Land at Pipers Bath, Moreton Morrell Lane, Moreton Morrell, Warwick CV35 9DQ and Land at Lighthorne Road near Compton Verney CV35 9DB
Lot 1 - 4.573 acres of woodland
Lot 2 - 0.915 acres of pasture with stable block and buildings
Lot 3 - 1.32 acres of pasture
Lot 4 - 2.585 acres (CV35 9DB near Compton Verney)

Situation
Lots 1, 2 and 3 are located south of Moreton Morrell Lane just east of the B4455 Fosse Way.
Lot 4 is located just north of Lighthorne Lane, east of the B4455 Fosse Way.

The British Motor Museum is approximately 4 miles east at Gaydon, the nearest large town is Wellesbourne, approximately 3.5 miles west, Stratford Upon Avon 12 miles west, Royal Leamington Spa approximately 13 miles north and Banbury 16 miles south.

The properties are shown on the location plans.

Description
Lot 1
Comprises approximately 4.573 acres of mixed ash and oak woodland with a small plantation of Christmas trees to the northern boundary. A stream runs through the woodland towards Moreton Morrell Lane, a spring feeds a supply for the residential properties at Pipers Bath. The land is accessed via a track leading from Moreton Morrell Lane.

Lot 2
A 0.915 acre paddock with stable block and buildings benefiting from a mains water connection. The land is level with timber fenced boundaries and is accessed via the track leading from Moreton Morrell Lane.

<table>
<thead>
<tr>
<th>Stable block with 3 loose boxes</th>
<th>4m x 11.25m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red brick building with timber frame and a blue tile roof</td>
<td>4.6m x 6.9m</td>
</tr>
<tr>
<td>Single garage unit</td>
<td>3.83m x 5.09m</td>
</tr>
</tbody>
</table>
Lot 3
1.32 acre paddock set on a north facing slope and laid to permanent pasture with a mix of timber fencing and hedge boundaries.

The land can be accessed via the track adjoining Moreton Morrell Lane from the south or from the top of the track via a grassed access from the north.

Lot 4
Laid to permanent pasture and extending to approximately 2.585 acres and accessed via an unnamed road leading north from Lighthorne Road, the land adjoins woodland to the north and the British Film Institute to the east and with farmland to the south. It is fenced to the north and west adjoining the woodland and the British Film Institute.

General Information

Tenure & Possession
The properties are offered freehold with vacant possession being given upon completion.

Rights of Way Etc
Various rights are retained over Lots 1 and 3 by the dwellings at Pipers Bath and neighbouring landowners.

Lot 1
The residents at Pipers Bath have access rights through the woodland for maintenance of the spring and pumps. The landowner on the other side of Moreton Morrell Lane also has access rights and water extraction rights.

Lot 3
Access is retained for the maintenance of private drainage systems which service the houses at Pipers Bath, there is also a pump located within the land which draws water from the spring within the woodland.

Overhead cables cross the field for which a wayleave exists.

Overage
The vendors will retain a development overage of 30% of the uplift in value on the granting of planning permission on lots 2, 3 and 4 for 30 years.
**Services**
A mains water connection is available within the buildings at Lot 2.

**Sporting, Timber & Mineral Rights**
All rights are believed to be with the freehold owner for each lot and will be included with the sales.

**Boundaries**
The vendors are not aware of the legal ownership of the boundaries but have always maintained their side of the boundary and roadside hedges.

**Lotting**
The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice.

**Method of Sale**
The property will be offered for sale by private treaty as a whole or in four lots and interested parties should make their offers to the agent’s Rugby office.

**Viewing**
At any reasonable time during daylight hours with a copy of these details to hand.

**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 their agents in respect of any error, omissions or misdescription. The plan is for identification purposes only.

**Local Authority**
Stratford-On-Avon District Council Tel. 01789 267575