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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



An opportunity for you to own a block of pasture land suitable for paddock conversion. The land measures 2.43 acres and benefits from excellent access from a newly created track. The superb quality of this track provides exceptional vehicular access to the lot.

This track also leads to land that has recently been granted planning permission for development of a 108 berth marina. This lot was sold by Vantage Land prior to planning permission being sought and its development adds considerable hope-value to the land increasing its investment and future development 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 site is available freehold as a whole.

Lot 1: 2.43 acres      Guide Price: £30,000

## 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
- ◆ 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.

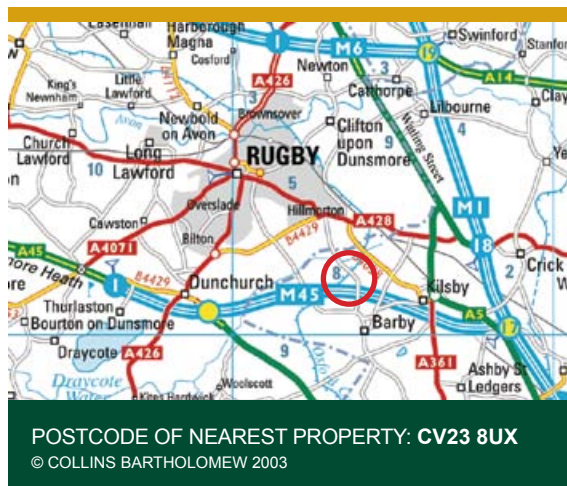
To the south lies the M45, which leads to the A45 and links the site with Birmingham, Rugby, Daventry, Northampton and the M1. The M1 and the nearby A5 provide good access to the North and South as well as further motorway links.

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.

## LOCAL AUTHORITY

Daventry District Council  
Lodge Road  
Daventry  
NN11 5AF



## EQUESTRIAN

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

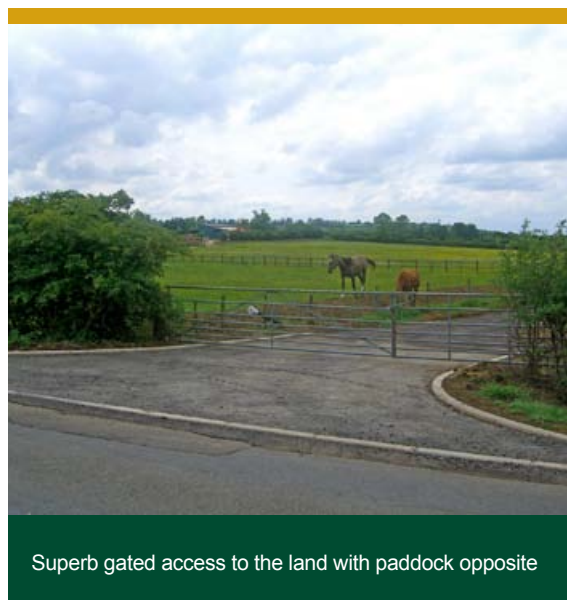
The local area boasts a number of riding schools, stables and equestrian centres for the horse enthusiast. The closest of which, The Stables Riding Academy, is just 2 miles away.

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.

## METHOD OF SALE

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



## LAND VALUES

The latest RICS Rural Land Market Survey reports that **farmland prices increased by 11% in the last 6 months of 2011 resulting in an annual increase of 19% in land values.**

Looking ahead, **surveyors expect the current trend in rising land prices to continue.**

**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.

While economic turmoil prevails in financial markets, land is still regarded a safe haven for investment particularly in the context of other asset classes. **The capital value growth of UK farmland is forecast to outperform most commodity markets.**

## ACCESS

The land benefits from gated track access of outstanding quality. It is well drained and provides exceptional vehicular access.

## 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.**

For more details on the marina development please visit [www.barbymooring.co.uk](http://www.barbymooring.co.uk).

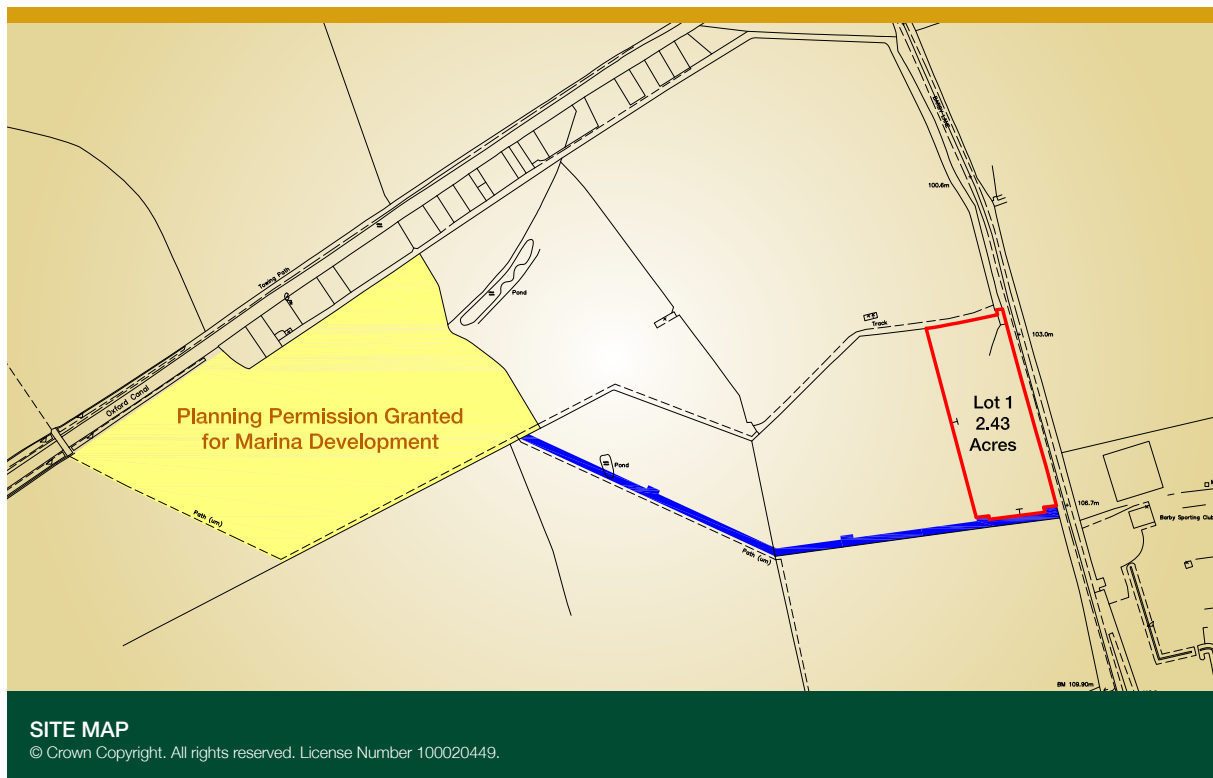
## PLANNING

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

Any development on this land would be subject to the appropriate planning permission.

## VIEWING

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



### THE PROPERTY MISDESCRIPTIONS ACT 1991

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