



Land off Coventry Road, Church Lawford, Rugby  
Warwickshire, CV23 9EE

HOWKINS &  
HARRISON



# Land off Coventry Road, Church Lawford, Rugby, Warwickshire, CV23 9EE

Three attractive and productive blocks of arable and pastureland with road frontage in a convenient and strategic location. For sale as a whole or in 3 lots.

Lot 1: 34.59acres - £420,000  
Lot 2: 36.61acres - £460,000  
Lot 3: 79.00acres - £985,000

**Extending in all 150.21acres (60.79 ha)**

## Situation

The land is situated either side of the Coventry Road off both Kings Newnham Road and Coronation Road in Church Lawford approximately 3 miles northeast of Rugby and 10 miles southwest of Daventry which both provide a good range of everyday services, facilities and amenities. The A5 and Junction 18 of the M1 (8 miles) provides access north and south and also leads on to the M6, A14, M40 and M42.

The situation of the land is shown on the attached location plan.

## Description & Schedule of Acreages

The land extends in all to 150.21 acres and is within three lots off Coventry Road in Church Lawford. The land is shown shaded in three different colours on the attached ordnance survey plan and described below in the schedule of acreages. The arable land has grown a mixture of cereals and maize over the last 4 years.

The entirety of the land is classified as grade 3 on the Provision of Agricultural Land Classification Maps with the soil described as a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil.

The land would be suitable for continued productive agricultural use, as part of a regenerative scheme or as woodland or other environmental use.

## Lot 1 – red

This comprises a block predominantly of productive arable land extending to approximately 34.59 acres in total, the land being gently undulating and sloping down towards the River Avon, over which it benefits from frontage. The land is accessed via a gate to the south of the land off Newnham Road into a pasture field, internal gates will need to be created in order to access all of the land.

| Lot 1       |                 |       |          |
|-------------|-----------------|-------|----------|
| SP Number   | Description     | Acres | Hectares |
| SP4476 8398 | Permanant Grass | 1.36  | 0.55     |
| SP4476 6992 | Permanant Grass | 2.86  | 1.16     |
| SP4476 7263 | Arable          | 22.74 | 9.20     |
| SP4476 7234 | Arable          | 4.18  | 1.69     |
| SP4476 7326 | Permanant Grass | 3.45  | 1.40     |
| Total       |                 | 34.59 | 14.00    |







### Lot 2 – green

This comprises a single parcel of arable land, extending to approximately 36.61 acres with a gate to the east of the field off Coronation Road. The land is a single enclosure with road frontage suitable for modern cultivation.

It is the intention of the vendors to dispose of the land adjacent to the railway line to Network Rail in order that the embankment works can be completed. This hatched area extending to about 3 acres (approx.) is to be excluded from the sale and the exact acreage will be confirmed.

| Lot 2           |             |       |          |
|-----------------|-------------|-------|----------|
| SP Number       | Description | Acres | Hectares |
| pt. SP4475 7477 | Arable      | 36.61 | 14.82    |
| Total           |             | 36.61 | 14.82    |



### Lot 3 – blue

Comprising six parcels of productive arable land together with a part field of temporary grassland, extending in total to approximately 9.55 acres. The land is gently undulating and suited to modern farming practices, and split by internal hedges and field boundaries. Access is via a gate to the west of the land off Coronation Road.

| Lot 3           |                 |       |          |
|-----------------|-----------------|-------|----------|
| SP Number       | Description     | Acres | Hectares |
| pt. SP4475 9969 | Temporary Grass | 9.55  | 3.86     |
| SP4575 1473     | Arable          | 16.51 | 6.68     |
| SP4575 2963     | Arable          | 14.32 | 5.80     |
| SP4575 4765     | Arable          | 10.25 | 4.15     |
| SP4575 2633     | Arable          | 13.53 | 5.48     |
| SP4575 4333     | Arable          | 14.84 | 6.01     |
| Total           |                 | 79.00 | 31.97    |

# General Information

## Tenure & Possession

The property is offered for sale freehold.

It is the intention to offer vacant possession of the land upon completion.

The FBT's in place on some of the grassland will be terminated prior to completion.

The property comprises Title No. WK464119, WK376789, and WK396316.

## Services

Metered water is available to Lot 1, however it is assumed a new connection will be required.

It is assumed main water is available in Coronation Road but is not connected to Lots 2 or 3.

## Rural Land Register

The land is registered with the Rural Land Register and the fields will be transferred to the purchaser upon completion, from the vendor.

