



Gorse Hill Farm,
Pound Lane, Clifton-upon-Teme, Worcestershire WR6 6EF

**G HERBERT
BANKS**
EST. 1898

Gorse Hill Farm
Pound Lane
Clifton-upon-Teme
Worcestershire WR6 6EF

A very good opportunity to purchase a versatile non-residential equipped smallholding with good quality enclosed steel portal framed building.

- In all approx. 119.37 Acres (48.32 Ha)
- Mainly Grade II Arable and Pasture Land
- Steel Portal Framed Farm Building 5,850ft²
- Roadside access
- Mains electricity and water

For Sale by Private Treaty

Approximate Distance in Miles
Bromyard 7 1/2 * Worcester 10 * Tenbury Wells 10
Birmingham 30 * Jct 7 M5 15

Situation

Gorse Hill Farm is situated to the south of the village of Clifton-upon-Teme and the B4204. Turning into Pound Lane, opposite The Lion Inn in the village of Clifton, follow this land for about 1½ miles and Gorse Hill Farm will be on the right-hand side as identified by the Agent's 'For Sale' sign.

What3words ///commit.luck.visit

Description

Gorse Hill Farm comprises a block of fertile, mainly Grade II agricultural land together with a very useful farm building, having frontage to and access from Pound Lane a council adopted 'C' road from which there are four gateways.

NG Nos 8505 and 7983 do have a west facing slop, but all the land has historically grown cereal crops as well as pasture. In the more recent years a potato crop has been grown in some of the land.

The land is currently divided into five enclosures for easy management.

In the southwest of NG 2175 is a farm building standing in its stone yard surround and stone track driveway leads off Pound Lane. The building comprises a **Steel Portal Framed and Enclosed General Purpose Building 90' x 65' (2.74m x 19.81m)** with block or concrete elevations under Yorkshire boarding. In its gable end is a full height roller shutter door with a further two sheeted gates providing access to further storage or livestock handling facilities on either side.

In all Gorse Hill Farm extends to 119.37 acres or 48.32 ha.

Outlined in xxxxx on the attached plan and described in greater detail in the following schedule:

Schedule of Land					
SO No	NG No	Description	Ha	Acres	
SO7059	8459	Pasture	6.61	16.33	
SO7059	7983	Pasture	5.64	13.93	
SO7159	0159	Pasture	1.85	4.57	
SO7060	8505	Pasture	10.87	26.85	
SO7159	2175	Arable	11.90	29.40	
SO7160	2114	Arable	11.18	27.62	
SO7159	2063	Building, Yard & Drive	0.27	0.67	
			48.32	119.37	

GENERAL INFORMATION

Tenure

The property is freehold, and vacant possession will be given on completion.

Farm Business Tenancy

The land is currently let under a Farm Business Tenancy Agreement. This agreement terminates on the 29th of September 2025, after which vacant possession will be granted.

Agent's Note

In view of the above, it is very important that at the time of viewing, consideration and care is given in respect of the tenant and the livestock by remembering to close gates and doors as they are used.

Services

Mains electricity and water are connected.

Sporting, Timber, Mining & Mineral Rights

In so far as they are owned, and such rights will pass with the property.

Money Laundering, Terrorist Financing & Transfer of Funds (information on The Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

Rights of Way, Easements & Boundaries

The plans and areas are based on the most recent Ordnance Survey Promap Plans. Any error or mis-statement shall not entitle the purchaser/s to annul the sale or receive compensation.

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Viewing

Strictly by appointment with the selling agents.
Telephone: 01299 896968 or
Robert Parry 07770 997369 or rp@gherbertbanks.co.uk

Local Authority

Malvern Hills District Council Tel: 01684 862221

Town & Country Planning

The property will be sold subject to any development plan, tree preservation order, town planning schedule of notice which maybe, or come to be, in future, subject to any road widening or improvement schemes, land charges and statutory provisions or bylaws without obligation to the vendor to specify them.



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AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.