



Land at Ashby Road, Snarestone, Warwickshire, CV9 3QJ

HOWKINS &
HARRISON

Land at Ashby Road Snarestone Warwickshire CV9 3QJ

Features

- Attractive parcel of arable land
- 5.50 acres
- Road frontage
- Rural location

An opportunity to purchase a parcel of productive arable land, situated between the villages of Snarestone and Twycross.

Description

The land extends to approximately 5.50 acres of arable land with access directly off the Ashby Road, the land is currently down to a temporary grass ley. The land is a single parcel with hedgerow boundaries.

The land is Grade 2 and has most recently been cut for silage and the gradient of the field is flat.





Location

The land is situated between the villages of Snarestone (0.8 miles) and Twycross (2.3 miles) it also benefits from excellent transport links being in close proximity to the A444 and Junction 11 of the M42 (3.0 miles).

The land benefits from direct access off Ashby Road. This road is the main link between the villages of Snarestone and Twycross.

Tenure & Possession

The land is freehold and will be sold with vacant possession given upon completion.

Local Authority

South Derbyshire District Council.

Services

We understand that the land does not benefit from any main services.

Purchasers should make their own enquiries as to the availability and adequacy of services.

Method of Sale

The land will be sold by private treaty.

Easements, wayleaves and Rights of Way

There are no public rights of way over the land that we are aware of.

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

Flood Zone

The land is situated within Flood Zone 3 for risk of flooding from rivers as per the Environment Agency's Flood Maps for Planning.

What3Words

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Viewing

Accompanied viewings only, strictly by appointment with Daisy Carroll at Howkins and Harrison on 01530 877977 or alternatively email, daisy.carroll@howkinsandharrison.co.uk.

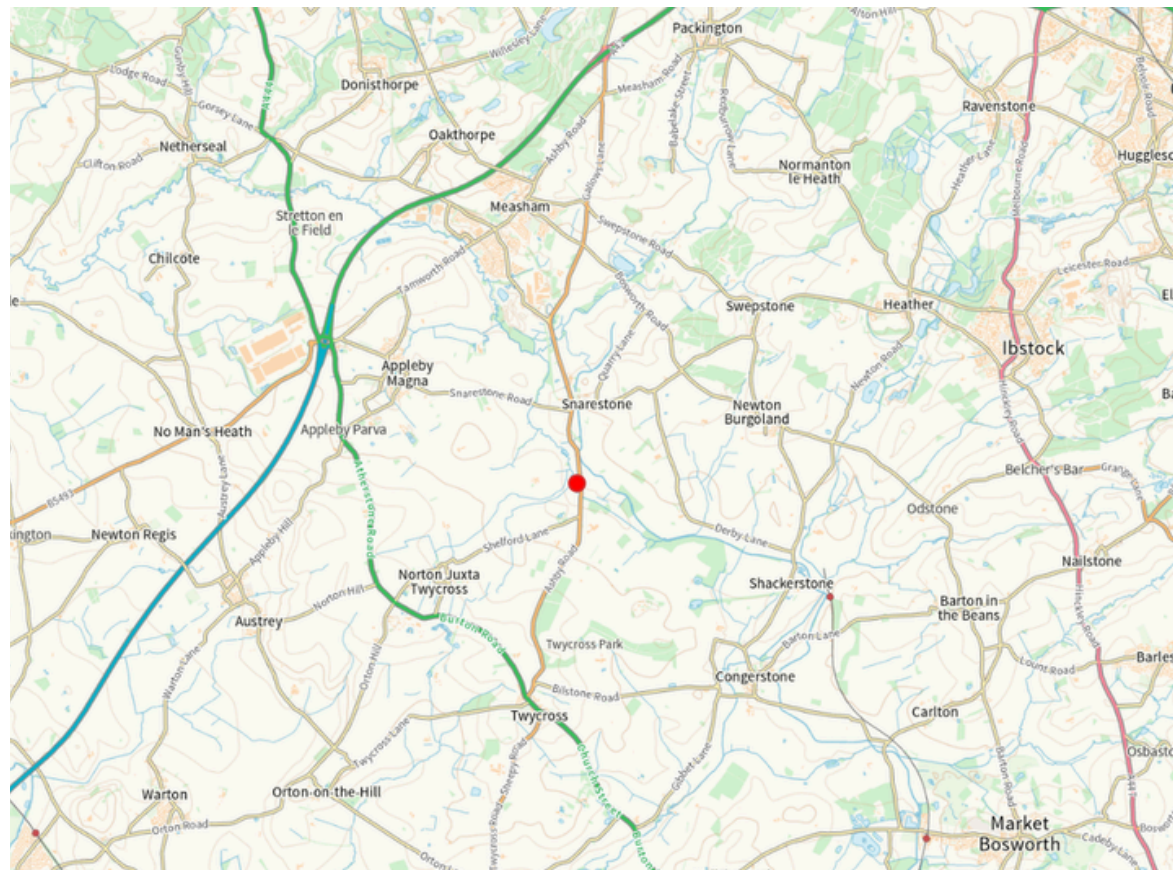
Plan, Area & Description

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

Under the Money Laundering Directive (SI 2017/692) we are required under due diligence as set out under HMRC to take full identification (e.g Photo ID and recent utility bill as proof of address) when a potential purchase submits an offer for a property. Please be aware of this and have the information available.

Please note a fee of £30 will be charged to each buyer for the Anti Money Laundering check via our online system Move Butler.



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.



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