

Far Field

Shipston-on-Stour

HAYMAN-JOYCE

FAR FIELD
FOSSE WAY
SHIPSTON-ON-STOUR
WARWICKSHIRE
CV36 4JB

8.26 ACRES OF LAND
TOGETHER WITH A RANGE OF
AGRICULTURAL BUILDINGS ON
THE A429 (FOSSE WAY).

LOCATED 1.5 MILES FROM
THE MARKET TOWN OF
SHIPSTON-ON-STOUR, IN A
RURAL POSITION.

Guide Price £175,000
No Chain

HAYMAN - JOYCE

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Gloucestershire
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THE LAND

- Located to the east of the A429 (Fosse Way) about 6.5 miles north of Moreton-in-Marsh
- Accessed directly off the Fosse Way (A429)
- Measuring approximately 8.26 acres (3.34 hectares)
- The buildings are sat back about 100 metres from the road with access via a farm track
- Steel frame three-bay open fronted barn measuring roughly 47' x 20' built in approximately 2004
- Attached are two smaller timber frame storage buildings
- One freestanding timber frame and corrugated iron building
- All buildings total about 1,870 sq.ft.
- The land is classified Grade 3 and laid to permanent pasture
- The sporting, timber and mineral rights so far as they exist are included
- We are informed the land is not registered with the Rural Payments Agency
- The area enjoys excellent access to the wider Cotswolds, Stratford-upon-Avon and the surrounding Warwickshire countryside

SERVICES

- A mains water connection serves the land which crosses adjoining land - it is believed there is a Wayleave
- There is currently no electricity connected to the land and prospective purchasers should satisfy themselves as to the availability and cost of any future connection

RIGHTS OF WAY

- The Agent believes there are no public rights of way crossing the land and the purchaser must make their own enquiries

POTENTIAL PLANNING

- There is potential for the buildings to be used for a number of alternative uses, subject to the necessary planning consents
- Class Q and Class R may apply
- The land is outside the Cotswold National Landscape (AONB)
- The owner has made no enquiries to the Local Authority and potential purchasers are advised to take their own advice with Stratford-on-Avon District Council
- Buyers must make their own enquiries

DIRECTIONS

- From Moreton-in-Marsh head north on the A429 (Fosse Way) and after approx. 6.5 miles the land will be found on the right as denoted by the Agent's board
- what3words: awake.circulate.shortens

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

MIM260636 / 628091

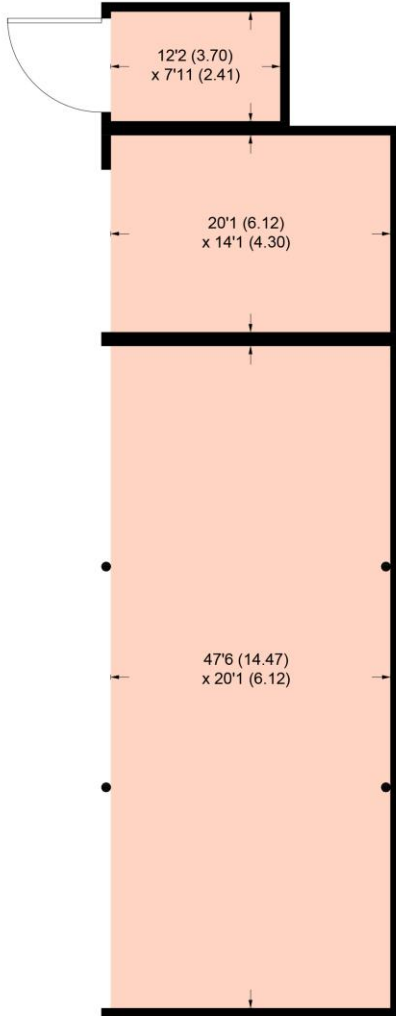


IMPORTANT NOTICE

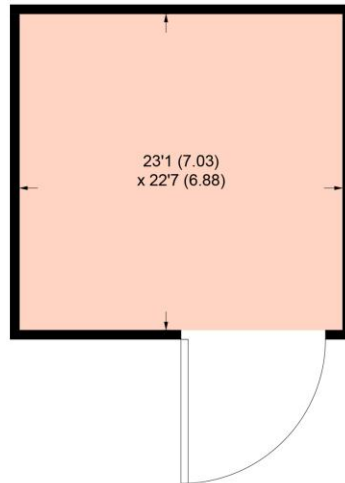
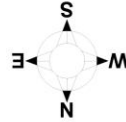
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

