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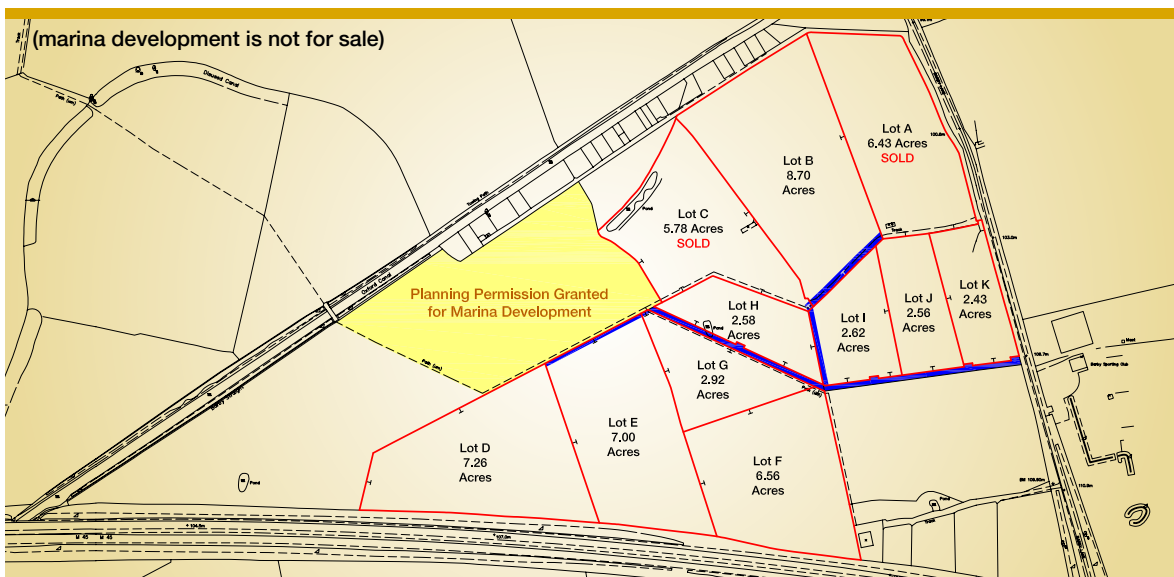


01727 817479
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LAND FOR SALE IN BARBY, NORTHAMPTONSHIRE

LAND ON BARBY LANE, BARBY, RUGBY, NORTHANTS, CV23 8UX

INVESTMENT LAND FOR SALE SUITABLE FOR PADDOCKS WELL SITUATED NEAR HILLMORTON, RUGBY, DAVENTRY, THE A5 AND THE M45, M1 & M6 MOTORWAYS



A mixture of mature pasture land and recently seeded grass land for sale. Totalling over 54 acres the land is available as a whole or in 11 separate lots suitable for creating spacious paddocks. The site benefits from excellent access from a newly created track. The superb quality of this track provides exceptional vehicular access to the majority of the lots.

This track also leads to land that has recently been granted planning permission for development of a 108 berth marina and facilities. This lot was sold by Vantage Land prior to planning permission being sought and its development adds considerable hope-value to the remaining lots increasing their investment potential greatly.

The land is situated between Barby and Hillmorton, on the border of Warwickshire and Northamptonshire. Hillmorton and Barby have superb transport links with other surrounding villages and towns. The site's proximity to several major roads such as the A5, M1 and M6 provide valuable transport links, both north-south and east-west.

The land is available freehold as a whole or in lots.

Lot A:	6.43 acres	SOLD	Lot G:	2.92 acres	Guide Price: £18,000
Lot B:	8.70 acres	Guide Price: £42,000	Lot H:	2.58 acres	Guide Price: £18,000
Lot C:	5.78 acres	SOLD	Lot I:	2.62 acres	Guide Price: £20,000
Lot D:	7.26 acres	Guide Price: £34,000	Lot J:	2.56 acres	Guide Price: £20,000
Lot E:	7.00 acres	Guide Price: £36,000	Lot K:	2.43 acres	Guide Price: £20,000
Lot F:	6.56 acres	Guide Price: £37,000			

TRAVEL

- ◆ Bordered to the South by the M45
- ◆ 1.6 miles to the A5
- ◆ 2.7 miles to Rugby Train Station *
- ◆ 3.1 miles to the A45 / M45
- ◆ 3.2 miles to Junction 17 of the M1
- ◆ 4.9 miles to Junction 1 of the M6

* Journey Times: 12 mins to Coventry; 46 mins to Birmingham; 59 mins to London Euston.

