

Land in CV23

Barby Lane, Rugby, Warwickshire, CV23 8UX

£135,000 Starting Bid

Tenure

Freehold

Property features

- Freehold Land
- Approximately 5.23 acres

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- Flexible viewing slots
- Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

We are delighted to offer for sale this attractive parcel of pasture land extending to approximately 5.23 acres, occupying a highly accessible position on the southern outskirts of Rugby with direct road frontage onto Barby Lane.

This versatile parcel of land offers an excellent opportunity for those seeking agricultural or equestrian use, benefiting from a level layout and being divided into three well-fenced paddocks, enclosed by mature hedgerows and established trees which provide both privacy and shelter.

The land enjoys direct vehicular access from Barby Lane via a secure steel-gated entrance. Positioned adjacent to the entrance is a useful timber-framed agricultural building with breeze block construction, tiled flooring and a clear PVC sheet roof, together with a small extension. Towards the rear of the land is a further timber pole lean-to, providing additional storage or shelter.

Extending to approximately 5.23 acres, the land is classified as Grade 3 agricultural land and consists predominantly of base-rich loam and clay soils. The pasture is relatively level and still displays areas of historic ridge and furrow, adding to its rural character.

A natural watercourse runs through the land, providing a convenient natural water supply and drinking point for livestock, making the holding particularly well suited for grazing.

Ideally situated between the popular suburb of Hillmorton and the sought-after village of Barby, the land enjoys a peaceful rural setting whilst remaining conveniently located approximately three miles from Rugby town centre and around four miles from Junction 18 of the M1 motorway, offering excellent links to the M1, M6, A5 and A14.

The property is offered for sale freehold with vacant possession.

Prospective purchasers should note that the sale will be subject to a 30-year overage clause, reserving 30% of any uplift in value resulting from future non-agricultural or non-equestrian development. The overage will be triggered upon either the implementation of planning permission or any future sale. The property is also subject to a restrictive covenant preventing the erection or placement of any dwelling, caravan, house on wheels, temporary building or encampment intended for residential occupation.

A public footpath crosses the centre of the land, and purchasers should satisfy themselves as to its position. The land is enclosed by fencing, and whilst every effort has been made to ensure the accuracy of the plan and description, these are provided for identification purposes only.

Price: Starting Bid £135,000

Property Type: Land

Business Type: Other/Unspecified

Parking: None

Description

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Tenure

Title number NN381198 - Freehold

Location

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Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Barby Lane, Rugby, Warwickshire, CV23 8UX

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.