

FOR SALE LAND OFF HOB LANE, BARSTON



LAND OFF HOB LANE, BARSTON, SOLIHULL, WEST MIDLANDS, B92 0JT.

- GRAZING LAND WITH PART RIVER FRONTAGE (LOT 2)
- SUITABLE FOR EQUESTRIAN USE
- FOR SALE BY PRIVATE TREATY
- UP TO 8 ACRES (WILL SPLIT)
- COMPLETION WITH EFFECT OCTOBER 1st SUBJECT TO CONTRACT EXCHANGE

PARTICULARS OF SALE

LOCATION

The land is located close to the village of Barston, off Hob Lane, and has road frontage. A location plan is attached.

DESCRIPTION

The field is currently in arable production and the vendor will sow it to grass after harvest, if required by the purchaser and also fence the unfenced boundaries.

The land falls from south to north and west, with part having frontage to the River Blythe.

There are hedges against Hob Lane and Barston Farm to the south, with a short section running north to a prominent Oak tree on the west side. Part of the western boundary is currently unfenced but will be fenced by the vendor prior to the sale.



TENURE AND POSSESSION

The land is currently occupied but will be vacated after harvest (1st October 2021). The property is for sale freehold and vacant possession will be provided on completion.

METHOD OF SALE

The land is for sale by Private Treaty. The vendor owns 11.62 acres (as shown in full on the attached plan) and is wishing to sell up to 8 acres (in one lot or two) and retain 3.62 acres or thereabouts (at the north end) for his own use, which will be used for equine and leisure activities / conservation area.

GUIDE PRICE

The price will be dependant on size of purchased area, but offers in the region of £20,000 /acre.

TENANT RIGHT AND BASIC PAYMENT

There will be no tenant right payment and no claim / allowance for dilapidations. Aside from re-seeding and fencing (by the vendor) the purchase is to be of the land as seen.

The sale will not include any Basic Payment entitlement.

MINERALS, SPORTING RIGHTS AND TIMBER

The sporting and single bank fishing are included in the sale. Minerals and timber are also included where they are owned by the vendor.

PLANNING

The land is in agricultural use and is suitable for agricultural and horse grazing without planning consent. Stabling may require planning, though mobile field shelters / stables do not normally require planning. Other leisure uses, such as dog training / exercising may require planning as a change of use. Prospective purchasers are advised to make their own inquiries direct with Solihull Metropolitan Borough Council.





OUTGOINGS

There are none, but water and electricity can be included if purchaser wishes. There is no mains water as stock use the River Blythe. Nevertheless, mains water and electric are believed to run along Hob Lane.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing rights.

There is a permitted footpath along the river bank on Lot 2.

RESTRICTIVE COVENANTS

There is a restrictive covenant that prevents the land from being used, or in connection with:-

- a) clay pigeon shooting,
- b) motorbikes and quad-bikes, unless for agricultural use,
- c) cars,
- d) racing of any motorised vehicle, and
- e) paint-balling.

VAT

There will not be VAT on the sale.

VIEWING

The land can be seen from both Hob Lane and the public footpath, or by walking along the river. Prospective purchasers are asked not to walk through the growing crop.

LOCAL AUTHORITY

Solihull Metropolitan Borough Council
Council House
Solihull
West Midlands
B91 3QT

Tel: 0121 704 6000



VENDORS SOLE AGENTS

Viewing is by arrangement with the sole Agents:-

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IMPORTANT NOTICE

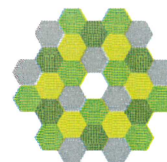
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HM Land Registry

Official copy of title plan

Title number **WM964079**
Ordnance Survey map reference **SP2077NW**
Scale **1:2500**
Administrative area **West Midlands :**
Solihull



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