

# FOR SALE



## 23 Acres of Freehold Pastureland

Land at Cathiron Lane,  
Rugby, Warwickshire, CV23 0JH

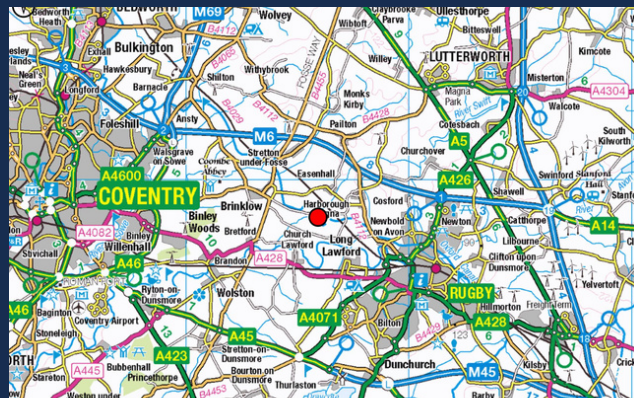
**WATLING**  
REAL ESTATE

# Location

---

The land is located within rural Warwickshire, 2 miles to the east of Brinklow village centre, immediately adjacent to Brinklow Marina, a 200-berth narrowboat facility. The land is accessible via the adopted Cathiron Lane.

The land is situated immediately to the south of the Oxford Canal (northern arm), within a relatively central position on the overall canal network.



Regionally, the market town of Rugby is approximately 4 miles to the south east and the city of Coventry is 8.5 miles to the west.

Access to the national road and motorway network is via Junctions 1 and 2 of the M6, within 5.5 miles and 6.5 miles east and west of the land respectively. The M69 intersects with the M6 at Junction 2.

# Description

---

The site comprises approximately 23 acres of pastureland, and a section of dis-used canal cutting, fronting and accessible from Cathiron Lane.

The land is broadly level with defined site boundaries for the majority, comprising a mixture of post and wire fencing, hedgerows and trees and shrubbery.

The site is situated within the greenbelt, and is bordered by Brinklow Marina and a series of agricultural land parcels.

We understand a public bridleway runs along the south-western boundary of the site.

According to Natural England the land is classified as Grade 3 on the Agricultural Land Classification Maps.



# Tenure & Occupancy

---

The land is held freehold under title numbers **WK446464** & **WK446514**. The land is sold subject to a short-term grazing licence.

## Services

---

Interested parties to rely on their own enquiries as to the availability and capacity of services.

## Costs

---

Each party to be responsible for their own costs incurred in the transaction.

## Viewings

---

Via appointment with **Watling**.

## Offers

---

Offers are invited for the freehold interests.

## For more information

---

**Ben Holyhead**

**07880 137 654**

**ben.holyhead@watling.com**

**Alex Sweetman**

**07831 505 078**

**alex.sweetman@watling.com**

The land is being marketed on behalf of the Joint Administrators of Brinklow Marina Ltd.

Watling hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling is in this brochure is provided on the following conditions:

The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract - All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise - No person in the employment of Watling, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure - All prices quoted are exclusive of VAT - Watling shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling - Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details - Identification and verification of ultimate beneficial owners - Satisfactory proof of the source of funds for the Buyers / funders / lessee.