



## Woodland at Robinsons End Nuneaton, Warwickshire, CV10 8LR

**Guide Price £60,000**

The land extends to approximately 0.67 acres of mature woodland, featuring predominantly broadleaved trees and established fruit trees. A pond lies near the northern boundary. Within the centre of the land there are the remains of a former brick structure that is now near ground level. We have been informed by the seller that there used to be a dwelling on this site that was demolished approximately 70 years ago.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

**Distances**

Nuneaton: 2.8 miles  
 Atherstone: 6.3 miles  
 Hinckley: 8.6 miles  
 Coventry: 10.2 miles

**Location**

The property is situated on the western side of Nuneaton. The land can be accessed on foot via Park Lane. The land benefits from excellent transport links being located approximately 5 miles from the A5.

**Description**

The land extends to approximately 0.67 acres of mature woodland, featuring predominantly broadleaved trees and established fruit trees. A pond lies near the northern boundary. Within the centre of the land there are the remains of a former brick structure, that is now near ground level.

A public footpath runs along the southeastern boundary.

The boundaries are predominantly mature trees.

Access is on foot directly off Park Lane.

**Overage**

The property is sold with an overage clause which claws back 25% of any development uplift in the value attributed to any change of use or planning permission for a period of 25 years. For the avoidance of doubt the overage will not be triggered by any agricultural, equestrian or forestry use.

**Tenure & Possession**

The property is sold freehold with vacant possession upon completion.

**Method of Sale**

The property is for sale via private treaty.

**Services**

We are not aware that the land benefits from any mains services.

Purchasers are entitled to make their own enquiries regarding connectivity.

**Local Authority**

The property sits within the confines of Nuneaton and Bedworth Borough Council.

**Easements, Wayleaves & Rights of Way**

There is a public footpath that follows the southeastern boundary

There are not believed to be any private Rights of Way which impact the property.

The land is sold subject to and with the benefit of easements, wayleaves and rights of way that may exist at the time of the sale, whether disclosed or not.

**Viewing**

TBC - Strictly by prior appointment via the selling agents Howkins & Harrison by contacting Gabriella Bennion on 01530877977 (Option 4)

**What3Words**

///divisions.orders.half

**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.

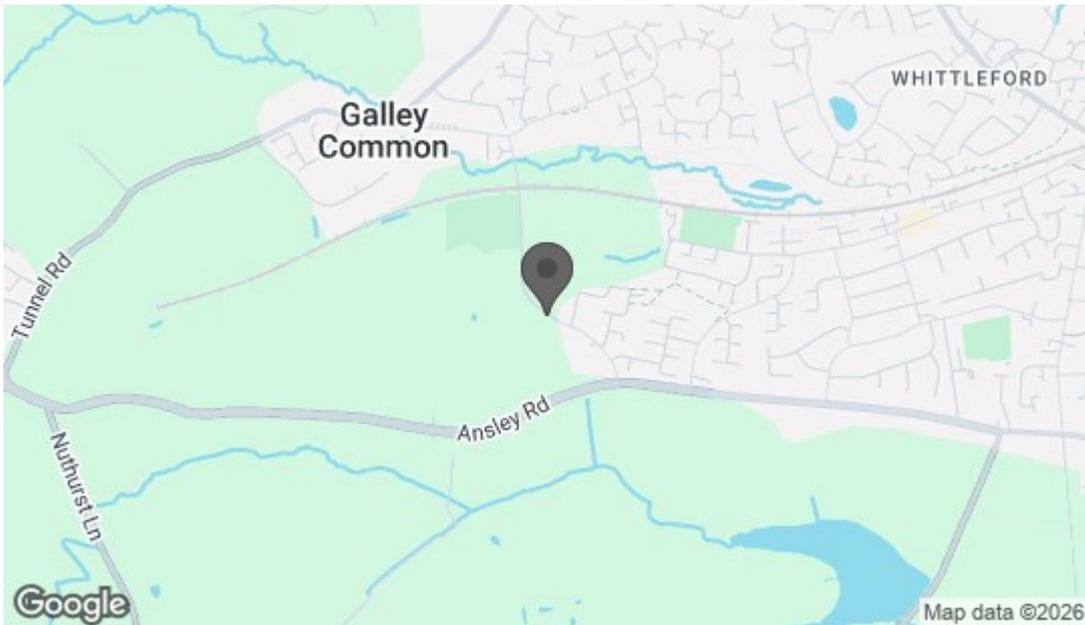
The plan is for identification purposed only and is not to scale.

**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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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