



For Sale by Private Treaty

23.71 Acres of Grade 2 Arable Land

Winterfold, Chaddesley Corbett, Worcestershire, DY10 4PL

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Doorbars

Established -1897

SITUATION

All in one field, approximately 1/3 of a mile from Mustow Green roundabout, off the A448 Bromsgrove Road.

DESCRIPTION

Level, easy working and versatile land, enjoying long road frontage to the A448.

TENURE

Freehold with vacant possession.

SERVICES

Purchaser to investigate.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency, no Environmental Schemes on the land.

LOCAL AUTHORITY

Wyre Forest District Council, Finepoint Way, Wyre Forest House, Kidderminster, DY11 7WF.

WAYLEAVES AND EASEMENTS

The land is being sold subject to any wayleaves, public or private rights of way, covenants, and easements. Electric transmission lines would be subject to easement payments.

RIGHTS OF WAY

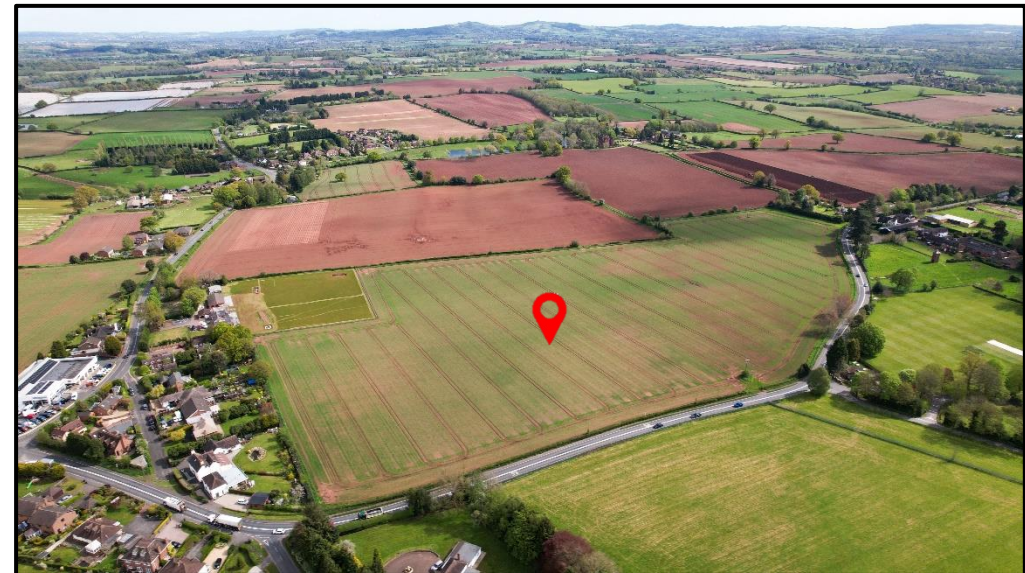
No Public Rights of Way crossing the land.

VIEWING

By appointment through the Agents, Doorbars, 32 Sansome Walk, Worcester, WR1 1NA, tel. 01905 27288, email: info@doorbars.co.uk OR with a set of these sale particulars.

CONTACT

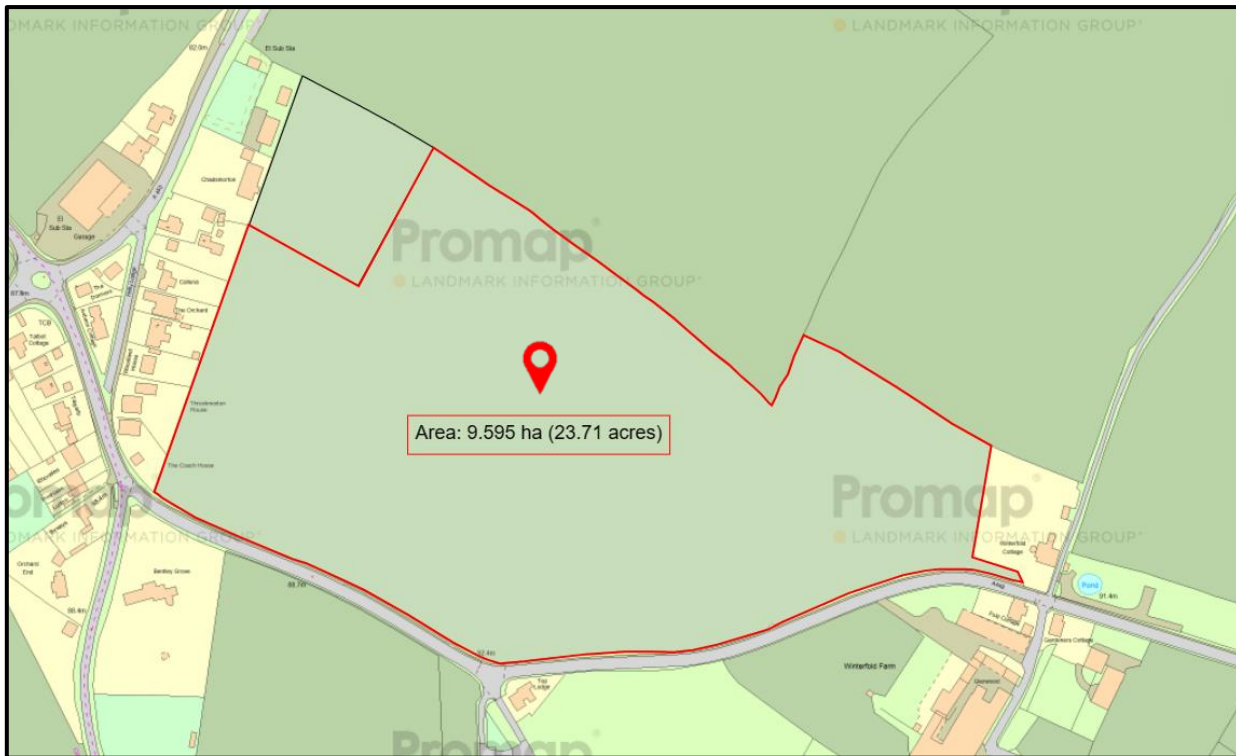
Richard Pugh FRICS FAAV or Alice Crump BSc FAAV
Telephone number: 01905 27288.



Doorbars

Established -1897

32 Sansome Walk
Worcester WR1 1NA
Tel: 01905 27288
Fax: 01905 21872



Overage

The land will be sold subject to an uplift provision, which will specify that 30% of any increase in value due to development (as defined in Section 55 of the Town and Country Planning Act 1990) for renewable energy purposes and developing, will be payable to the Vendors or their successors in title should such development occur within 25 years from the date of completion. The uplift will be payable upon implementation or on future sale with the benefit of a planning consent.

Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct, but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or the ownership thereof.

Guide Price
Offers based on £15,000
per acre considered for the
freehold with vacant
possession.