



LAND AT WARMINGTON

Banbury, Warwickshire, OX17 1DG

BROWN & CO

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Approximately 12.49 Acres (5.05 Hectares)

Level Arable Land | Road Access | Development Potential (STPP)

FOR SALE BY PRIVATE TREATY AS A WHOLE

LOCATION

The land is situated to the north of the village of Warmington in the county of Warwickshire. It is approximately 5.70 miles north west of Banbury, 8.20 miles south of Southam and 13.30 miles east of Stratford-upon-Avon.

DESCRIPTION

The property is approximately 12.49 acres of level arable land that abuts the M40 motorway. The land benefits from access off the B4100 Banbury to Warwick road.

METHOD OF SALE

The property is offered For Sale by Private Treaty.

TENURE AND POSSESSION

The Freehold is For Sale with Vacant Possession available upon completion.

BASIC PAYMENT SCHEME

The land has historically been registered for payments under the Basic Payment Scheme and all entitlements relevant to the land will be retained by the vendor and are not available to the purchaser on completion of the sale. The land will be transferred on the RPA system to the purchaser on completion.

VIEWING

Viewing is strictly by appointment with Brown & Co. Please contact:

Tom Birks – 01295 220220 – tom.birks@brown-co.com

Will Gasson - 01295 22200 – william.gasson@brown-co.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment

DEVELOPMENT CLAWBACK

The Vendor reserves the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on the earlier of sale or implementation) for any use other than agricultural, running for a period of 30 years from the date of completion.

SERVICES

There are no services connected to this land.

GROWING CROP

The Purchaser will be required to purchase the growing crop, which is to be calculated on the basis of machinery operations undertaken plus inputs. Machinery costs are to be as per the Central Association of Agricultural Valuers (CAAV) Guide to Costings of Agricultural Operations 2023 (Publication 254) and inputs are to be evidenced by invoices.

SPORTING, MINERAL AND TIMBER RIGHTS

Sporting, mineral and timber rights will be included within the freehold so far as they are owned by the Vendor.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered For Sale subject to all existing rights including rights of way, whether public or private, light, support, drainage, water, gas, electricity supplies, and mineral rights, easements, quasi-easements or wayleaves whether or not referred to in these particulars.

There is a right of way over the subject property to the adjoining land. This is indicated by the green line on the site plan.

WHAT THREE WORDS LOCATION SEQUENCE

//renews.minivans.bleaching

BOUNDARIES

The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

ANTI-MONEY LAUNDERING REGULATIONS

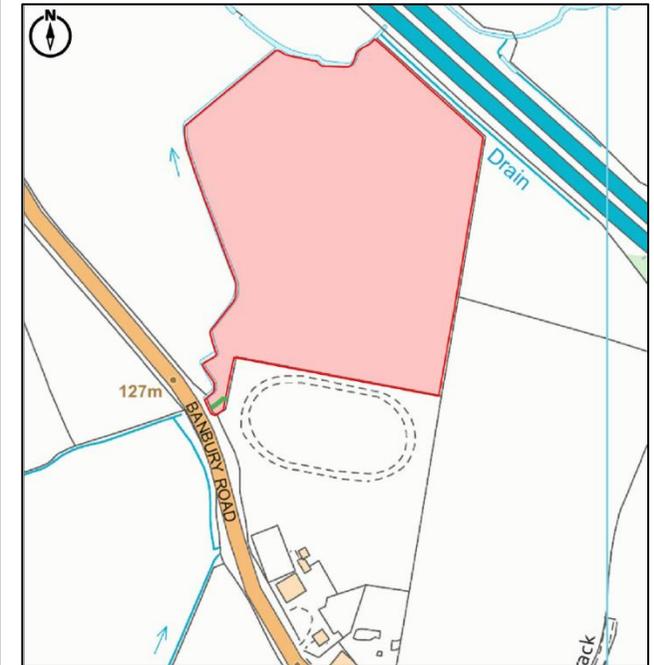
In accordance with most recent Anti-money Laundering legislation, purchasers will be required to provide proof of identity and address to the Vendor's agents once an offer has been submitted and accepted (Subject to Contract) prior to solicitors being instructed.

PLANS, AREAS AND SCHEDULES

This has been prepared as carefully as possible and is based on the Land Registry Title Plan however, it is not to scale. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

GENERAL REMARKS AND STIPULATIONS

These particulars are Subject to Contract.



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