

FOR SALE

£69,000 Offers in the  
region of

LAND AT LILBOURNE, OFF RUGBY ROAD  
RUGBY | CV23 0SP

- Edge of Village Location
- 0.97 Acres of Pasture Land

## LOCATION

The land is located to the east of the village of Lilbourne, accessed via a track off the Rugby Road. The land benefits from excellent transport links with access to the A5 Watling Street less than a mile away, and junction 18 of the M1 motorway less than 4 miles away.

## DESCRIPTION

An exciting opportunity to purchase just under an acre of pasture land at Lilbourne. The land extends to approximately 0.97 acres with mature hedgerows to the north and south boundaries and fencing to the east and west. The land is registered under Title Number NN158753.

## OVERAGE

The land will be sold subject to an overage of 35% for 25 years for uses other than agriculture, equestrian or amenity.

## ACCESS

Access to the land is via a right of way over the land coloured blue on the attached plan.

## ENQUIRIES

All enquires to Trevor Wells or Tom Knowles  
T: 01455 559 030

## TERMS

The land is offered from sale Freehold with the benefit of Vacant Possession.

## VIEWINGS

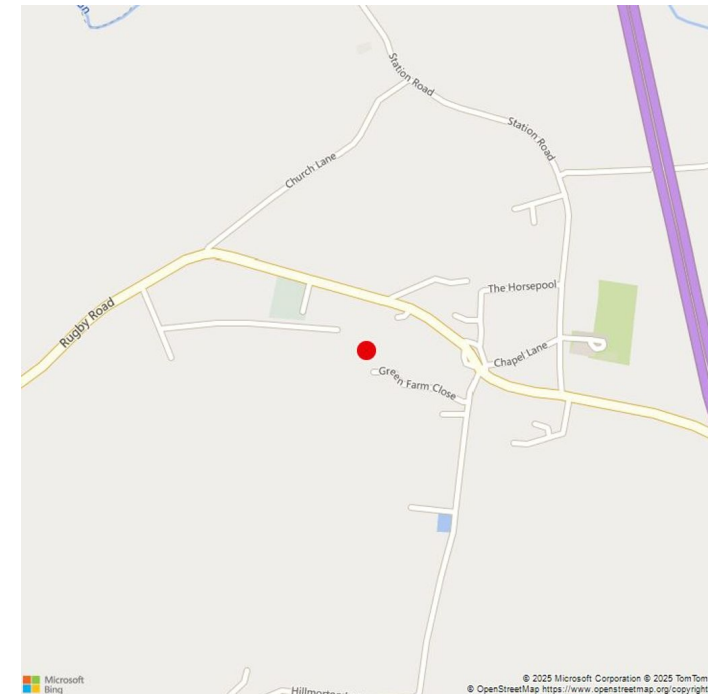
By prior arrangement with the selling agents.

## LEGAL COSTS

Each party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



### SUBJECT TO CONTRACT Disclaimer:

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