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01727 817479

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LAND FOR SALE IN RUGBY, WARWICKSHIRE

PLEASE CONTACT VANTAGE LAND TO ARRANGE A VIEWING

PADDOCK FOR SALE WITH EQUESTRIAN YARD CLOSE TO RUGBY,
LUTTERWORTH, COVENTRY, THE M6 AND M1 MOTORWAYS



A superb opportunity to purchase this newly built equestrian yard set within an accessible and picturesque rural location. Totalling approx. 4.50 acres of mature pasture land, the site is enclosed by a mixture of post and rail fencing and mature hedging. The land is well drained with a ditch to the far boundary and benefits from superb gated access and road frontage.

The site benefits from two newly built stables, a barn / hay store and a ménage. The stables are of timber construction set on a concrete base with pitched onduline roof, internal and external lighting. Each stable measures approx. 3.5m x 3.4m. The barn / hay store measures approx. 6.9m x 3.3m and is of timber construction under a box profiled roof on a hardcore base. The ménage is enclosed by post and rail fencing, measures approx. 40m x 20m and is laid to a sand surface.

The land is situated on the edge of Rugby in the picturesque village of Harborough Magna. The area offers good out-riding and excellent transport links.

The site is available freehold as a whole.

Lot 1: 4.50 acres with Stables & Ménage

Guide Price: £80,000

TRAVEL

- ◆ 1.9 miles to Junction 1 of the M6
- ◆ 2.8 miles to the A5
- ◆ 3.1 miles to Rugby Train Station *
- ◆ 4.8 miles to Junction 19 of the M1

* Journey Times: 11 mins to Coventry; 20 mins to Northampton; 35 mins to Birmingham; 50 mins to London Euston

LOCATION

- ◆ Within Harborough Magna
- ◆ 3.0 miles to Rugby
- ◆ 4.5 miles to Lutterworth
- ◆ 9.5 miles to Coventry
- ◆ 16.7 miles to Leicester
- ◆ 20.5 miles to Northampton
- ◆ 25.9 miles to Birmingham City Centre

The site is located in Harborough Magna; a picturesque village and parish on the edge of Rugby in Warwickshire. The village's proximity to Rugby is accompanied by excellent transport links.

Rugby is a modern and large market town located on the River Avon. Rugby town centre includes numerous restaurants, pubs, shopping and leisure facilities. To some extent Rugby acts as a dormitory town for the larger cities of Coventry and Birmingham.

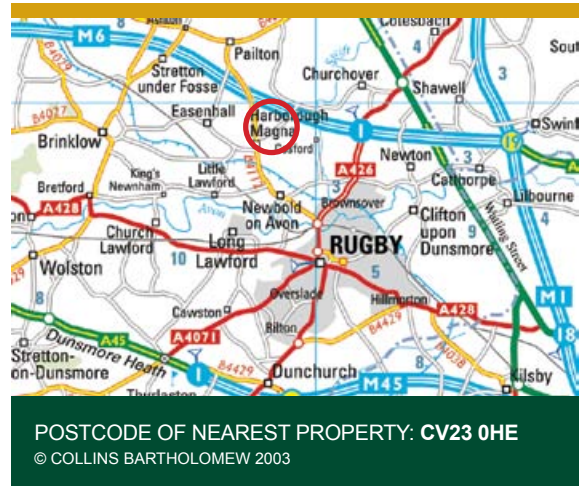
Coventry lies approx. 30 mins from the site and is the 9th largest city in England where major improvements continue to regenerate the city centre. Coventry is a growing city and is home to two large universities.

The M6 motorway lies to the north of Harborough Magna and links the site to Birmingham City Centre. The nearby M1 and the A5 provide good access to the North and South as well as further motorway links.

Rugby Train Station has regular direct rail services to the major towns and cities of Coventry, Northampton and Birmingham as well as regular services to London Euston in under an hour.

ACCESS

The site benefits from road frontage off Montillo Lane where the land can be accessed via a gated entrance leading to a hardcore parking area and yard.



EQUESTRIAN

Horse riding is a very popular activity in this part of Warwickshire. The fields surrounding Harborough Magna are interlaced with many foot paths and bridleways ensuring good out-riding.

Walking, horse riding and cycling are popular leisure pursuits in Harborough Magna, for both residents and visitors alike and the area promotes a safe road network.

Highcross Equestrian centre is approx. 3 miles from the site. Their Livery Yard is BHS Approved and offers a fantastic range of facilities to suit every horse owner. They also have a BHS Approved and ABRS Approved Riding School, offering riding lessons for riders of all ages and abilities.

