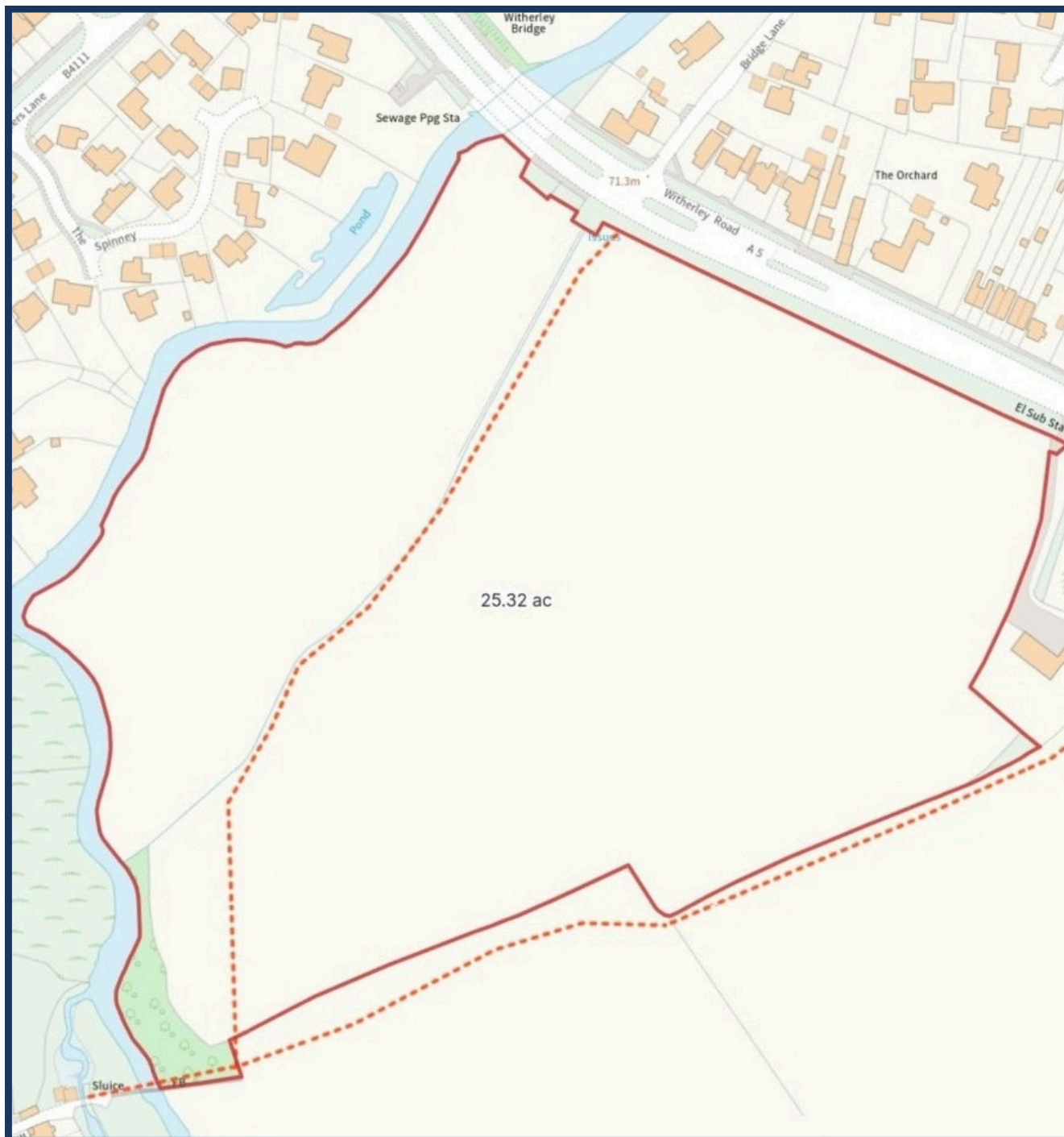
- Atherstone: 1 mile
- Nuneaton: 4 miles
- Market Bosworth: 7 miles
- Hinckley: 7 miles
- Tamworth: 8 miles

Location

The land has direct vehicular access off Watling Street (A5), situated on the eastern edge of the village of Mancetter. There is also pedestrian access from Mancetter, via a footbridge across the river.

Mancetter is a historic village approximately 1 mile from the market town of Atherstone, which provides a range of local amenities and services. The local area has excellent connectivity to the wider road network, including the M42 and M6 Toll, with the larger centres of Nuneaton and Tamworth also readily accessible.





Description

The land comprises approximately 25.32 acres of gently undulating pasture land with frontage to the River Anker.

The land is enclosed by a combination of mature hedges and post-and-wire fencing, with a partial ditch and hedgerow running through the land on a north-east to west alignment, marking the division between the two original fields. Approximately two thirds of the land is located within a Scheduled Ancient Monument relating to the Manduessedum Roman Villa and Settlement and associated industrial complex.

The land is predominantly open in character and is well suited to cattle or sheep grazing, potential mowing for hay and also has equestrian potential. The seller has had a Biodiversity Net Gain (BNG) baseline assessment carried out on the land by ecology consultants Brindle & Green, which concluded that the site had significant opportunities for habitat enhancement and the generation of BNG units and strong potential to function as a strategic habitat bank. The extent of the BNG potential would be subject to further ecological assessment.

