



FOR SALE

Plots at Rainbow Fields, Barby Lane,
Barby, Rugby, CV23 8UX

Guide Price - £90,000 (Per Double Plot)

- Freehold Amenity Land Adjacent to the Oxford Canal
- Each Plot is Understood to be 25 feet in Width, to be sold in pairs
- Offers Would Be Considered for Multiple Plots
- Any Mooring Would Be Subject to Canal & River Trust Application

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

The land is situated on the periphery of Barby village which is about five miles north of Daventry and four miles south-east of Rugby.

The Oxford Canal is 78 miles long and links Coventry with the Thames at Oxford via Banbury and Rugby.

Description

A substantial parcel of land comprising 7 original 25 ft plots and with mooring opportunities (subject to application), immediately adjacent to the Oxford Canal. Ideal for a boating and/or gardening enthusiast.

For more information on mooring rights please contact the Canal and River Trust Licensing Department, tel: 0303 0404 040, customer.service@canalrivertrust.org.uk, www.canalrivertrust.org.uk/licensing.

Access to the site is from a secure gate on Barby Lane. The roadway is unmade and unsuitable for large vehicles.

Accommodation

We are informed that the plots here were originally sold in 25 ft widths with frontages on to the Oxford Canal. We are informed that the subject site currently comprises 7 plots.

The plots are now offered for sale Freehold in pairs, although the sale of the whole, or of larger parcels may be considered.

Services

We are advised that electricity and also a water supply can be connected by the relevant Utility Companies for a Charge.

Planning

Prospective purchasers should make their own enquires with regard to planning for their intended use.

The local authority will be West Northamptonshire Council.

Price

Offers are invited for the freehold interest in double plots with vacant possession at a Guide Price of £90,000 each.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

VAT

The owner reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

NO ACCESS TO THE SITE UNACCOMPANIED.

Viewing strictly and only by prior arrangement through the sole agents:

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These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.