## Overage Clause

An Overage Clause will be included within the sales contract which will reserve 30% of any increase in value due to any non-agricultural or non-equestrian development that takes place on the land for a period of 30 years from the date of sale. The Overage will be triggered either upon implementation of the planning consent or a sale.

For the avoidance of doubt this will not include any farm buildings, stables or equestrian facilities that are constructed on the land but would include solar, wind or other renewables scheme.

# Rights of Way Etc

Lot 2 is crossed by a public footpath running diagonally across the field. A public footpath crosses east to west across the southern fields of Lot 1.

It is not believed any rights of way for access or services will be required or retained, but will be provided if they are.

## Boundaries and Fencing

Boundary ownership where known will be provided if required and if known at the point of sale.

## Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescription. The plan is for identification purposes only.

## Method of Sale

The property will be offered for sale by private treaty as a whole or in three lots and interested parties should submit their offers to the agent's Rugby office.

## Lotting

The vendor reserves the right to offer the property for sale in any other order than that described in these particulars, subdivide, amalgamate or withdraw the property from sale without prior notice.

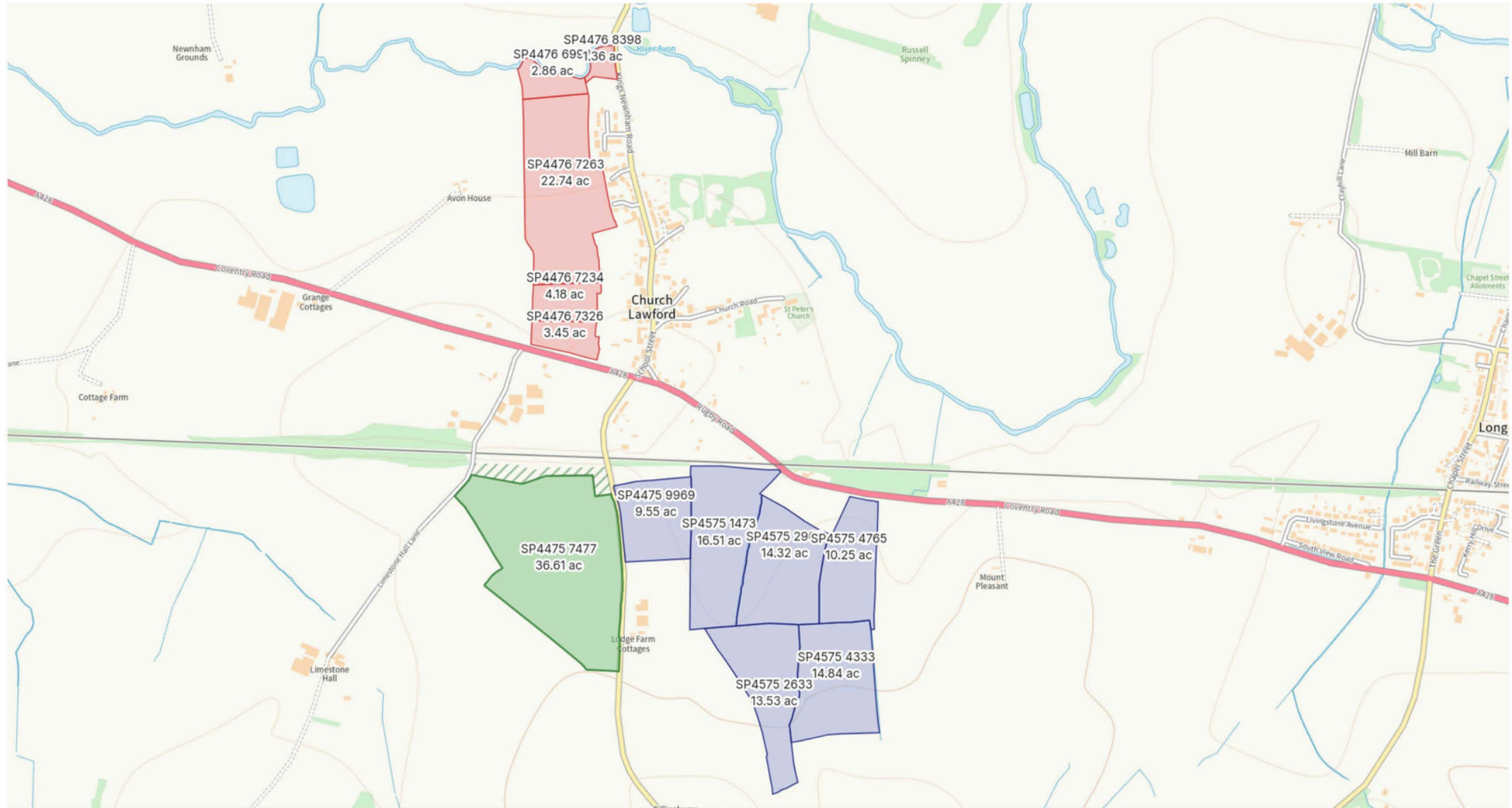
