



Wyken Field

| SHREWLEY, WARWICKSHIRE

| **Carter Jonas**

WYKEN FIELD
HIGH CROSS LANE
SHREWLEY
WARWICKSHIRE
CV35 7BE

Smallholding in rural
Warwickshire.

A unique opportunity to purchase a smallholding with outline planning consent to build your dream home.

In all extending to 3 acres (1.21 hectares) including a 95 sq m timber chalet.

For sale by private treaty as a whole.



PROPERTY

The Property is presented in one parcel and is bordered by mature hedgerows and trees, with all boundaries being stockproof. There is a 95 sq.m timber chalet on site.

There is currently Outline Planning Permission allowing for the erection of a replacement dwelling with half an acre of curtilage. It is noted that permitted development rights have not yet been removed and therefore, a further extension may be possible. All planning permissions are subject to consent.

The EPC rating of the current dwelling on site is D.

In all extending to 3 acres (1.21 hectares).

LOCATION

The Property is located in a rural setting where the predominant land use is agricultural. To the northwest of the Property is the village of Lowsonford. Lowsonford has a limited range of services however there is a public house and village hall. A wider range of facilities and amenities can be found at Claverdon located 2.3 miles to the east.

The Property is located between the highly desirable villages of Shrewley and Lowsonford in central Warwickshire. There are good transport links with access to the M40 Junction 16. Hatton train station is located 2.5 miles from the Property with links to Birmingham and London more regular services are available from Warwick (6.6 miles) and Leamington Spa (8.5 miles).

LAND

This smallholding has previously been used for market gardening. There are four polytunnels which are in reasonable condition situated on the land and are to be included in the sale.

Access is via a shared gated entrance off High Cross Lane.

The vendor is to retain one acre of woodland which may be available through separate negotiation (see area shaded green).

In all extending to 3 acres (1.21 hectares).

METHOD OF SALE

Private treaty.

TENURE & POSSESSION

Freehold with vacant possession available upon completion.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are not included within the sale.

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ENVIRONMENTAL SCHEMES

The land is not included within any Environmental Stewardship Schemes.

DESIGNATIONS

The Property is situated within the Warwick District Local Plan – Green Belt.

SERVICES

Mains water is connected. Electricity is currently provided by solar panels however there is a nearby electricity supply which can be connected at the purchaser's cost and responsibility.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The Property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

HEALTH & SAFETY

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor take responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the Property or any lot or part of the Property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

SPORTING TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale where available.

LOCAL AUTHORITIES

Warwick District Council
www.warwickdc.gov.uk

VIEWINGS

Viewing of the land is strictly by appointment only. Viewers are to be accompanied by the selling Agent.

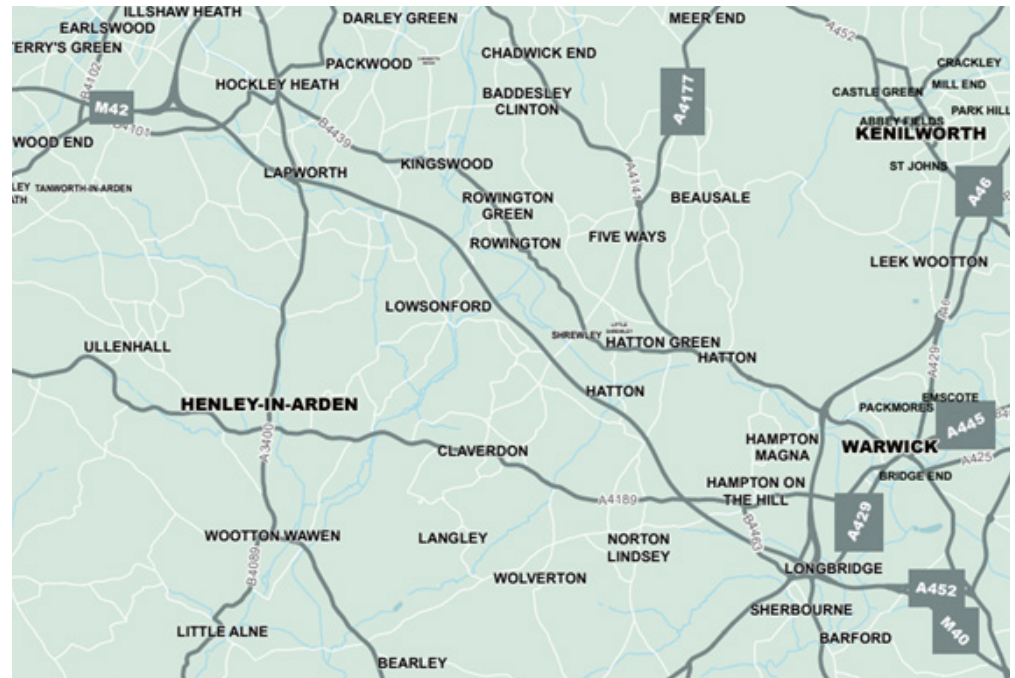
DIRECTIONS

From the M42 Junction 4 exit onto the A3400/Stratford Road, continue for 2.5 miles and then turn left on to the B4439/Old Warwick Road. Continue for approximately 1.70 miles and then turn right onto Lapworth Street. Continue for approximately 2.33 miles and then turn right onto New Road and follow road onto Narrow Lane. Continue down Narrow Lane for 0.55 miles and turn right on to High Cross Lane follow the road for 0.29 miles which is where Wyken Field will be on your left identified by a sign attached to the gate.

The entrance to the land is via a gate off High Cross Lane.



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IMPORTANT INFORMATION

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