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## LAND FOR SALE IN BARBY, NORTHAMPTONSHIRE

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

Paddock Land for sale suitable for use as a small holding close to Hillmorton, Rugby, Daventry, the A5 and the M45, M1 & M6 motorways



A fantastic opportunity to own this unique parcel of land measuring approximately 6.5 acres on the border of Warwickshire and Northamptonshire. The land is flat, securely fenced and is a mixture of agricultural and pasture / paddock land.

This site has many unique benefits including a brick barn, double field shelter, water connection and a fenced allotment. Measuring approx. 10.2 x 4.2 metres in size, the brick barn is open fronted with 3 bays with a felt and slate roof. The barn together with the surrounding land and fenced allotment would make this lot an ideal smallholding; a rare commodity in the UK.

The land could make a great home for your horse and includes a new 9m double field shelter and water connection via 2 double horse troughs. The paddock area measures approx. 4.5 acres and is newly fenced.

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 site is available freehold as a whole.

Lot 1: 6.43 acres with Brick Barn & Double Field Shelter

Guide Price: £64,000

## TRAVEL

- ◆ M45 to the South
- ◆ 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: 11 mins to Coventry; 20 mins to Northampton; 35 mins to Birmingham; 50 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
- ◆ 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.

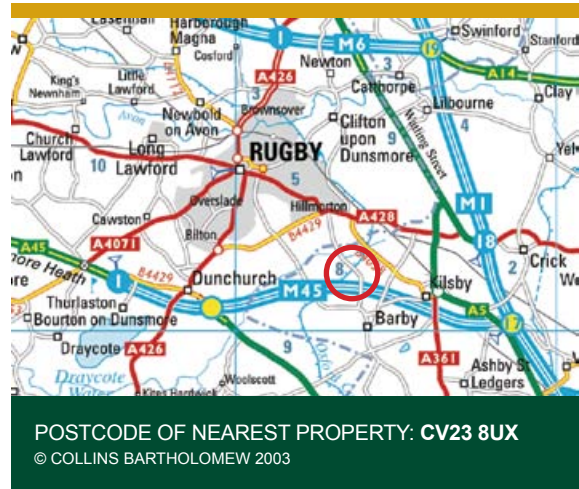
To the south lies the M45, which leads to the A45 and links the site with Birmingham, Rugby, Daventry, Northampton and the M1. The M1 and the nearby A5 provide good access to the North and South as well as further motorway links.

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.

## ACCESS

Full vehicular access is provided via a track of outstanding quality.



## EQUESTRIAN

Horse riding is a very popular activity in this part of the country. 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.

## LOCAL AUTHORITY

Daventry District Council  
Lodge Road  
Daventry  
Northamptonshire  
NN11 5AF

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

## PLANNING

The land is designated within the Greenbelt and any development would be subject to the appropriate planning permission.

## METHOD OF SALE

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

## VIEWING

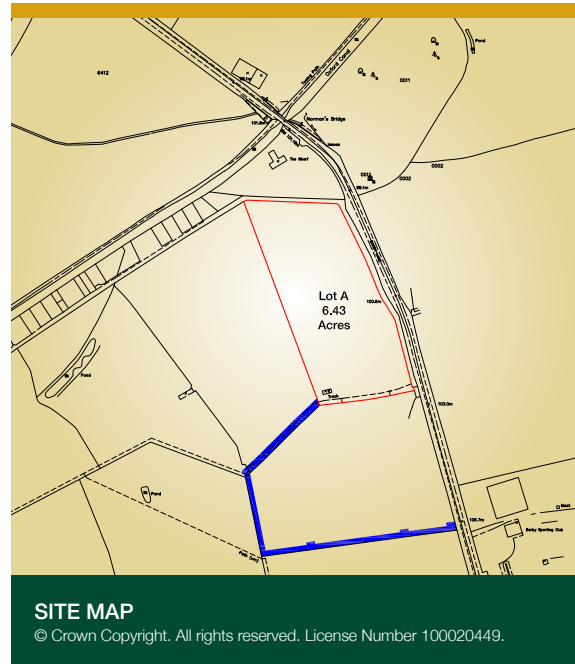
To arrange a site visit, please call 01727 817479 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

## LAND VALUES

Farmland values rose by 1.1% in the past three months giving a **total rise of 7.4% in the last three quarters and are 16% higher than a year ago**. In some cases land has been sold well above the average values.

The ongoing global economic woes, which look likely to persist for the foreseeable future, will only act to **strengthen farmland's position as a 'safe haven' for investors**. Even in these uncertain economic times, the performance of farmland is comparable with that of gold and oil – all being recognised as hedges against inflation.

**Over the next 12 months, surveyors expect farmland prices to continue rising strongly** as the general direction of the land market is still upwards as investors look to tangible assets.



Rear of the brick barn



9m Double Field Shelter



Lush pasture land with new double field shelter



100 Norwegian Spruce Xmas Trees Planted in Nov 2010



Fenced Allotment



The site is securely fenced



Open fronted brick barn with felt and slate roof measuring approx. 10.2 x 4.2 metres

#### 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.

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