



Land known as Far Field, Fosse Way, Shipston-on-Stour

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Price Guide £200,000

- 8.26 acres of Grade 3 pastureland with excellent road frontage
- Located by the town of Shipston on Stour
- Buildings extending to approximately 1,800 square feet
- Suitable for amenity or other uses (STPP)

A unique opportunity to acquire a block of pastureland and buildings near to the town of Shipston-on-Stour, extending to approximately 8.26 acres (3.34 ha).

The buildings extend to approximately 1800 square feet and have previously been used for agricultural storage purposes, with potential for alternative uses STPP.

The land is classified as Grade 3 land under the Provisional Agricultural Land Classification (ALC).

## **Situation**

The land is located just outside the village of Darlingscott, approximately 1 mile west of Shipston on Stour, and 6 miles north of Moreton in Marsh.

## **Access**

The land is accessed directly from the Fosse Way.

## **Services**

A water connection to the land is present via a wayleave over adjoining land. There is no electricity connected to the land, and Buyers must rely on their own due diligence in establishing such a connection.

## **Rights of Way**

There are no known rights of way over the land.

## **Designations**

The land is located within a Nitrate Vulnerable Zone for surface water.

## **Soil Type**

The land is classified as Grade 3, and the soils are slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils (Soilscape 18).

## **Sporting, Timber, and Mineral Rights**

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

## **Tenure and Possession**

The land is sold Freehold with Vacant Possession available upon completion. Title Number WK336160.

## **Rural Payments Agency**

The land is not registered with the RPA insofar as the Agent is aware and there are therefore no entitlements included in the sale. Buyers must rely on their own due diligence.





## **Environmental Stewardship**

There are no known schemes on the land.

## **Plans, Areas and Schedules**

These are based on the Land App computerised digitised mapping data. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale.

## **Health and Safety**

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own personal wellbeing during viewings.

## **Local Authorities**

Warwickshire County Council  
Stratford District Council

## **Viewings**

Viewings are strictly by appointment only. Please contact Sheldon Bosley Knight Rural Team at Shipston-on-Stour on 01608 661666 (option 3), or by email to the Agent, Jack Gamble, at [jack.gamble@sheldonbosleyknight.co.uk](mailto:jack.gamble@sheldonbosleyknight.co.uk)

## **Method of Sale**

The land is offered for sale by Private Treaty and the Vendor reserves the right for an Informal Tender.

## **What3Words**

[///rollover.presses.rumbles](https://what3words.com/rollover.presses.rumbles)

## **Money Laundering, Terrorist Financing and Transfer**

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

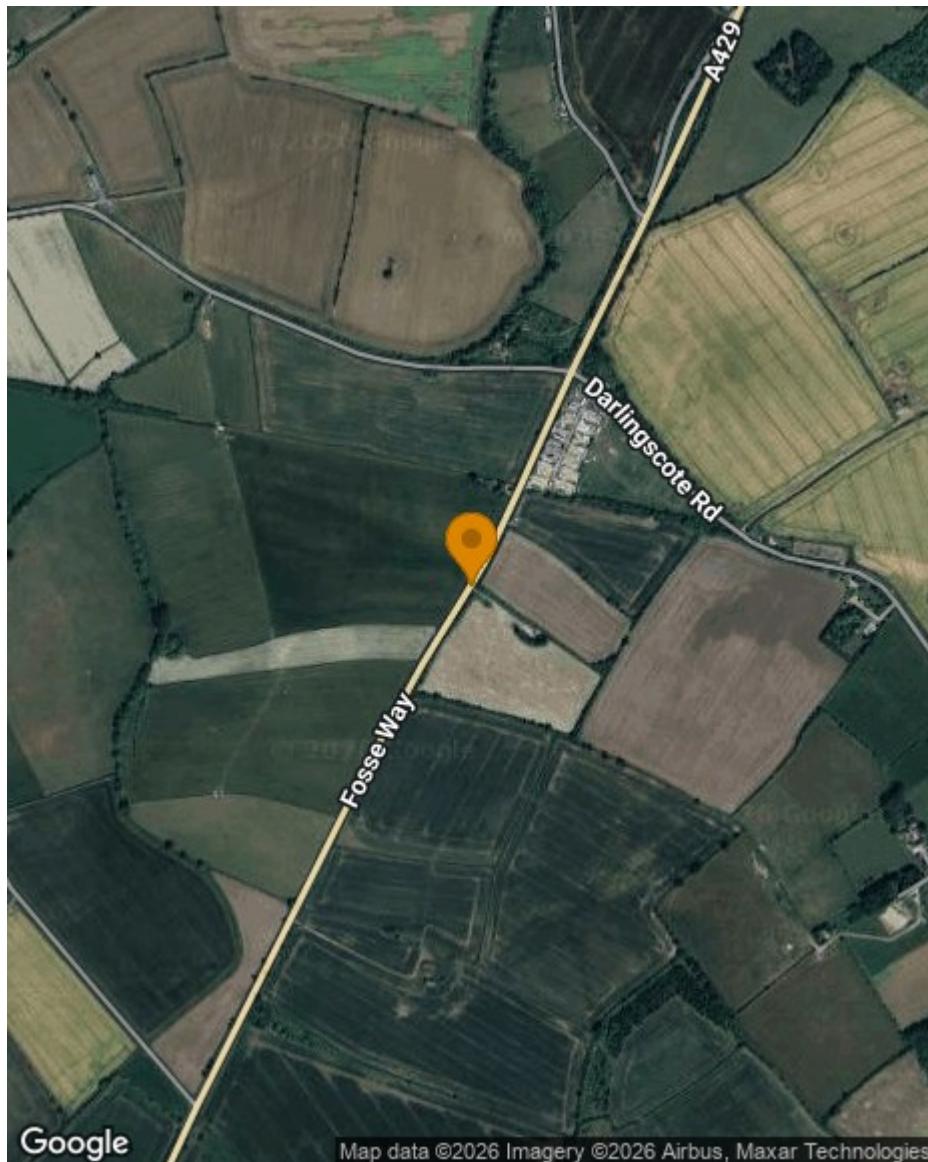
## **VAT**

The Property has not been elected to tax for VAT insofar as the Agent is aware.

## **Planning**

Buyers must rely on their own due diligence - please contact Stratford District Council for any planning enquiries.

# Location



# Plan

Plan of Land known as Far Field, Fosse Way,  
Shipston-on-Stour



For further information please email [rural@sheldonbosleyknight.co.uk](mailto:rural@sheldonbosleyknight.co.uk)  
or call the Rural Team on 01608 661666 (option 3)