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01727 817479

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LAND FOR SALE AT PEAR TREE FARM, RUGBY

ON MOOR LANE, WILLOUGHBY, RUGBY, WARWICKSHIRE, CV23 8BU

PASTURE LAND FOR SALE WITH PERMISSION FOR AN AGRICULTURAL BUILDING,
WELL SITUATED NEAR RUGBY, DUNCHURCH, DAVENTRY AND THE M1 MOTORWAY



A rare opportunity to own over 33 acres of pasture land for sale with permission to erect a large agricultural storage building near the entrance of the site. This building measures 30m x 15m and totals 450m² (4,843 sq ft).

Though there is a long-held aim at County and District level to resist new residential development in the open countryside, one of the few exceptions to this rule is the provision of agricultural workers' dwellings, where it can be clearly demonstrated that such are essential to the needs of a viable agricultural enterprise.

Construction of this agricultural building could possibly lead to permission being granted for a mobile home on the site upon commencement of an agricultural enterprise. Furthermore, subject to the development of a sustainable business in agriculture, permission for a house could possibly be granted after three years.

The land benefits from excellent gated access and extensive road frontage. A small pond can be found on the southern boundary providing a natural water supply. The field is characterised by gently undulating, lush grassland and well defined boundaries of mature hedgerow and trees.

The site enjoys the benefits of the rural countryside, yet has a sense of residential inclusion, being located on the edge of Willoughby. This, combined with superb transport links increases the land's investment potential.

Lot A: 33.47 acres **SOLD**

TRAVEL

- ◆ 0.8 miles to the A45
- ◆ 2.9 miles to the M45
- ◆ 5.0 miles to Junction 17 of the M1
- ◆ 5.9 miles to Rugby Train Station *
- ◆ 6.0 miles to the A5
- ◆ 23 miles to Birmingham International Airport

* Journey Times: 12 mins to Coventry; 46 mins to Birmingham; 52 mins to Crewe; 59 mins to London Euston; 1 hr 47 mins to Liverpool

LOCATION

- ◆ 1.8 miles to Braunston
- ◆ 2.9 miles to Barby
- ◆ 3.3 miles to Dunchurch
- ◆ 4.6 miles to Daventry
- ◆ 5.4 miles to Rugby
- ◆ 12.0 miles to Leamington Spa
- ◆ 13.4 miles to Coventry
- ◆ 15.5 miles to Northampton

Rugby and Daventry are both linked via the A45, which leads to the M45 motorway leading to Junction 17 of the M1. This, combined with the nearby A5, provides good access to the North and South as well as further motorway links.

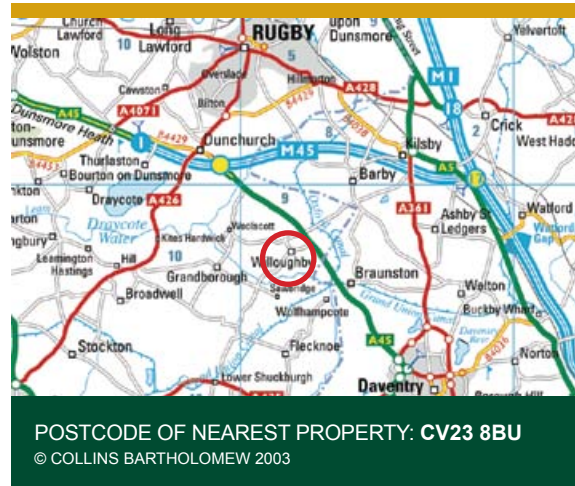
Rugby railway station connects Willoughby with several major UK destinations, with direct services to Coventry, London and Birmingham in under an hour. Liverpool, the European Capital of Culture, can be reached in under two hours.

The surrounding area is very diverse. The nearby village of Dunchurch has won the "Best Kept Village" award for the last four years.

Further afield lies Coventry, one of the largest cities in the country and home to two prestigious universities. The growing town of Northampton can be found to the south.

ACCESS

The site benefits from 572 metres of road frontage onto Moor Lane (a well maintained public highway), where there is a gated access point via a tarmac entrance into the land.



METHOD OF SALE

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

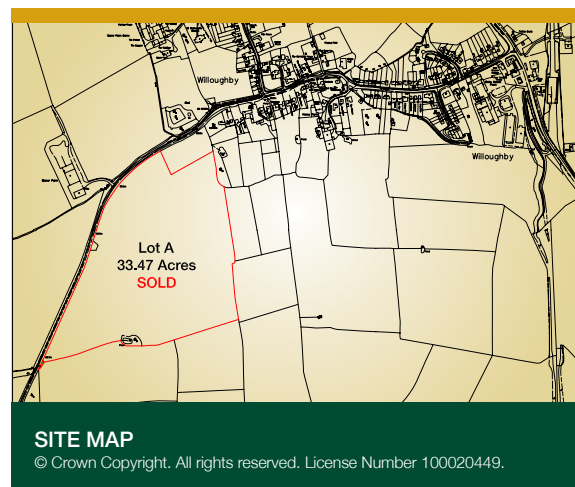
LOCAL AUTHORITY

Rugby Borough Council
Town Hall
Rugby
CV21 2LB

Warwickshire County Council
Shire Hall
Warwick
CV34 4RR

VIEWING

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



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.

SOIL TYPE & LAND CLASSIFICATION

The land is classified as Grade 3 (good to moderate) on the agricultural land classification map of England and Wales.

The soil type is believed to be a medium heavy loam suitable for grassland and considered ideal for agricultural uses.

PLANNING

Permission has been granted to erect an agricultural building for the storage of feed, produce and machinery, measuring 30m x 15m being 5m to the eaves and 7.5m to the ridge.

The total size is to be 450m² (4,843 sq ft) and it should be constructed of a steel portal frame, concrete block and box profile sheet walls and box profile sheet roof.

The development must be carried out within a period of 5 years (from 28 Jan. 2008).

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

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.