Services

We understand that the land does not benefit from any mains services. Purchasers should make their own enquiries as to the availability and adequacy of services.

Fishing Rights

The extent of any sporting and fishing rights included in the sale is to be confirmed.

Tenure & Possession

Freehold with vacant possession upon completion.

Scheduled Ancient Monument

For more information visit

<https://historicengland.org.uk/listing/the-list/>
(listing entry no. 1017585)

Method of Sale

The land will be sold by private treaty.

Local Authority

North Warwickshire Borough Council

<https://www.northwarks.gov.uk/>

Tel: 01827 715341

Easements, Wayleaves & Rights of Way

There is a public footpath over the land as shown by the dotted orange line on the plan. The land is sold subject to and with the benefit of any easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

Viewing

At any time during daylight hours with a copy of these particulars to hand.

Flood Plain

Approximately one-third of the land is identified as being within Flood Zone 3. The area identified as Flood Zone 3 broadly follows the course of the River Anker along the field boundary, predominantly affecting the western part of the land.

Contact Details

Daisy Carroll

Tel: 01827 721380, Email: daisy.carroll@howkinsandharrison.co.uk

Susannah Bennion

Tel: 01827 721380, Email: susannah.bennion@howkinsandharrison.co.uk

Plan, Area & Description

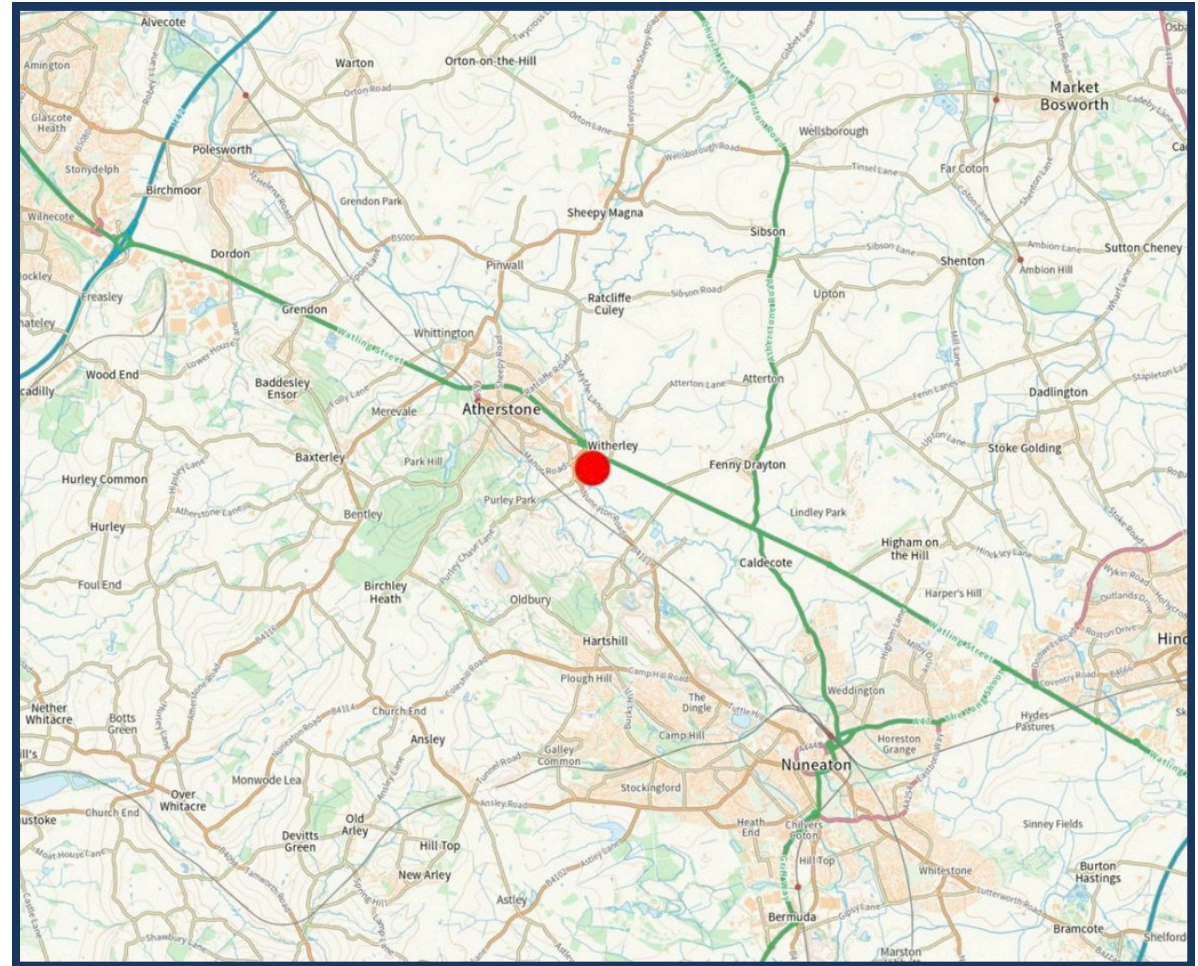
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Anti-Money Laundering

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.

What3Words

///swimmer.recount.rainwater



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

Howkins & Harrison, 15 Market Street,
Atherstone, CV9 1ET

Telephone 01827 721380

Email athrural@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook HowkinsandHarrison

Instagram HowkinsLLP



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