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Land in Ladbroke

For sale by Private Treaty - Offers Over £150,000

## Land at Ladbroke, Southam

**FOR SALE BY PRIVATE TREATY:** An block of pastureland available for purchase nestled in the centre of Ladbroke in Warwickshire.

### Description

The land approximately 12 acres of pasture located in the centre of the village of Ladbroke adjacent to the church with access via two gateways off Church Road.

### Services

Mains water is connected to the property.

### Rights of Way

There are public footpaths crossing the property. As we understand there are no other rights of way.

### Wayleaves and Easements

There is a wayleave across the property however we have not seen a written agreement. There is also a Gas Main that runs through the land. The land is sold subject to all rights of way, wayleaves and easements that may exist.

### Tenure and Possession

The land is to be sold freehold however there is a tenant in place on a Farm Business Tenancy, notice has been served and vacant possession will be available from 1st July 2027.





**Overage Agreement**

An overage of 30% for 30 years will be on the property should any development other than agricultural or equestrian obtained.

**Method of Sale**

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to sub-divide or offer the property for sale in any order other than that described in these particulars or withdraw the property from sale without prior notice. The vendor also reserves the rights to go to best and final offers







**Notes:**

1. These particulars are prepared to give a general description of the property and are for guidance only. If any points are of particular importance please ask for further clarification.
2. All Measurements and dimensions are approximate and given as a guide only.
3. The photographs show only parts of the property. These may change and it should not assume the property remains as displayed.
4. Nothing in these particulars should be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. Purchasers should satisfy themselves of such matters prior to purchase. Nothing in these particulars shall be deemed as implying that any necessary consents have been obtained.

**Plan / Area / Description:**

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

**Viewing:** On foot at any reasonable time. Please ensure the gates are closed and be mindful that there will be livestock on site.

**What3Words:** [downsize.removers.mission](#)