



IMAGE TO SHOW LOT 3

**284 ACRES (114.9 HA) LAND AT WORMINGTON & ASTON SOMERVILLE  
AVAILABLE AS A WHOLE OR IN 4 LOTS**

## OVERVIEW

The land at Wormington and Aston Somerville totals 284 acres (114.9 ha) and is offered for sale as a whole and in 4 Lots. The land is predominantly Grade 3 productive arable land with each lot offering gated road access. We understand that the land has previously been subject to Countryside Stewardship schemes, but these have all ended.

## SITUATION

The land is largely situated surrounding the village of Wormington in the county of Gloucestershire. Lot 1 is situated to the east of Aston Somerville in the county of Worcestershire.

## DESCRIPTION

The land at Wormington and Aston Somerville extends to 284 acres (114.9 hectares) of mainly arable land. The land is well maintained and in good condition. The land is in an arable rotation including winter and spring wheat, winter barley, oil seed rape and linseed. The vendor has followed a minimum tillage and regenerative farming system. Lot 1 is currently planted to oil seed rape. Lots 2, 3 and 4 are due to be planted to spring wheat following the current cover crop.

The parcels of land under Lot 1 will be subject to a new National Grid Gas pipeline in 2025, which has voluntary permission. Lot 1 also benefits from a redundant Dutch barn located on the western boundary. This measures approximately 127.8 sq. m (1,375.58 sq. ft). The barn will be subject to an overage clause listed overleaf.

There is a plantation of Poplar trees in Lot 3, extending to approximately 13.32 ac (5.39 ha) which is part of a Woodland Grant Scheme. We understand this has approximately 5 years before it can be converted back to arable, felled or replanted. An area of woodland, adjoining the Poplars, extends to approximately 2.66 acre (1.08 ha).

We are aware of several footpaths, particularly across Lots 3 and 4. Lot 4 has a culvert dividing the field.

## PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority however we understand that there have been no recent or outstanding planning applications.

## LOTTING

- LOT 1
- Land on the north side of Broadway Road, Aston Somerville.
  - Access from Broadway Road
  - We believe there is a right of way across neighbouring land to the west.
  - **OFFERS IN EXCESS OF £575,000**



**57.2 acres**  
**(23.1 hectares)**

- LOT 2
- Land lying to the northeast of Wormington
  - Bordered by School Road, running north out of Wormington and from the unclassified road running east from the village of Wormington.
  - There are two access points to Lot 2 on each road
  - **OFFERS IN EXCESS OF £845,000**



**84.49 acres**  
**(34.2 hectares)**

- LOT 3
- Land lying to the east of Wormington
  - Accessed from the unclassified road running east from the village of Wormington. There is an access track which leads through the block enabling access to the wood
  - **OFFERS IN EXCESS OF £830,000**



**82.81 acres**  
**(33.5 hectares)**

- LOT 4
- Land to the south of Wormington
  - Accessed from the unclassified road running south from the village of Wormington
  - **OFFERS IN EXCESS OF £600,000**



**59.79 acres**  
**(24.2 hectares)**

### UPLIFT CLAUSE

Lot 2 and The Dutch Barn and curtilage on Lot 1 are to be sold with an Uplift Clause reserving the vendor a 30% share of any uplift in value attributable to a development for anything other than agricultural uses for a period of 30 years from the completion of the sale. Development shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent. The vendors are willing to consider offers subject to no uplift clause.

### TENURE

The property is offered Freehold with Vacant Possession upon completion.

### FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

### BOUNDARIES AND 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. The purchasers will be required to take on the liability for all boundaries.



### 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.

### SERVICES

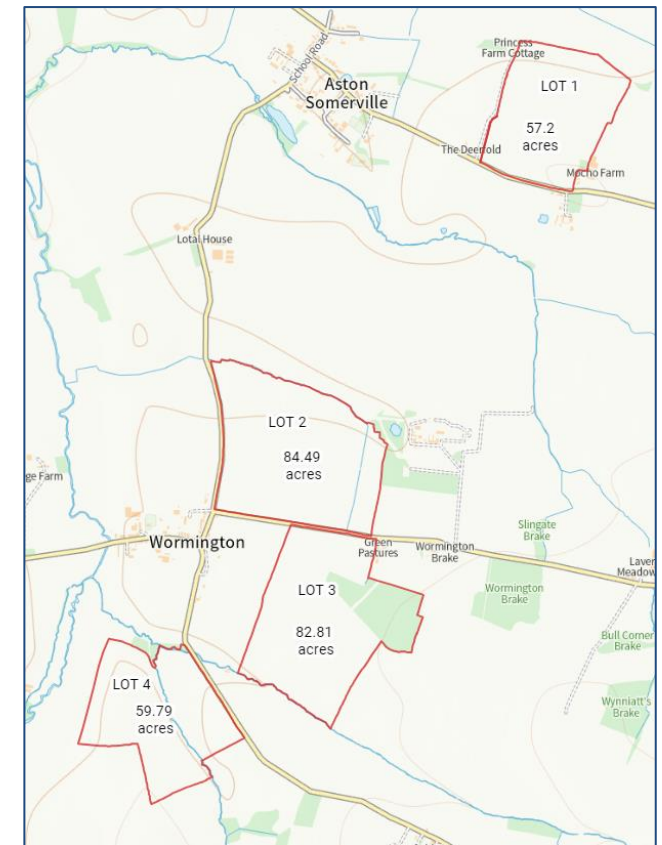
There are no services connected.

### METHOD OF SALE

The property is offered for sale by Private Treaty. Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales.

### ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.



### LOCAL PLANNING AUTHORITY

Lot 1 – Wychavon LPA – 01386 565000

Lots 2, 3 & 4 – Tewkesbury LPA – 01684 295010

### VIEWINGS

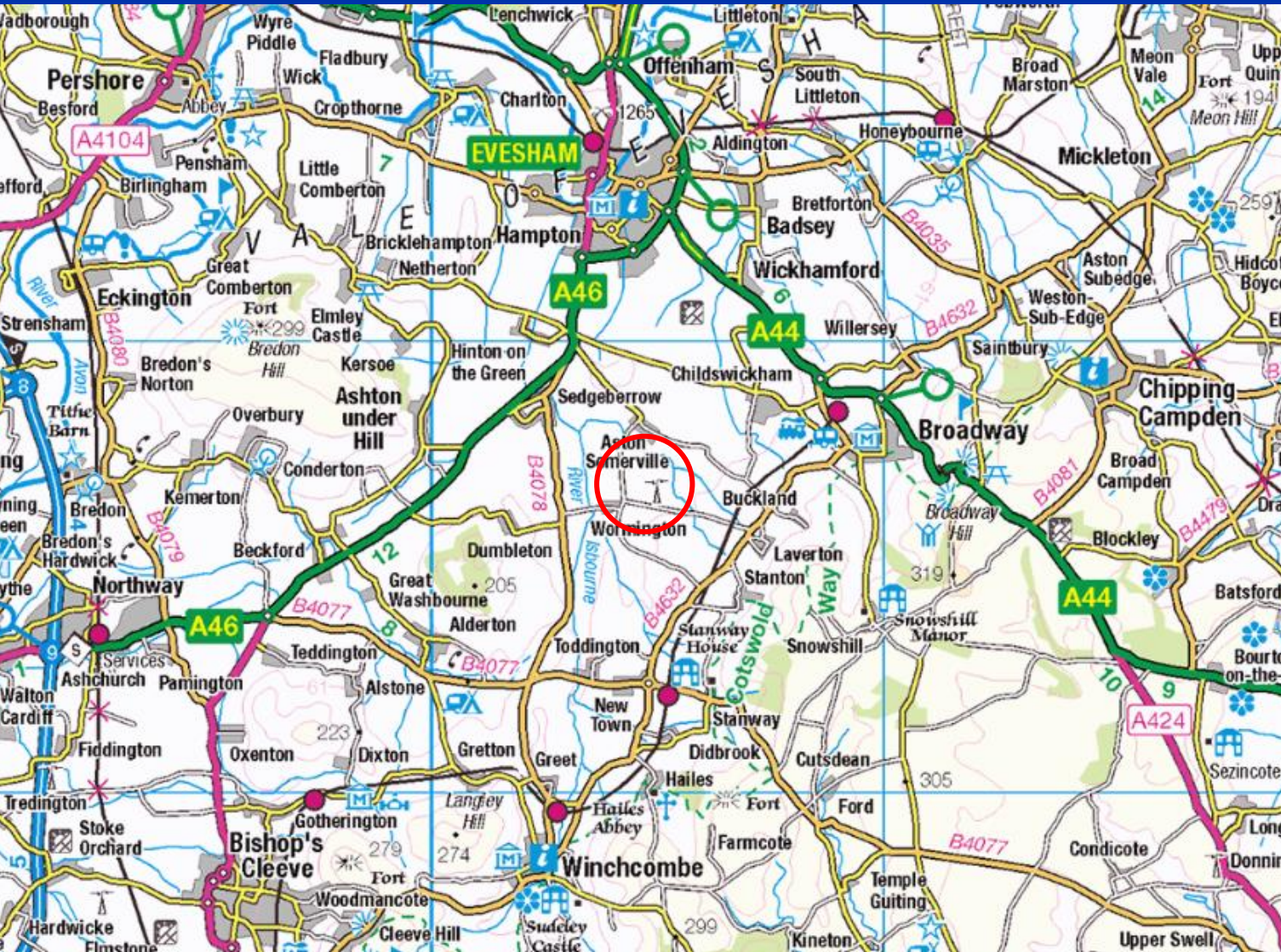
Viewings are strictly by appointment only. To discuss this opportunity or to arrange a viewing please call 01684 853400 and ask for Sam Carter or Andrew Troughton. Alternatively, please contact us using the following email addresses;

Sam Carter - [samcarter@carverknowles.co.uk](mailto:samcarter@carverknowles.co.uk)

Andrew Troughton – [andrewtroughton@carverknowles.co.uk](mailto:andrewtroughton@carverknowles.co.uk)

Please note that Carver Knowles do not take responsibility for any loss or injury caused whilst carrying out a site visit.





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**DIRECTIONS TO WORMINGTON:**

From Junction 9 of the M5 – Head west on the A46. At the roundabout, take the 3<sup>rd</sup> exit onto the B4077. After approximately 3.9 miles turn left onto the B4078. Continue for approximately 2.5 miles before turning right on Main Street, signposted Wormington. Continue onto Main Street until you reach the village. Lots 2, 3 & 4 can be accessed from Wormington.

**DIRECTIONS FOR ASTON SOMERVILLE:**

For Lot 1, continue north out of Wormington to Aston Somerville. Turn right on Broadway Road in the centre of the village. The land will be on your left.

What3Wordsfor Wormington village – corrosive.balanced.beak

Nearest postcode: WR12 7NL

What3Wordsfor Lot 1 – owner.column.stiletto

Nearest postcode: WR12 7JH

**PLEASE NOTE**

Neither Carver Knowles their clients 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 inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared March 2024.