



ARABLE LAND AT SMEATON LANE
STRETTON-UNDER-FOSSE | WARWICKSHIRE

BROWN & CO

ARABLE LAND AT SMEATON LANE Stretton-Under-Fosse, Warwickshire

Approximately 28.13 acres (11.38 hectares)

Arable Land | Road Frontage | Convenient Road Network

FOR SALE BY PRIVATE TREATY

LOCATION

The land is situated less than 2 miles to the south-west of the village of Stretton-under-Fosse and approximately 1.5 miles north west of Brinklow, Warwickshire .

DESCRIPTION

The land is a level parcel of arable land bordered by mature mixed species hedgerows with the Smite Brook along the southern boundary and extends to approximately 28.13 acres (11.38 hectares).

TENURE & POSSESSION

The Freehold is For Sale with Vacant Possession upon completion.

SPORTING, MINERAL & TIMBER RIGHTS

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

SERVICES

There are no services connected to the property.

BASIC PAYMENT SCHEME, STEWARDSHIP & SFI

The BPS delinked payments are not included in the sale. There are no Sustainable Farming Incentive or Countryside Stewardship agreements on the land.

OVERAGE

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 or private equine use, running for a period of 30 years from the date of completion.

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. It is understood that there are no known public rights of way over the land.

FIXTURES & FITTINGS

Those items mentioned in these particulars are included in the Freehold sale.

ACCESS

Access is provided via road frontage access points on to the Smeaton Lane, CV23 0NQ.

WHAT 3 WORDS LOCATION SEQUENCE

///commit.calls.polite

VIEWINGS

Viewings are strictly by appointment with Brown&Co.

Laura Negus | 07909 001315 | laura.negus@brown-co.com
Lucy Elcock | 07500 124758 | lucy.elcock@brown-co.com

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.

METHOD OF SALE & LOTTING

For Sale by Private Treaty as a whole.

LOCAL AUTHORITY

Rugby Borough Council – 01788 533533
Warwickshire County Council – 01926 410410

HEALTH & SAFETY

For your own personal safety and that of others, interested parties should be vigilant and follow instructions given by the vendor or Brown & Co when inspecting the property. Particular care should be taken when walking around areas where machinery or vehicles are operating.

PLANS, AREAS & SCHEDULES

Plans included within these particulars are for identification purposes only and shall not form part of any contract or agreement for sale.

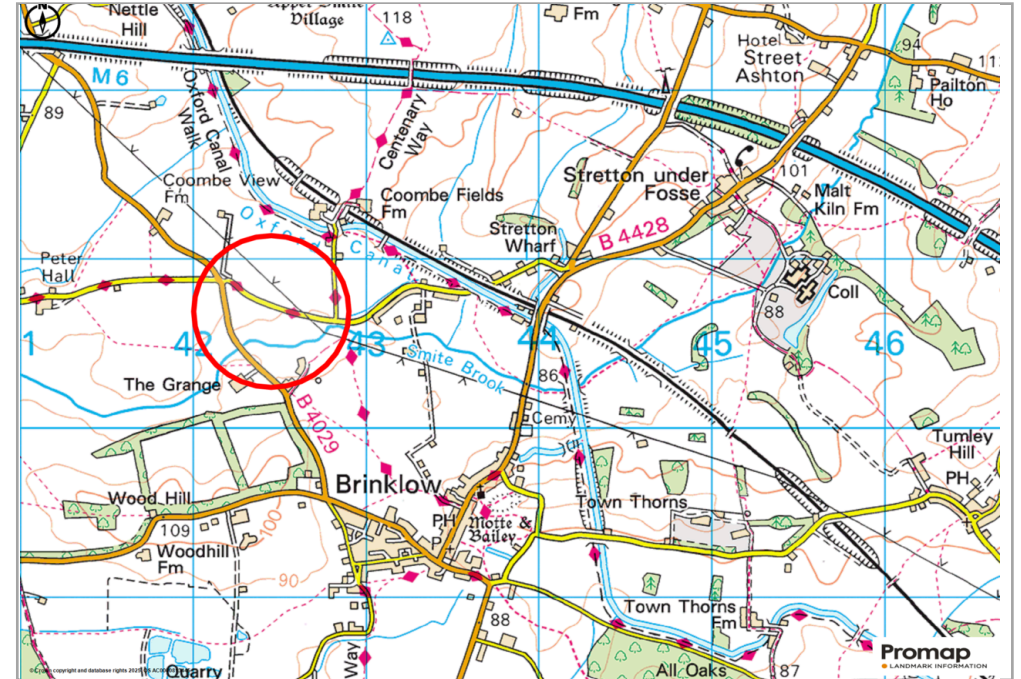
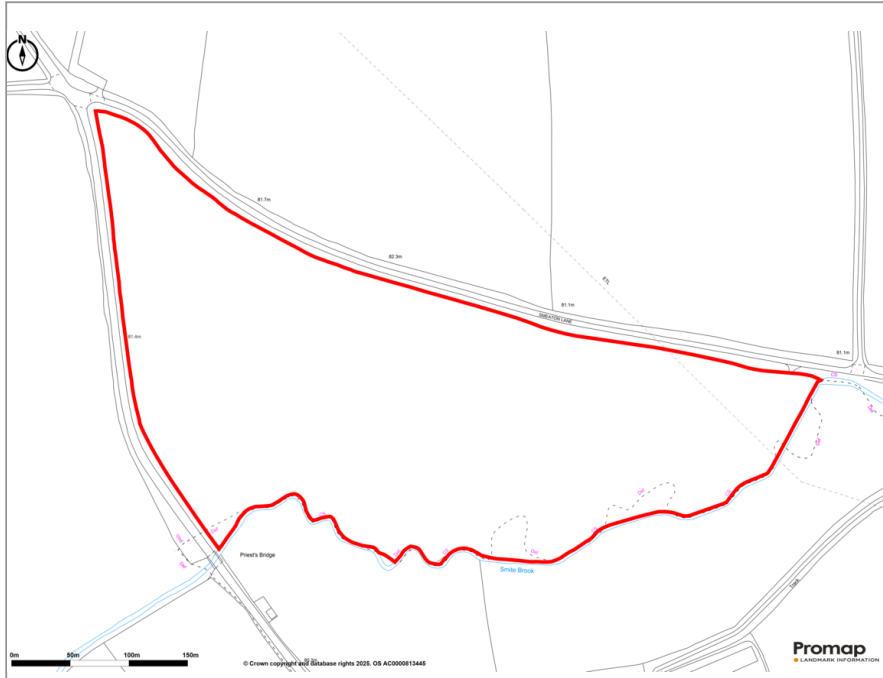
ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

GENERAL REMARKS & STIPULATIONS

These particulars are Subject to Contract.





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 other 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 Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated - June 2025. The photographs in these particulars were taken in August 2024

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