



Pasture North of Gentlemans Lane, Henley-In-Arden, B95 5PT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

AN EXCELLENT OPPORTUNITY TO PURCHASE PASTURELAND WITH DIRECT ROAD FRONTAGE EXTENDING TO APPROX 20.91 ACRES (8.46 HECTARES)

The land is located between Ullenhall (under a mile) south, Tamworth-in- Arden (2.2 miles) north. Access is taken directly off Gentlemans Lane.

The field comprises of approximately 20.91 acres (8.46 Hectares) of permanent pasture benefiting from boundary fencing and well-established mature hedges.

The land is likely to be classified as Grade III land under the Agricultural Land Classification of England and Wales Maps (1988) and Provisional Agricultural Land Classification (ALC) updated May 2020.





Key Features

- Extending to approximately 20.91 acres (8.46 Hectares)
- Direct road frontage onto Gentlemans Lane
- Located between Ullenhall and Tamworth-in-Arden
- Grade 3 Permanent Pasture
- Boundaries comprise a mixture of stock proof fencing & mature hedges

Price Guide
£260,000

Situation

The land is located between Ullenhall (under a mile) south, Tamworth-in-Arden (2.2 miles) north. Access is taken directly north off Gentlemans Lane.

Redditch (6 miles), Solihull (7 miles), Leamington Spa (8.5 miles) and Alcester (10 miles) are just some of the local towns that are well serviced with great railway links, public houses, hotels, shops, garages, primary schools, high schools, fire stations and churches.

Services

There are no known services connected to the land.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights in so far as they exist are included in the freehold sale.

Rights of Way, Wayleaves, Easements & boundaries

A Public Footpath runs across the property.

There are no other known public rights of way crossing the parcels.

Boundaries comprise a mixture of mature hedges and stock proof fencing. A fence of approximately 100 meters is required to the west of the property to establish a new boundary.

Designations

The land is located within the Nitrate Vulnerable Zone area for surface water and situated within the Greenbelt.

There are no other known designations over the land.

Tenure and Possession

The property is subject to a fixed term Farm Business Tenancy with the term end date on 24th March 2026.

Planning

The land is currently used for agricultural purposes.

Access

Access is taken via two separate agricultural gates off Gentlemans Lane.

Rural Payments Agency

There are no entitlements included in the sale.

Environmental Stewardship

There are no known Environmental Stewardship Agreements on the Property.

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.

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 a time and date of inspection with Sheldon Bosley Knight at Shipston on 01608 661666 or by email to the Agent Archie Benson abenson@sheldonbosleyknight.co.uk

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.

Method of Sale

Land to be sold via Private Treaty, but the Vendor reserves the right to ask for Best and Final Offers should several offers be received.

What3Words

[/struts.remarking.leaves](https://what3words.com/struts.remarking.leaves)

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.







Contact Details

Rural Team

Email: rural@sheldonbosleyknight.co.uk

Agent

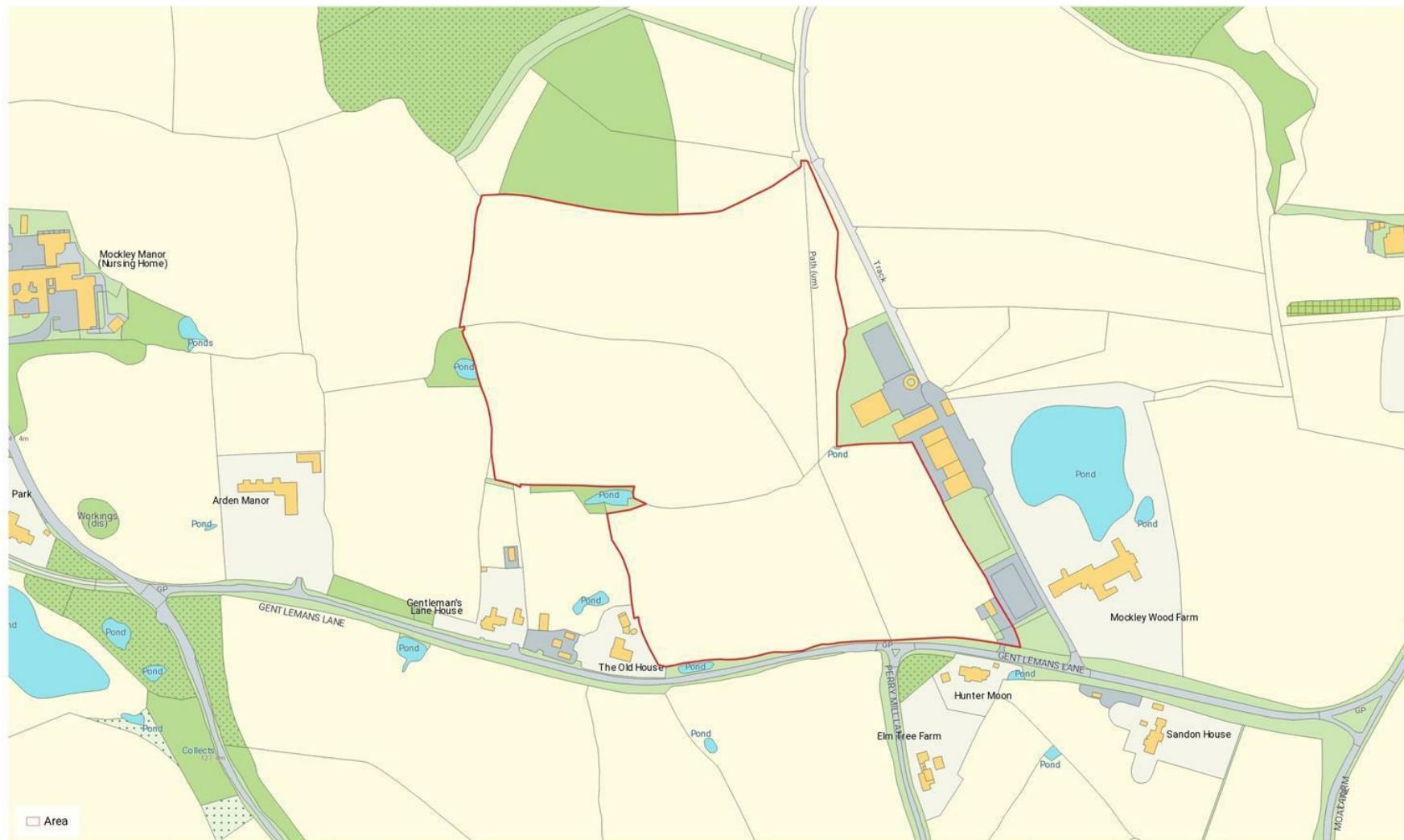
Archie Benson:
abenson@sheldonbosleyknight.co.uk

Tel: 01608 661666

Office: The Corner House, Market Place,
Shipston on Stour, CV36 4AG

Plan

Land north of Gentleman's Lane,
Gentleman's Lane Ullenhall, Henley-In-Arden,
B95 5PT



Not to Scale - For identification purposes only

Location

