



Arable Land at, Lower Quinton

Warwickshire, CV37 8QT

Guide price £420,000

SBK

SHELDON
BOSLEY
KNIGHT

Exceeding the Standard



Arable Land at Lower Quinton

Warwickshire, CV37 8QT

Summary

Sheldon Bosley Knight are delighted to offer to the market two arable field parcels located at the foot of Meon Hill. The two parcels extend to approximately 18.93 hectares (46.78 acres) and are available as a whole or in 2 Lots.

Lot 1 comprises a single arable parcel extending to about 7.79 hectares (19.25 acres), the field gently slopes to the east and the boundaries are of mixed mature hedgerows.

Guide price £170,000.

Lot 2 comprises a single arable parcel extending to about 11.14 hectares (27.53 acres) the field is relatively flat and the boundaries are of mixed mature hedgerows and ditches.

Guide Price £250,000

Both Lot 1 and Lot 2 are likely to be classified as Grade 3 under the Agricultural Land Classification of England and Wales Maps (1968).

Situation

The Property is situated approximately 1 mile from the villages of Lower and Upper Quinton in South Warwickshire. The local villages provide a range of facilities including: a public house, primary school, nursing home, post office and shop.

The nearby towns of Chipping Campden (6 miles) Shipston-on-Stour (7.5 miles), Stratford-upon-Avon (8 miles) and Evesham (12 miles) are easily accessible and offer more comprehensive facilities. [All distances are approximate].

Cropping

A summary of previous cropping is available upon request.

Rural Payments Agency

We understand the land is registered with the Rural Land Registry and a claim has been made for the Basic Payment Scheme (BPS) in 2018. The BPS Entitlements will be available for transfer to an incoming purchaser and are included within the purchase price. There will be no apportionment of basic payment for the 2018 claim year, which has been made by the Vendor.

Environmental Stewardship

There are no live Environmental Stewardship Agreements on the Property.

Cross Compliance

The Purchaser will be required to comply with the Cross Compliance Regulations as set out by the Rural Payments Agency for the 2018 scheme year until 31st December 2018, and indemnify the Vendor for any loss or penalty as a result of any breaches of Cross Compliance.

Rights of Way and Access

Lot 1 is accessed directly from the public highway. Lot 2 has the benefit of planning permission to allow for the installation of access onto the public highway, granted by Stratford-on-Avon District Council (Application reference 17/03533/FUL).

There are no known public rights of way crossing either Lot 1 or Lot 2.



Lot	Sheet ID	Parcel ID	Total Area (Ha)	Total Area (Ac)
Lot 1	SP1845	7453	7.79	19.25
Lot 2	SP1846	4815	11.14	27.53
			18.93	46.78





Services

There are no known services to either Lot 1 or Lot 2. A natural spring feeds troughs located in both Lot 1 and Lot 2.

Sporting, Timber and Mineral Rights

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

Designations

Lot 1 and Lot 2 are located within a Nitrate Vulnerable Zone area. Lot 2 is located within the Cotswold Area of Outstanding Natural Beauty.

Wayleaves and Easements

A number of overhead electricity poles cross Lot 2, the wayleave payments will be transferred to the purchaser upon completion.

Tenure and Possession

The land is for sale freehold with vacant possession given upon completion.

Completion

The completion date is to be agreed between the parties.

Plans, Areas and Schedules

These are based on the Promap computerised digitised mapping data under Rural Payments Agency Rural Land Register Maps. They have been checked and computed by the Selling Agents, but the Purchaser will be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale.

Boundaries

The Purchaser shall be deemed to have a full knowledge of all boundaries, and neither the Vendor nor the Selling Agents will be responsible for defining the boundaries of ownership thereof.

Fencing Covenant

The vendors undertake to erect a stock proof timber post and wire fence along the currently un-fenced southern boundary of Lot 2, marked A to B, within a period of one month from the sale completion date.

Viewings

Interested parties may view the land at any time during daylight hours whilst carrying a copy of the sales particulars, having first registered their interest with Sam White of Sheldon Bosley Knight on 01608 661666 or swhite@sheldonbosleyknight.co.uk.

Health and Safety

We would like to bring to your attention that this is a working farm and request that you take considerable care for your own personal wellbeing during viewings, particularly since Lot 2 is currently accessed through the farmyard.