## Local Authorities

|                                 |              |
|---------------------------------|--------------|
| Rugby Borough Council Tel.      | 01788 533533 |
| Severn Trent Water Tel.         | 08000 963080 |
| Western Power Distribution Tel. | 08000 963080 |



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## WhatThreeWords

Using the WhatThreeWords app the following will take you to the field gate of each lot:

Lot 1 – [///teams.duet.remit](#)

Lot 2 – [///loss.postcard.powering](#)

Lot 3 – [///landowner.soap.stop](#)

## AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our AMC agents (Tayla Cave or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.

## Anti Money Laundering Regulations

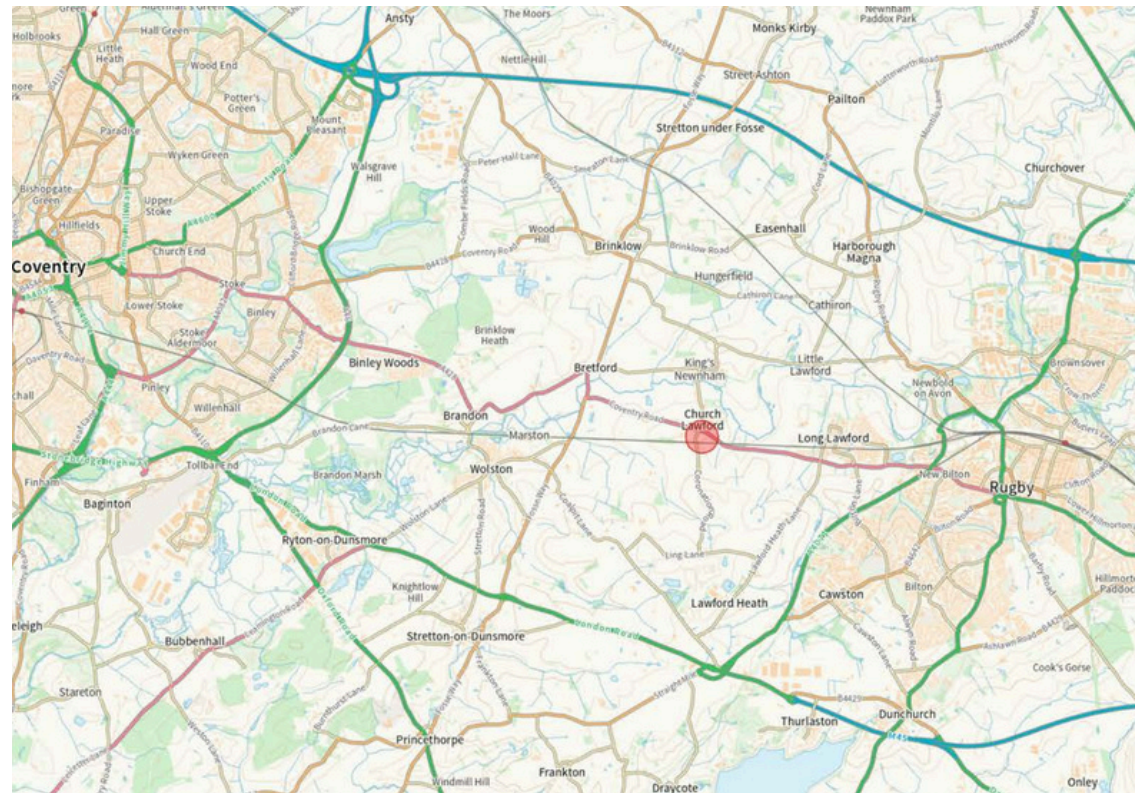
We are required under due diligence, as set up under HRMC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

Please note an administration fee will be charged for the Anti-Money Laundering check via our online system Move Butler.

## Viewing

Viewing can take place during daylight hours with a copy of these particulars to hand. Please note this is working arable and livestock farm therefore appropriate health and safety advice and bio-security measures must be taken.

Telephone 01788 564680 or email [rugrural@howkinsandharrison.co.uk](mailto:rugrural@howkinsandharrison.co.uk)



### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

Howkins & Harrison

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