



MARGETTS
ESTABLISHED 1806

Approximately 32.69 acres (13.23 ha) Woodland at Thorn Way, Long Itchington, CV47 9PF

Guide Price £175,000



Woodland at Thorn Way, Long Itchington

FOR SALE BY PRIVATE TREATY: A block of woodland amounting to 32.69 acres (13.23 hectares) or thereabouts .

Situation

The woodland is situated adjacent to the viillage of Long Itchington.

Description

A block of woodland planted circa 2010. The woodland was planted under the English Woodland Grant Scheme a copy of which is available from the selling agents. The vendor will transfer the agreement and its obligations to the purchaser. Annual payments of £466.00 continue to be paid in respect of the mixed native broadleaves for 15 years from the date of planting and the vendor will use reasonable endeavours to pass these payments to the purchaser via the transfer of the grant scheme. The woodland has frontage to the River Itchen.

Schedule of Acreages

Field Number	Acreage	Hecterage	Description
SP4164 4198	6.30	2.55	Woodland - Polar and mixed native broadleaves
SP4164 4179 (estimated)	10.28	4.16	Woodland - Poplar
SP4164 4051 (estimated)	9.19	3.72	Woodland— Mixed native broadleaves
SP4164 2350 (estimated)	4.05	1.64	Woodland— Poplar
SP4164 0837	2.87	1.16	Woodland— Poplar
Total	32.69	13.23	

Areas should be verified by the purchaser.

Access

The land is accessed from Thorn Way.

Basic Payment Scheme

The land is registered under the Rural Land Register with the Rural Payments Agency. The 2022 Basic Payment will be retained in full by the vendor.

Cross Compliance

The purchaser will be required to comply with the Cross Compliance Regulations until 31st December 2022 and to indemnify the vendor against any loss or penalty as a result of any breaches by the purchaser of the Cross Compliance regulations.

Overage

An overage clause will be included in the sale contract which will reserve 30% of any increase in value due to any none agricultural or equestrian development which takes place on the land for a period of 30 years from the date of sale.

For the avoidance of doubt this will not include any farm buildings, stables or equestrian facilities that are constructed on the land but would include a dwelling even if the occupancy is restricted.

Sporting Timber and Mineral Rights

The sporting, timber and mineral rights so far as they exist are included in the sale

Wayleaves and Easements

SP 4164 4198 and SP4164 4179 are crossed by 11KV overhead power lines The vendor is not aware of any wayleaves, easements or rights of way.

