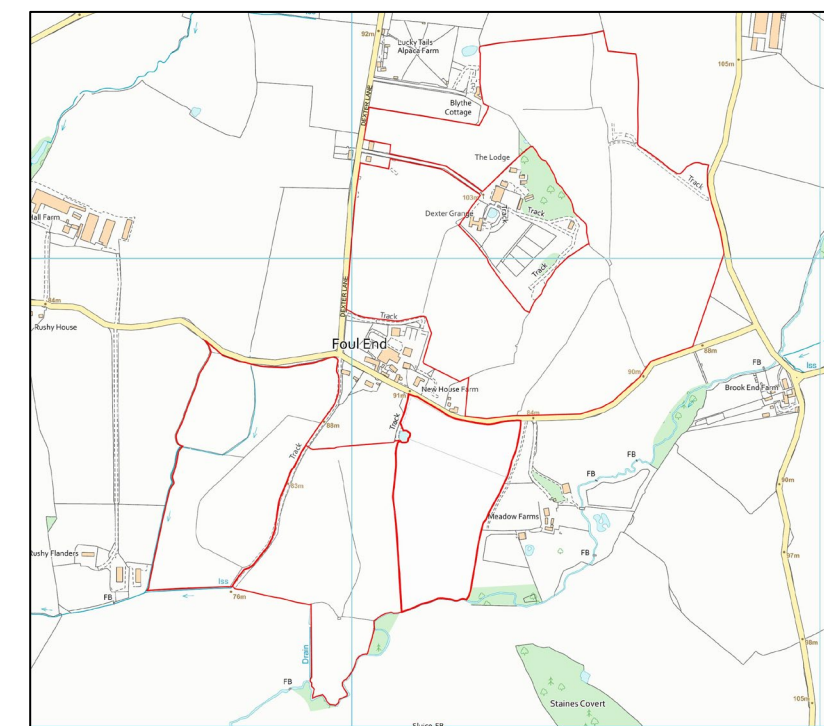


FOR SALE

Offers over
£2,200,000



AGRICULTURAL LAND – North Warwickshire



**Agricultural Land forming part of
New House Farm, Hurley
Atherstone Warwickshire CV9 2JW**

**180 acres (73 hectares)
or thereabouts**

(To be sold as a whole but lotting will be considered)

- For Sale by Private Treaty
- Extensive highway frontage
- Tamworth – 8.5 Miles
- Atherstone – 5.5 miles
- Coleshill – 6 Miles
- J9 M42 – 4.5 miles



**Chartered Surveyors
Property Consultants**
17 Market Street Atherstone
Warwickshire CV9 1ET
Tel: 01827 718912
www.parsleyproperty.co.uk



INSTRUCTIONS

On the kind instructions of Mrs Jeanette Pearson (who is retiring from farming) and her immediate family, we are pleased to offer an opportunity to acquire productive Grade 3 arable or livestock land comprising two blocks extending to **179.80 Acres (72.76 Hectares)**, or thereabouts.

LOCATION

Farm postal address: **New House Farm, Foul End Lane, Hurley, Atherstone Warwickshire CV9 2JW.**

What3Words:

Dexter Lane: ///fountain.joys.waggled (<https://what3words.com/fountain.joys.waggled>)

Atherstone Lane: ///wedding.seeing.tunnel (<https://what3words.com/wedding.seeing.tunnel>)

Southern Block: ///input.snoozing.honestly (<https://what3words.com/input.snoozing.honestly>)

& ///upwards.slept.horses (<https://what3words.com/upwards.slept.horses>)

The farm is located due south of the village of Hurley. Nearby towns include Atherstone (5.5 miles), Tamworth (8.5 miles) Coleshill (6 miles) and Junction 9 M42 at Dunton Island, Curdworth is 4.5 miles.