Onley Grounds Equestrian Complex is approx. 4 miles away and is the home of Rugby Polo Club. The centre extends to nearly 1,000 acres and has a 60m x 25m indoor arena.

LOCAL AUTHORITY

Rugby Borough Council
Town Hall
Evreux Way
Rugby
Warwickshire
CV21 2RR

Warwickshire County Council
Shire Hall
Warwick
Warwickshire
CV34 4SA

PLANNING

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

LAND VALUES

Land prices are predicted to increase by up to 10% in the first half of this year alone.

Farmers looking to expand are expected to compete fiercely with investors for land as it becomes more well-known as an asset class with a proven track record of capital growth.

Unlike many other investments, land can also offer lifestyle opportunities that can be enjoyed.

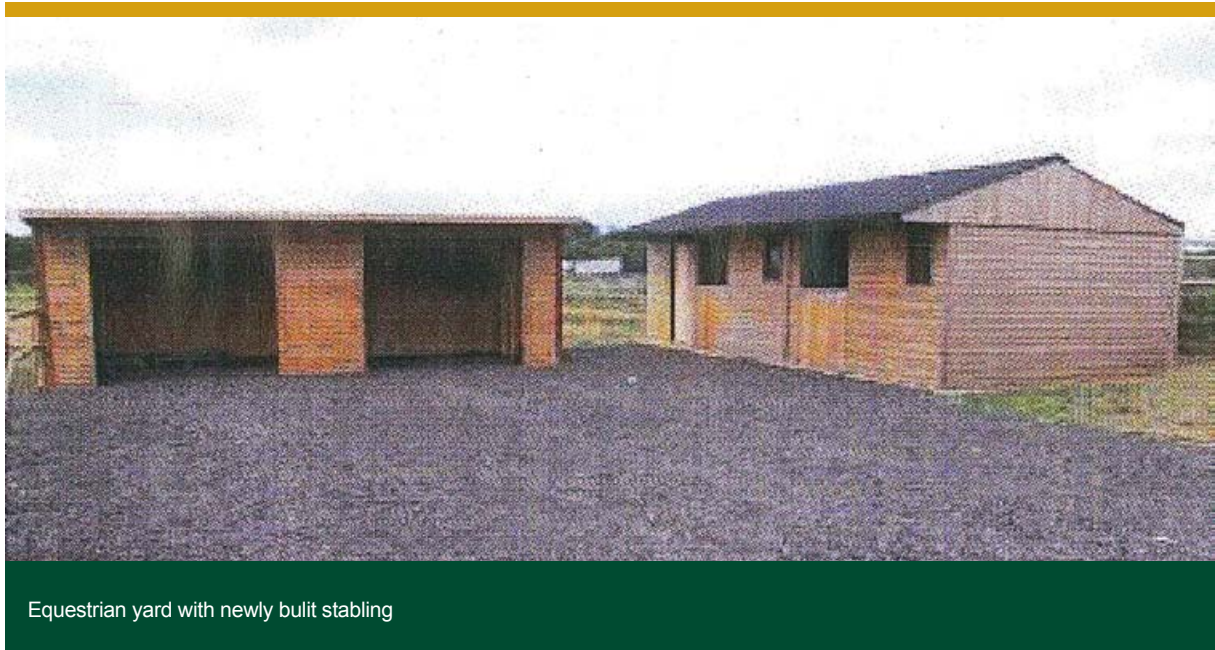
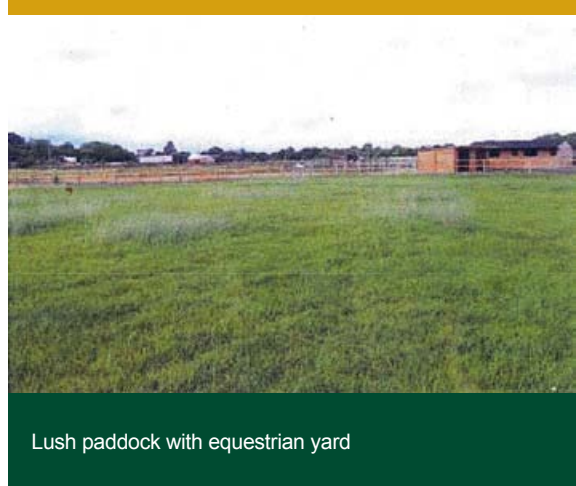
The value of farmland is over treble the price being achieved 10 years ago and almost doubles that of 5 years ago. Property agents and surveyors agree that **the medium term prospects for farmland values (in terms of capital growth) are extremely positive and an excellent hedge against inflation.**

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.



THE PROPERTY MISDESCRIPTIONS ACT 1991

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