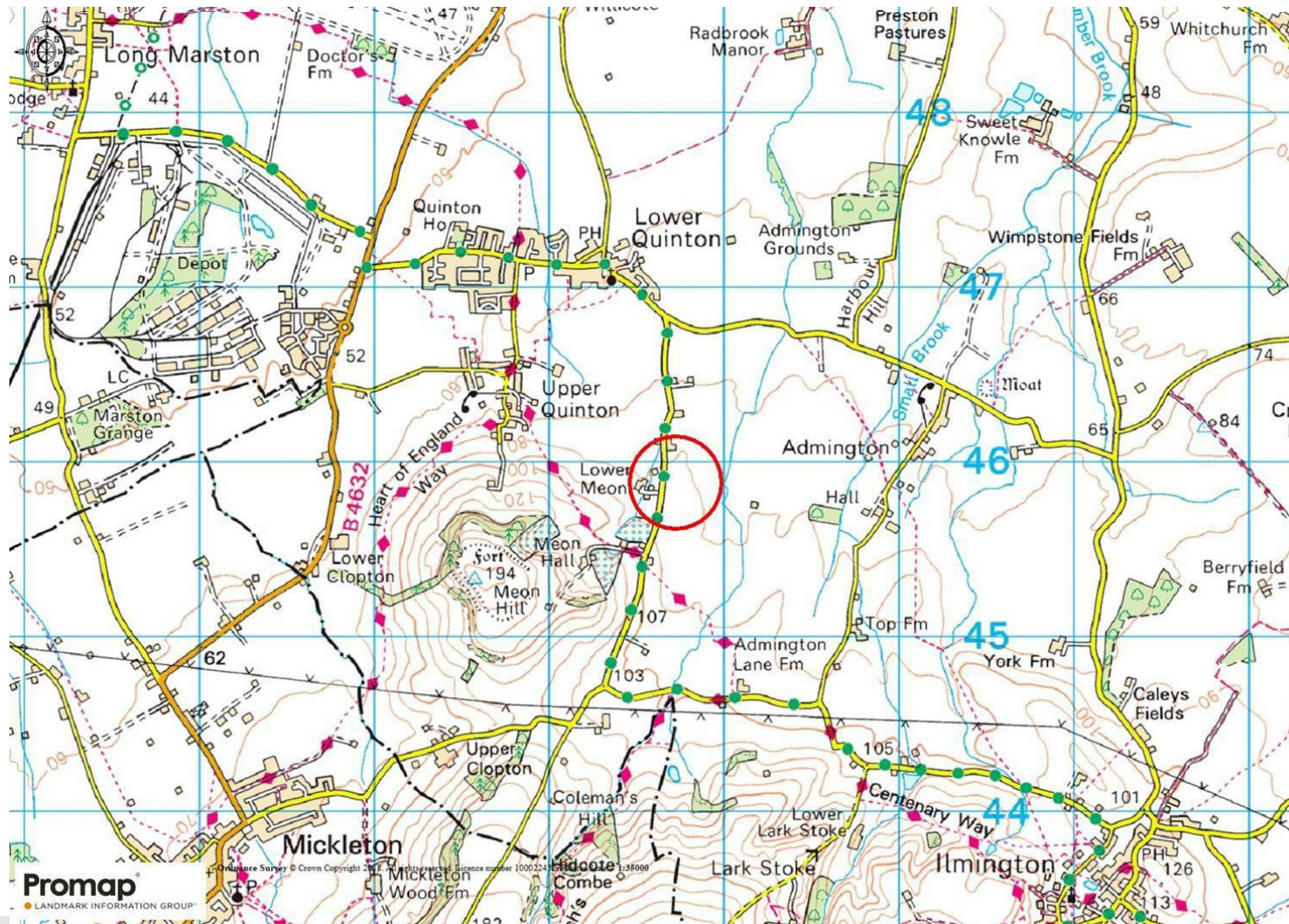
Local Authorities

Stratford-on-Avon District Council - 01789 267575
Warwickshire County Council - 01926 410410

Location

From Stratford upon Avon proceed south over the river on Shipston Road (A3400) for about a mile before turning right at the second traffic island into Clifford Lane (B4632). Continue for about 4 ½ miles before turning left to Lower Quinton. After proceeding through the village turn right towards Hidcote and after 1/3 of a mile Lot 1 can be found on the right as identified by our For Sale Board. Continue along the road to Hidcote for a further 1/3 of a mile and Lot 2 can be found on the left hand side as identified by our For Sale Board. Nearest postcode: CV37 8QT.





Leamington Spa
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
Tel: **01926 430555**

Kenilworth
9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: **01926 857595**

Stratford-upon-Avon
Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
Tel: **01789 292310**

Shipston-on-Stour
The Corner House
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
Tel: **01608 661666**

SBK | SHELDON
BOSLEY
KNIGHT



Exceeding the Standard



sheldonbosleyknight.co.uk