



Pasture Land, Stretton On Fosse

Moreton In Marsh, GL56 9SB

Guide price £55,000

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Exceeding the Standard



Pasture Land

Stretton On Fosse

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Description

A rarely available parcel of permanent pasture occupies an elevated rural position to the South of the Cotswold village of Stretton-on-Fosse. The land benefits from impressive far-reaching countryside views to the south, over the Warwickshire-Gloucestershire border.

The attractive amenity parcel extends to approximately 3.00 acres (1.21 hectares) and is well fenced, split into two paddocks by post and sheep netting and is currently used for sheep grazing. The land has a gentle sloping gradient and has been sympathetically managed to enhance its amenity value within an idyllic location.

The boundaries of the property are formed by mature mixed species hedgerows and post and wire stock proof fencing.

Situation

The land is situated to the South of Stretton-on-Fosse, a small village situated to the west of the Fosseway, approximately 3 miles from Shipston-on-Stour and 4 miles from Moreton-in-Marsh. Other towns within easy reach include Stratford-upon-Avon (12 miles), Banbury (16 miles) and Leamington Spa (20 miles) which offer more comprehensive facilities.

Designations

The land is situated within a Nitrate Vulnerable Zone area and the Regulations of the Nitrate Pollution Prevention Regulations 2008 (as amended) apply. We are not aware of any other designations on the property.

Access

The land is accessed via a right of way over an adjacent land parcel to the north which is set back from the main through road into the village of Stretton-on-Fosse.

Rights of Way

There are no known rights of way across the property, however a public footpath runs to the north of the property boundary.

Services

It is understood that there are no known services connected to the land, however a water connection is available nearby. Purchasers are advised to make their own enquires

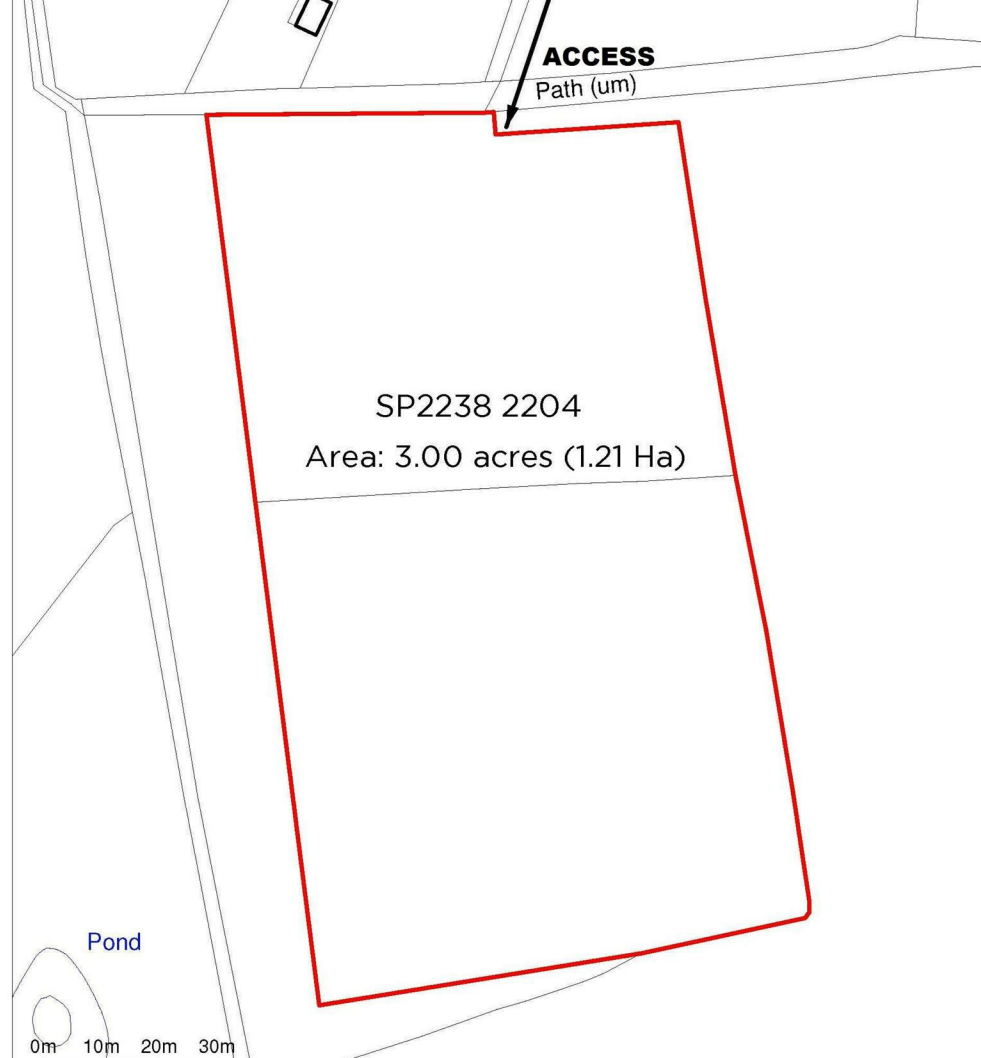
Sporting and Timber Rights

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



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Easements and Wayleaves

It is understood there are no known easements or wayleaves across the property

Tenure and Possession

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

Rural Payments Agency

The land is not registered for the Basic Payment Scheme or with the Rural Land Registry, and therefore no Basic Payment Scheme Entitlements will be available to the purchaser.