When travelling from Atherstone either proceed through the village and turn left into Dexter Lane or at the start of the village turn left into Atherstone Road and then right into Foul End Lane. When travelling from either Coleshill, Tamworth or M42 take the Knowle Hill turning from the Coventry Road and then either turn right into Foul End Lane or continue into the village and turn right into Dexter Lane.

The largest block of the land, some 100.4 acres (40.63 Hectares), extends north and east of the farmhouse, buildings and a small camp site which are not included in the sale. This block has road frontages to Dexter Lane, Foul End Lane and Atherstone Road. In addition, there is a right of way over the driveway which leads to Dexter Grange.

The smaller block of land to the south of the farmhouse comprises approximately 79.4 acres (32.13 hectares), and is accessed from Foul End Lane from two separate road frontages. Additionally, there is a right of way over the track which runs through the neighbouring land, the extension of which then forms part of the subject holding. Also, there is a short right of way on the western side of the pond which is in the neighbour's property and located in front of the clients' house and buildings.

DESCRIPTION

This productive land is likely to be attractive to those farmers who wish to add to their existing land holding. It is divided into convenient enclosures within two separate but adjacent blocks thus lending itself to arable and/or livestock farming. For the last few years, the land has been used for growing crops, principally wheat but also barley with break crops comprising oil seed rape, peas, potatoes and forage maize as part of a recommended rotation policy. The land has been well farmed and produces good high yielding crops.

Some farmyard manure has been imported from a neighbouring farm.

The land is relatively flat on the western and northwestern side whilst the remaining part of the northern block slopes gently down towards Foul End Lane. The southern block also slopes gently towards the brook course along the southern boundary.

The boundaries are principally of Hawthorne hedging and the same applies to the internal hedges.

Land Use Category

Grade 3

Soils

Predominantly medium loam over clay; areas of heavier clay in valley bottoms.

Nitrate vulnerable zone (NVZ)

The land lies within an NVZ area and is subject to the usual restrictions.

Cropping Schedule (2025/26)

19.04 Ha winter wheat (KWS Extase)

10.91 Ha winter wheat (SY Cheer)

15.67 Ha winter barley (KWS Tardis)

17.44 Ha lying for Forage Maize

1.93 Ha permanent pasture (Wood Meadow)

1.68 Ha game cover

The Remainder of the land comprises environmental margins and tracks.

GENERAL INFORMATION AND PRINCIPAL TERMS OF SALE

METHOD OF SALE

The land is being offered for sale by Private Treaty.

The clients would prefer to sell the land as one lot, but consideration will be given to appropriate lotting.

Basic Payment and Sustainable Farming Incentive schemes

The land has historically been registered for payments under the Basic Payment Scheme and all the de-linked payments relevant to the land will be retained by Mrs Pearson. The farmland is entered into a Sustainable Farming Incentive (SFI) scheme. On completion of the sale this agreement will be terminated.

Flood Risk

The land is in a low-risk area of flooding

TENURE

Freehold with vacant possession.

OVERAGE CLAUSE

The land will be sold subject to an Overage Clause to be applicable in the event that planning consent is obtained for any non-agricultural, horticultural or forestry use. It is envisaged that 30% of any uplift in value will be required during the period of 25 years from the date of completion of the sale. Full details shall be included within the Contract documentation.

SALE OF CROPS

The land has been sown with winter wheat and, winter barley with forage maize planned for the spring of 2026. The purchaser(s) will be required to pay the cost of the seed, fertiliser, sprays applied and cultivations as invoiced by the contractor. An enhancement premium may be required, depending on the date of purchase and determined by the Sellers' Agent.

The purchaser(s) will not be charged for the values attributed to unexhausted artificial manures or lime which have been applied to the land.

SERVICES

Previously, some of the fields contained water troughs. Purchasers requiring the reinstatement of a water supply should make their own enquiries with Severn Trent Water Plc.

