

**APPROX. 17.79 ACRES OF ARABLE LAND
OFF STOURPORT ROAD, GREAT WITLEY**

DESCRIPTION

The land extends to approximately 17.79 acres (7.20 ha) of productive Grade 3 arable land. The land is divided into two good sized gently undulating parcels of approximately 12.22 acres (4.95 ha) and 5.38 acres (2.18 ha) with an in-field hardcore track dividing the two field parcels.

The land is productive and south facing, suiting either arable or grassland covers. The land has most recently been left fallow.

The land benefits from good access onto the Stourport Road (A451).

SITUATION

The land is conveniently located off the Stourport Road (A451), just under one mile from the centre of Great Witley. The land is located approximately 5 miles to the south west of Stourport-on-Severn and approximately 12 miles to the north west of Worcester. Junctions 5 and 6 of the M5 are located approximately 13 miles to the east.

Access is gained via a gateway off of the A451 (Stourport Road).

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Final offers.

SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

SERVICES

There are no services to the land. Interested parties are to make their own enquiries.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register for the purpose of the Basic Payment Scheme. BPS entitlements are not included in the sale.

BOUNDARIES & AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

The owner of the woodland to the north (Ramscombe Coppice) benefits from a right of way over the track from the A451. Public footpath GW-516 also follows the track from the A451 to the woodland to the north.

LOCAL PLANNING AUTHORITY

Malvern Hills District Council. Tel: 01684 862221

TENURE AND POSSESSION

The property is offered freehold with vacant possession on completion.

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to an uplift clause reserving a 25% share of any uplift in value attributable to a development for anything other than agriculture for a period of 50 years from the date of completion. The overage would be payable on the grant of each and every non-agricultural planning consent for the term.

VIEWINGS

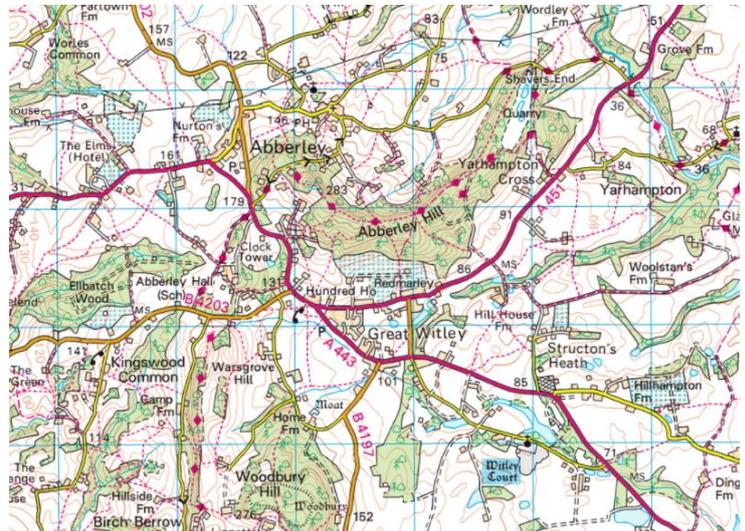
The land may be viewed during daylight hours with a set of sales particulars after first registering your interest with Carver Knowles.

DIRECTIONS

From Great Witley: Continue along the A443 past the Esso garage on your left hand side, into the village of Great Witley. Take the left hand turn onto the Stourport Road (A451) at the signpost 'Stourport 6 A 451'. Continue along the A451 for 1 mile. The land will be on your left hand side as indicated by the Agents For Sale board.

Approx postcode: **WR6 6JB**

What3Words: knowledge.undertook.bake



PLEASE NOTE:

Neither Carver Knowles nor any joint agents have tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. 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 inspections or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared February 2023.

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Regulated by