There are no live Environmental Stewardship Agreements on the Property.

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 shall 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.

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 Laura Gaydon MRICS FAAV of Sheldon Bosley Knight on 01608 661666 or lgaydon@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.

Local Authorities

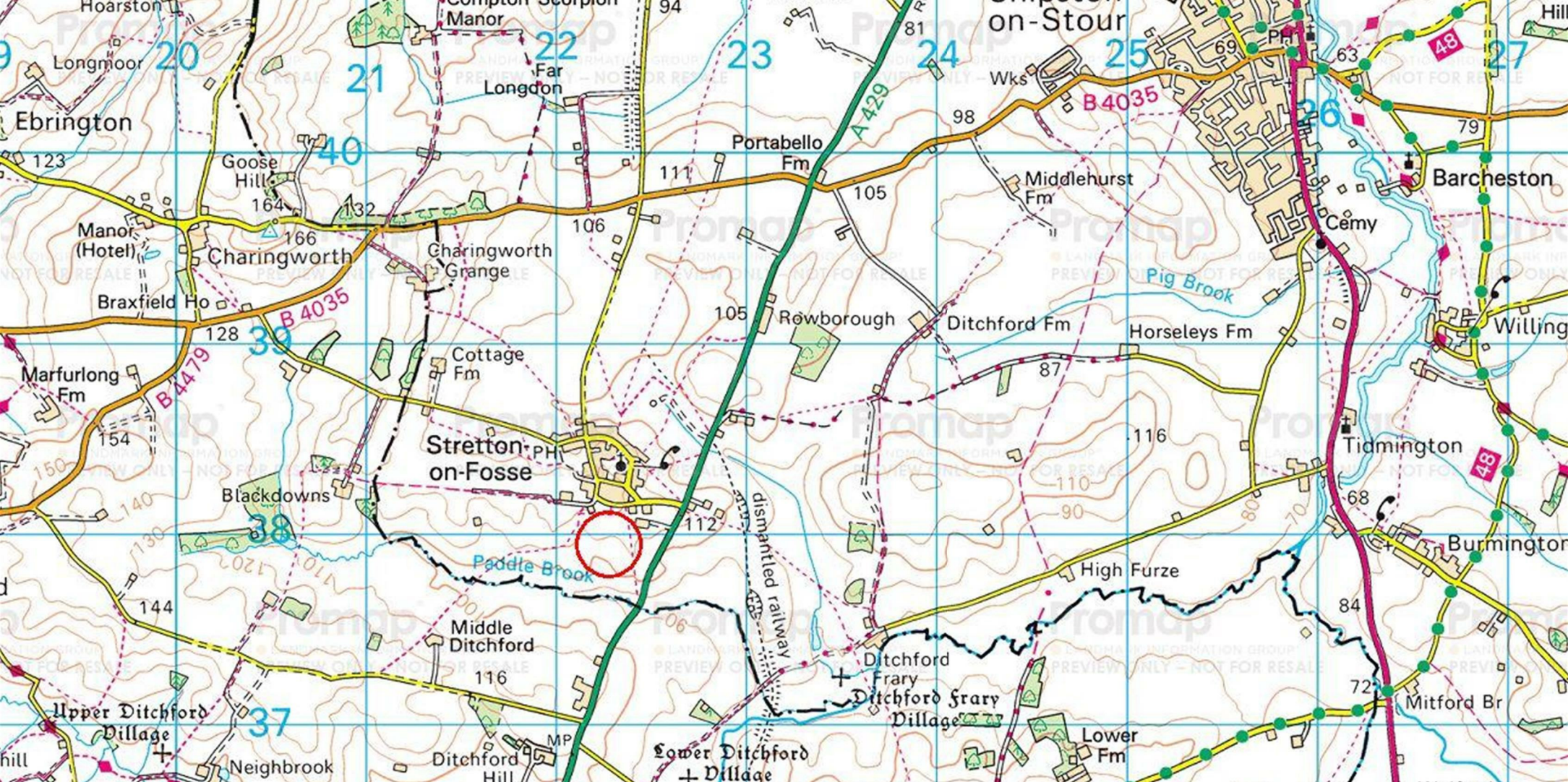
Warwickshire County Council - 01926 410410

Stratford-upon-Avon District Council - 01789 267575

Location

From Shipston-on-Stour town centre, proceed west on Campden Road (B4035) for almost 2 miles before turning left on Fosse Way (A429) towards Moreton-in-Marsh. After just over a mile, turn right signposted to Stretton-on-Fosse. Bare left as you come into the village, the site can be found on the left as identified by our For Sale board. Postcode: GL56 9SB





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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

Kenilworth
9 The Square
Kenilworth
Warwickshire
CV3 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**

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