



£80,000

Bridge Street, Kineton, Warwick

Land

01922 322988



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# Step Inside

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## Key Features

- Small Holding Extending To Circa 2.6 Acres
- Equestrian Property With Stables And Pastureland
- Suitable For a Range Of Uses
- Rural Location In Close Proximity To Village

## Property Description

A rare opportunity awaits with this circa 2.6-acre small holding situated between Kineton and Little Kineton. Complete with existing agricultural sheds/ stables, water troughs, and a charming orchard, this property provides a perfect canvas for your agricultural or equestrian pursuits.

The property has mature hedge and fenced boundaries including a selection of trees giving the land privacy and security.

## Main Particulars

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**Location** - The land is located off Bridge Street between Kineton and Little Kineton. The land is accessed via a gate on the road. There is a right of way across the first two fields to the land. The property benefits from having excellent transport links with the B4451 and Kineton Road providing access to the M40 - only 4 miles away.

What3words - ///spearing.policy.inform

**Travel Distances** - Wellesbourne- 5 miles

Leamington Spa - 11 miles

Banbury - 11 miles

Stratford-upon-Avon - 11 miles

**Services** - Purchasers are advised to make their own enquiries in respect of the location and cost of connection to local services. The property benefits from existing water connections.

**Local Authority** - Stratford-on-Avon District Council

**Viewing Arrangements** - Strictly by prior appointment only.

**Overage Clause** - The property is sold with an overage clause which claws back 25% of any development uplift in value attributed to any change of use or planning permission for a period of 30 years. For the avoidance of doubt, the overage clause will not be triggered by any agricultural, equestrian or forestry use.

All details are subject to confirmation through the vendor's solicitor and purchasers must verify details through their solicitor/conveyancer.



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