



**32.76 ACRES OF PRODUCTIVE ARABLE LAND  
AT STOKE PRIOR, WORCESTERSHIRE, B60 4BH**



## DESCRIPTION

The land at Stoke Prior lies to the north of Shaw Lane and extends to approximately 32.76 acres (13.25 hectares) of productive arable land.

The land is well maintained being farmed in a conventional arable rotation. The land is classified as grade 3 and benefits from some historic drainage.

The land is gently sloping and consists of a single arable field that is currently split between stewardship and a crop of spring barley. The land is bordered by a mixture of stock netting and post and wire fencing/ mature hedging.

## SITUATION

The land lies to the south of the village of Stoke Prior, in the county of Worcestershire. The land is approximately 4.7 miles to the south of the Town of Bromsgrove and benefits from nearby access to both the A38 and junction 5 of the M5 motorway.

## METHOD OF SALE

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

## SPORTING AND MINERAL RIGHTS

The rights are included in the sale as far as they are owned.

## SERVICES

There are no mains services connected to the property. Interested parties are encouraged to make their own enquiries.

## ENVIRONMENTAL SCHEMES

The land is currently included in a sustainable farming incentive scheme.

## ACCESS

The land is accessed via a right of way over a track leading from shaw lane, this track is gated to prevent unauthorised access to the land.

## 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.

## LOCAL PLANNING AUTHORITY

Wychavon District Council. Tel: 01386 565000

## 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.

A footpath crosses the southern boundary of the property

## TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession.

## DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to an uplift clause reserving a 30% share of any uplift in value attributed to a development for anything other than agricultural uses for a period of 30 years from the date of completion. The overage will be payable on the grant of each and every non-agricultural planning consent during the 30-year term.

## VIEWINGS

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

Please note that neither the vendor nor Carver Knowles can take responsibility for any loss or injury caused while carrying out a site visit.

## DIRECTIONS

**From Bromsgrove:** Proceed south on the B4094 for approximately 1 mile before continuing onto the A38 Worcester Road. Continue south for approximately 2 miles before turning left onto Church Lane. Continue for approximately 0.5 miles before continuing onto Shaw lane. Continue ahead and the access to the land can be seen on the left after approximately 0.5 miles. Turn up this track and follow round the field edge the land will be on the right as indicated by the Agents For Sale board.

**what3words access track: flashing.superbly.local**

**what3words field entrance: evoke.switch.removals**

Approximate postcode: **B60 4BH**



onTheMarket

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