Buildings, Far Field, Fosse Way, Shipston-on-Stour, CV36 4JB

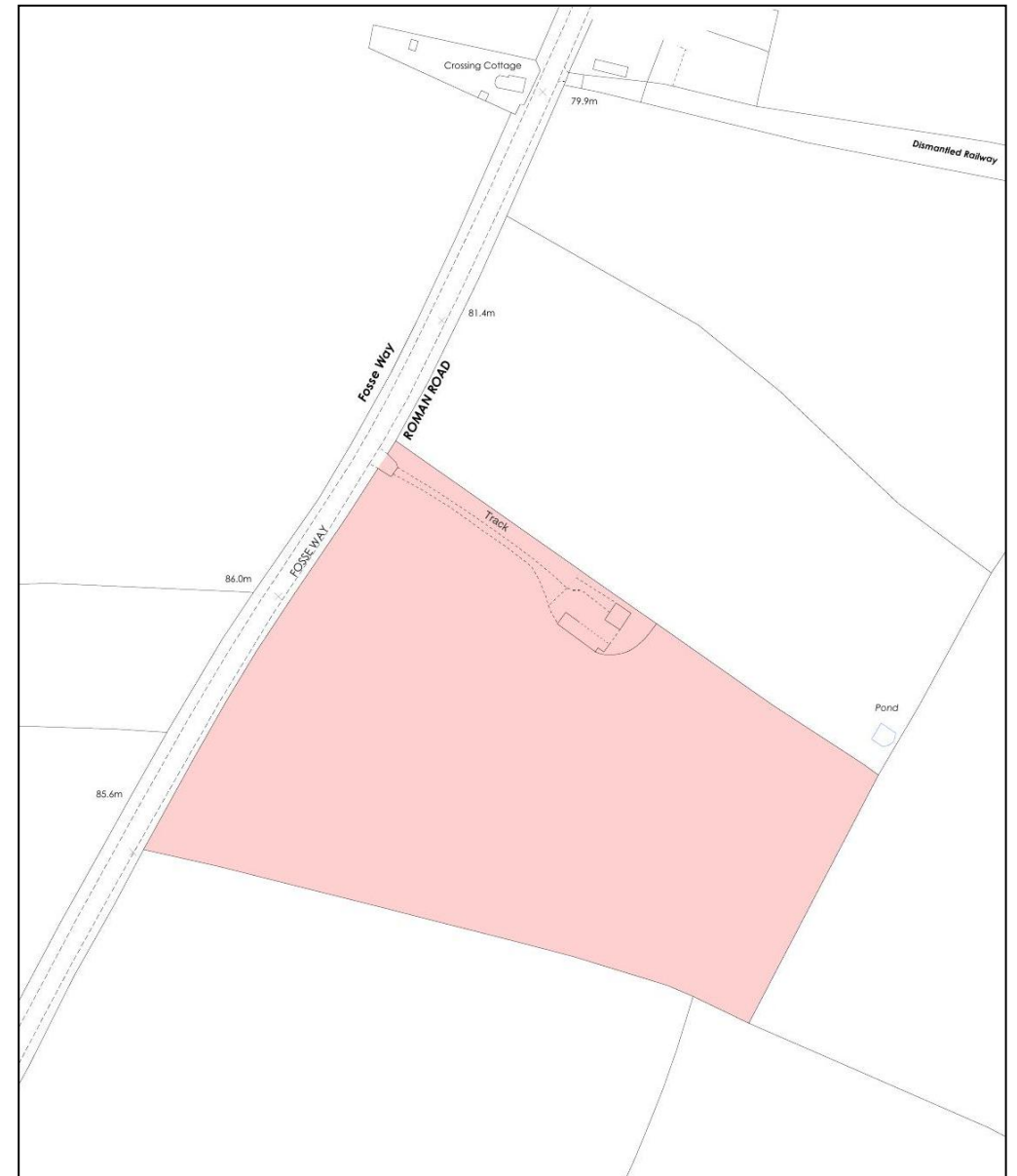
Approximate Area = 173.7 sq m / 1870 sq ft
For identification only - Not to Scale



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



HAYMAN-JOYCE

C O T S W O L D S • M A Y F A I R
h a y m a n j o y c e . c o . u k