LOCATION

- ◆ Oxford Canal to the North
- ◆ 1.4 miles to Kilsby
- ◆ 1.6 miles to Hillmorton
- ◆ 3.2 miles to Rugby
- ◆ 3.4 miles to Dunchurch
- ◆ 3.5 miles to Braunston
- ◆ 6.1 miles to Daventry
- ◆ 13.6 miles to Coventry
- ◆ 15.0 miles to Northampton

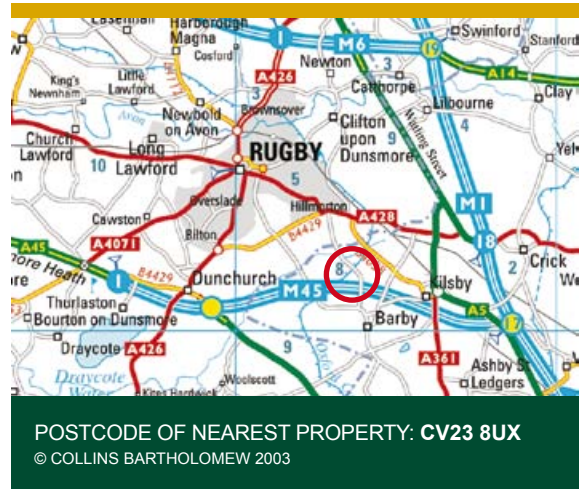
The site lies south of the Oxford Canal, a 78 mile long canal linking Oxford with Coventry via Banbury and Rugby. It connects with the River Thames at Oxford and to the Grand Union Canal at the village of Braunston.

The canal is highly popular among pleasure boaters, and is often considered to be one of the most scenic in Britain.

To the south lies the M45, which leads to the A45 and links the site with Birmingham, Rugby, Daventry, Northampton and the M1. The M1 and the nearby A5 provide good access to the North and South as well as further motorway links.

The nearby historic village of Dunchurch has won the Best Kept Village award for the last four years. These rural villages are complimented by the modern towns of Rugby and Daventry and include numerous restaurants, pubs, shopping and leisure facilities, and to some extent act as dormitory towns for the larger cities of Coventry and Birmingham.

Rugby Train Station has regular direct rail services to these cities as well as regular services to London Euston in under an hour.



METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

LOCAL AUTHORITY

Daventry District Council
Lodge Road
Daventry
NN11 5AF

Northamptonshire County Council
PO Box 93
County Hall
Northampton
NN1 1AN

MARINA DEVELOPMENT

Planning Permission for construction of a 108 berth non residential marina, facilities building (including a café, office, gift shop, lounge/restaurant and toilets), workshop, car parking and associated facilities and provision of ground modelling.

This lot was sold by Vantage Land at this site prior to planning permission being sought.

PLANNING

The land for sale is designated within the Greenbelt and does not have planning permission of any kind.

Any development would be subject to the appropriate planning permission.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

LAND VALUES

English farmland values rose by 3% in the fourth quarter of 2009 taking annual growth to 6.8%, according to the latest results of the Knight Frank Farmland Index.

Farmland prices increased by 164% during the last decade, compared with growth of 37% for prime country houses, 113% for prime residential property in Central London and a 22% drop in the value of the FTSE 100 share index.

The amount of farmland publicly advertised for sale in 2009 fell by almost 30% and this shortage of supply is helping to push up values as demand remains buoyant.

Farmland values are predicted to continue increasing this decade and could double in value again.

ACCESS

The site benefits from a newly created access off Barby Lane. Entrance to the land is set back and securely gated by double metal gates.

A newly installed track of outstanding quality leads to the majority of the lots. It is well drained and provides exceptional vehicular access.

This track measures 3.75 metres in width with passing bays throughout.

Specification

- ◆ Dug to 400mm and lined with geo textile for excellent drainage
- ◆ 100mm deep Surface Course of Road Scalpings, rolled and vibrated to firm surface on top of;
- ◆ 300mm deep Sub Base of crushed concrete

EQUESTRIAN

The lots have great potential to convert to paddocks and provide a perfect home for your horse within the Northamptonshire countryside.

The local area boasts a number of riding schools, stables and equestrian centres for the horse enthusiast. The closest of which, The Stables Riding Academy, is just 2 miles away.

The site is in a central location to the Barby Bridleway which runs from the village centre and through the nearby countryside. This Bridleway is 4.2 miles in length and is accessible via the footpath that runs over the new track.

Paddock potential can be clearly illustrated by the adjacent paddock at the entrance of the site.

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.

