established 200 years

Tayler & Fletcher

Land at Darlingscott

Darlingscott Road, Shipston-on-Stour, CV36 4PH

Guide Price £300,000

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A rare opportunity to acquire 20.63 acres of permanent pasture in a rural location with road frontage and easy access to the A429 Fosseway at Darlingscott, Shipston-on-Stour.

Description

Approached from the Darlingscott road, the land is accessible from the road with both fields having road frontage. The land extends to 20.63 acres in total although it is neatly separated into two parcels by virtue of a mature hedge. Both fields are accessible from the road, with the fields being accessible from each other through a metal gate partway down the dividing hedge.

The land is good quality permanent pasture being principally Grade 3 and over a slowly permeable seasonally wet slightly acid but base-rich loamy and clay soils.

Location

The land is located closely between the village of Ilmington and Darlingscott, on the Darlingscott Road. Both Ilmington and Darlingscott are attractive villages located in the southern part of Warwickshire, England, near the northern edge of the Cotswolds. The land sits a short distance to Stratford-Upon-Avon (11 miles) the home of Shakespeare, Shipston-on-Stour (3 miles) and Chipping Campden (7 miles).

Darlingscott is a desirable village located close to the Cotswold National Landscape (formerly Area of Outstanding Natural Beauty).

Ilmington village sits at the foot of Ilmington Downs, the highest point in Warwickshire, offering far views of the surrounding landscape along with a large network of easily accessible footpaths and bridleways. With a rural feel, Ilmington offers a range of amenities including two pubs The Howard Arms and The Red Lion. Additionally, there is a community volunteered run shop and the Ilmington C of E Primary School is rated "Good" by Ofsted.

The property sits close to the A429 The Fosse Way and giving easy access to Stratford-Upon-Avon, a local medieval market town largely known for being the birthplace of William Shakespeare. The larger commercial and cultural center is Stratford-upon-Avon with its excellent range of facilities including a host of supermarkets. The other important commercial and cultural centres of Leamington Spa (20 miles) and Birmingham (45 miles).

Directions

Drive through the village of Darlingscott in a westerly direction. As you exit the village, follow the the road round a sharp right bend, the entrance will be shortly after on the right hand side and identified by a Tayler and Fletcher 'For Sale' board.

What3Words

Field 1 Gate: ///grafted.rides.parsnip
Field 2 Gate: ///quicker.passwords.luggage

Field 1

The first field being the larger of the two, amounts to circa 13.97 acres and is good quality permanent pasture that is grazed and cut for hay annually. It is bounded by a mature hedge within which is a post and wire stock fence forming the boundary to the neighbouring land. Field one is accessed from the Darlingscott road through a suitably sized gateway and gives access into Field 2.

Field 2

The second field being of similar management and condition is circa 6.67 acres. Split from parcel one and accessed through a suitably sized gateway in the parting hedge or from the main road, the field is bounded by a mature hedge within which is a post and wire stock fence forming the boundary to the neighbouring land.

Rural Payments Agency
The land was eligible for the Basic Payment Scheme and we understand the land to be registered with the Rural Payments Agency.

Environmental Grant Schemes
We are not aware of any Environmental Schemes on the Land.

Wayleaves & Easements
The land is sold with the benefit of all rights of way (whether public or private), light, support, drainage, water supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all wayleaves for poles, stays, cables, drains and water, gas and other pipes, whether referred to in the General Information, particulars or special conditions of the sale or otherwise and subject to all outgoings or charges connected with or chargeable whether mentioned or not.

Designations
The land is situated within the Dunsmore and Feldon (Area 96) National Character Area as well as the River Avon Nitrate Vulnerable Zone for Surface Water, in addition the land is within a Conservation Area.

Rights of Way
We understand that there are no public rights of way to or over the land.

Services
We understand that there is no electrical supply to the field. We believe a mains water supply feeds a supply to the two fields.

Minerals & Sporting Rights
We understand that mineral and sporting rights are to be included in the sale.

Tenure & Possession
Freehold with Vacant possession upon completion.

Agents Comments
This is an attractive parcel of land lending itself to a variety of uses. Only a short walking distance to the village of Darlingscott and have good access to a wide link of bridleways and footpaths, this would suit someone looking for amenity or equestrian use subject to the necessary consents.

Viewing
Unaccompanied Viewings may ONLY be undertaken during daylight hours in possession of a copy of these particulars and strictly by prior appointment via our Rural Department at Bourton-on-the-Water Office. Tel: 01451 820913.

Important Notice
If you take it upon yourself to view the land unaccompanied (with or without consent) then you do so at your own risk. The vendors and their agents [who are willing to accompany you at any reasonable time by prior arrangement] accept no responsibility for any accidents which may occur during a viewing.

Health & Safety
When viewing the land, please ensure you wear appropriate sturdy footwear, as the terrain may be uneven, slippery, or contain hidden hazards. Please also remain vigilant around boundary fencing, water features, ensuring all gates are left as found. All viewings are undertaken at the visitor's own risk; please report any identified hazards or incidents to the site host immediately.

Anti Money Laundering
The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

Local Authority
Stratford District Council
Elizabeth House
Church Street
Stratford-upon-Avon
CV37 6HX
Tel: 01789 267575

Floor Plan

Area Map

Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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