SEVERN TRENT WATER

<https://www.stwater.co.uk/building-and-developing/overview/new-connections/new-water-connections/>

LOCAL AUTHORITY

North Warwickshire Borough Council
The Council House
South Street
Atherstone CV9 1DE Tel: 01827 715341 www.northwarks.gov.uk

EASEMENTS, WAYLEAVES, RESTRICTIVE COVENANTS & RIGHTS OF WAY

The property is offered subject to and with all the benefits of any wayleave agreements, easements and rights of way which may exist over the same and any other rights affecting the property irrespective of their mention in these particulars.

There are several linked public footpaths which run through the land in the northern block. There is a Bridal Way which runs along the southwestern boundary of the land below Foul End Lane and one further public footpath.

MINERAL, SPORTING AND TIMBER RIGHTS

The sporting and timber rights will be transferred with the freehold title.

Mines and minerals together with ancillary powers are excepted with provisions for compensation in the event of damage.

FENCES AND BOUNDARIES

The Sellers believe that all boundaries fall within the ownership of the land. However, prospective purchasers should assume the usual presumption as to the ownership and maintenance of boundaries will apply unless conditions of sale provide otherwise.

PLANS AND AREAS

These are based on the Ordnance Survey's licenced software known as Promap.

LEGAL & AGENTS COSTS:

Each party will be responsible for payment of their own costs incurred in the transaction.

SELLORS 'SOLICITORS

Rutherfords Legal LLP
Suite B Ventura House
Ventura Park Road
Tamworth
Staffordshire
B78 3HL

FAO: Ms Claire Poulton
Tel: 01827 311411
E: cpoulton@rutherfordslegal.com

SELLING AGENTS:

Shortland Parsley
Chartered Surveyors
17 Market Street
Atherstone
Warwickshire CV9 1ET

FAO: Keith Parsley
Tel: 01827 718912
E: keith@parsleyproperty.co.uk

VIEWING

The site may be inspected by prior appointment only with the sole selling agent. Those inspecting the site must firstly register their interest in writing, which should include their full address and contact details. Inspections should take place within daylight hours only, and prospective purchasers must have a hard copy of these particulars in their possession.

Please note the land is a working farm and viewers must be aware of the possibility of the presence of farm machinery and take necessary and appropriate action to avoid close contact with the same.

STIPULATIONS

Every care has been taken in the preparation of these Particulars and location plans which are for guidance only. They have been prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. They are believed to be correct, nevertheless their accuracy is not guaranteed and any errors or omission there may be shall not annul the sale or give rise to any claims against the sellers or their agents. Neither Shortland Parsley, including their employees have any authority to make or give any representation or warranty whatever in relation to the land.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting the land which has been sold or withdrawn or any costs due to error or omission, inadvertent or otherwise, contained in these particulars.

Please also note:

1. The photographs only show certain parts and aspects of the land at the time they were taken.
2. It should not be assumed that the land remains as detailed in the photographs.
3. Any areas, measurements or distances are given as approximate only.
4. If there is any aspect of the land in respect of which you would like further information, you are invited to discuss this with Shortland Parsley before you travel to the land.

Electronic Communication

Internet communications are capable of data corruption and therefore we do not accept any responsibility for changes made to such communications after their dispatch. It may be inappropriate to rely on advice contained in an email without obtaining written confirmation of it. We do not accept responsibility for any errors or problems that may arise using internet communication and all risks connected with sending commercially sensitive information relating to your business are borne by you. If you do not agree to accept this risk, you should notify us in writing that e-mail is not an acceptable means of communication.

It is the responsibility of the recipient to carry out a virus check on any attachments received.

Money Laundering

Shortland Parsley have in place procedures and controls, which are designed to forestall and prevent Money Laundering. In common with all professional practices, we are required by the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2007 to:

- maintain identification procedures for all prospective purchasers.
- maintain records of identification evidence.
- report, in accordance with the relevant legislation and regulations, to the National Crime Agency.

Shortland Parsley Ref: PA11235

20th November 2025