Rights of Way

SP4164 4198 is crossed by a public footpath

Services

No services are connected to the land

Tenure and Possession

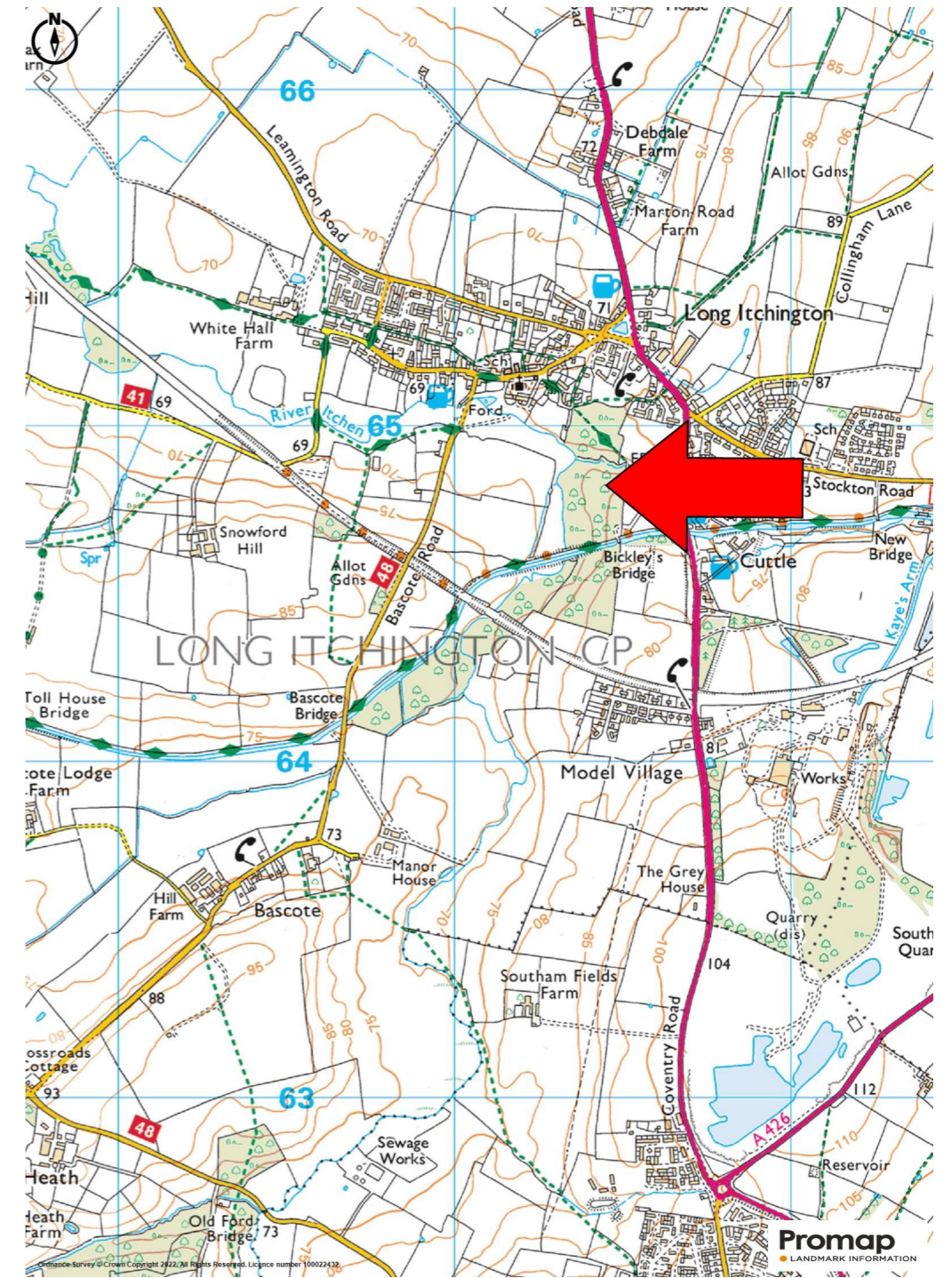
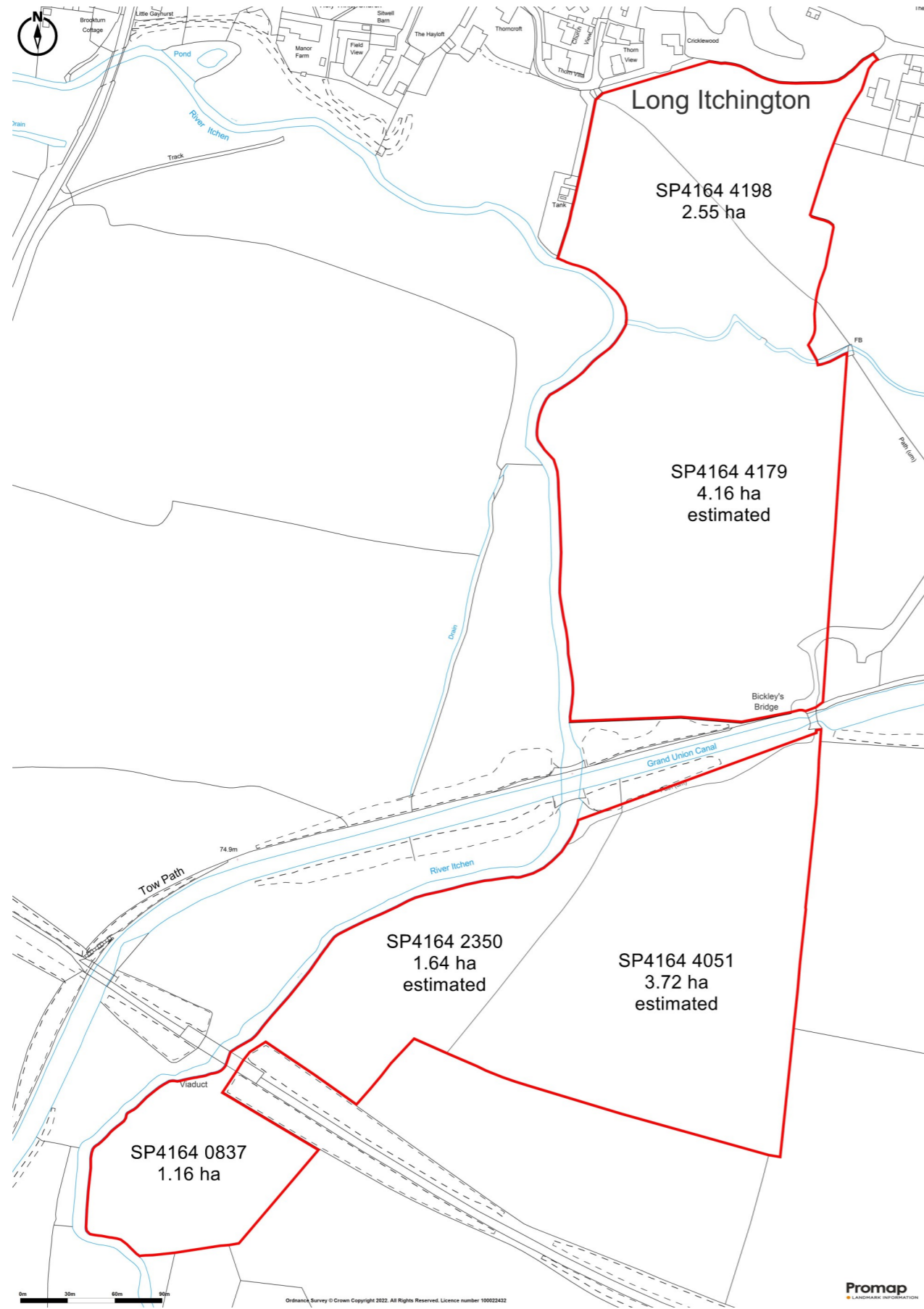
The land is to be sold freehold with vacant possession

Method of Sale

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to sub-divide or offer the property for sale in any order other than that described in these particulars or withdraw the property from sale without prior notice.

Viewing

On foot at any reasonable time





Local Authorities

Stratford Upon Avon District Council
Severn Trent Water
Western Power Distribution

Tel 0789 267575
Tel 0800 783 4444
Tel 08000 963080

Plan / Area / Description:

The plan, area and description are believed to be correct but no claim will be entertained by the vendor or their agents in respect of any omissions, error, of misdescription. The plan is for identification purposes only.

Notes:

1. These particulars are prepared in good faith to give a general description of the property and are for guidance only. If any points are of particular importance please ask for further clarification.
2. All Measurements and dimensions are approximate and given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those performed by their appointed advisers.
3. The photographs show only parts of the property. These may change and it should not assume the property remains as displayed.
4. Nothing in these particulars should be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. Purchasers should satisfy themselves of such matters prior to purchase. Nothing in these particulars shall be deemed as implying that any necessary consents have been obtained.



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