



3.17 ACRES (1.28 HECTARES) AMENITY PASTURE LAND
Worcester Road, Upton Warren, Bromsgrove B61 7EU



3.17 acres (1.28 hectares) Amenity Pasture Land Worcester Road, Upton Warren, Bromsgrove B61 7EU

Guide Price: £85,000



An excellent opportunity to acquire a parcel of pasture land suitable for a variety of uses

- 3.17 acres (1.28 hectares)
- Suitable for a variety of amenity, equine and grazing uses
- Roadside access
- Level pasture land

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

DESCRIPTION

The land extends to 3.17 acres (1.28 hectares) and provides an excellent opportunity for amenity uses, equine grazing or other uses subject to gaining the necessary planning consents. The topography of the land is flat and it is bounded by a mix of fences and hedgerows.

LOCATION

The land is located approximately 2.3 miles south west from the centre on Bromsgrove and 4.3 miles north east of the centre of Droitwich.

DIRECTIONS

Travelling north on the A38, pass through the settlement of Upton Warren. The land can be found on the left hand side approximately 0.5 miles after the Swan Inn, as indicated by our sale board.

ACCESS

The land benefits from access directly from the A38 Worcester Road.

SERVICES

There are no mains water services connected to the land.

OVERAGE

There will be an overage clause included with the sale. 30% of any uplift in value from planning permission being obtained for non-agricultural use, for a period of 25 years, will be payable to the Vendors or their successors.

TENURE AND POSSESSION

We are advised that the property is freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING

Strictly by appointment with the selling agents.





NOCK DEIGHTON AGRICULTURAL LLP Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR
 Tel: 01746 762666 Fax: 01746 767475 email: enquiries@nockdeighton.co.uk www.nockdeightonagricultural.co.uk

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