



## Small Holding Batchcombe Lane, Malvern, WR13 5ES

**£160,000**

This is a rare opportunity to purchase 12.534 acres of land within an Area of Outstanding Natural Beauty. The land is situated at the end of a no through lane. It comprises of a mixture of paddocks, small orchards with a variety of fruit trees, fenced stock areas and a conifer stand. The land offers excellent potential for use as a small holding, equestrian or recreational uses.





# Small Holding, Batchcombe Lane, Storridge, Malvern, WR13

## 5FS DESCRIPTION

This is a rare opportunity to purchase 12.534 acres of land in a tranquil rural setting. The land has access from the lane, beyond which the lane becomes a bridleway. The land is divided into a number of paddocks/fields. There are a variety of mature fruit trees in two small orchard areas which include: damsons, three types of apple, and two types of plum. The owners have planted three small areas of woodland creation, including a conifer stand, for which we are informed the grants for 2017/18 will be £555.30 and £281.70. These could be thinned over time or harvested to create more pasture or arable land. The land is bordered by ancient woodland. The land offers excellent potential for use as a small holding, equestrian or recreational uses. There are no services on the land. However, we are informed that water and electricity are available in the lane. There is one public footpath running along the southern edge of the land and continuing into the bordering woodland. The bridleway runs through the land but is well fenced from it.

## SITUATION

The land is situated in a delightful rural setting in an Area of Outstanding Natural Beauty ([www.malvernhillsaonb.org.uk](http://www.malvernhillsaonb.org.uk)). It is tucked away within the tranquil countryside parish of Storridge on the Worcestershire/Herefordshire border, with the Malvern Hills to the south and Suckley Hills to the north. The surrounding countryside is characterised by traditional farms, wooded hills and orchards, and is renowned for its scenic and unspoiled rural appeal. The property is located at the end of a quiet country lane (single track) which then continues as a bridleway, yet is well placed for access to the local towns, motorway and rail networks.

## LOCATION

It is positioned approximately three miles from Malvern, a short distance off the A4103 between Worcester and Hereford, situated along a no through road Batchcombe Lane.

Malvern 4 miles  
Worcester 9 miles  
Ledbury 11 miles  
Hereford 19 miles  
Cheltenham 28.5 miles

## ACCESS

Access to the property is via the single-track tarmac Batchcombe Lane. There is a part of the lane to the property which is privately owned. The property has a right-of-way over the privately-owned section of the lane for which there is a shared maintenance agreement (awaiting further details).



## STORRIDGE

The village of StorrIDGE itself lies just north of Malvern and has a church and inn. The neighbouring village of Cradley (approx three miles) has a church, doctor's surgery, post office/village store and butchers. Malvern is close by and offers a broad range of services to meet most day-to-day requirements, including Waitrose, independent shops, galleries & restaurants as well as Malvern Theatre and two mainline railway stations.

## EQUESTRIAN

The region is renowned for its significant equestrian industry. The Three Counties Show ground is just 7 miles away; Kings Equestrian Centre, Bromyard (13.5 miles) and Hartpury Equestrian College (24 miles) are host to a variety of national and international events. Racecourses are at Worcester, Hereford and Cheltenham. The land benefits from good out riding with quick access onto a network of bridleways which lead onto the Suckley Hills and the Malvern Hills.

## THINGS TO DO IN THE AREA

The spectacular Malvern Hills are close by and provide a wealth of sporting and recreational opportunities. The Three Counties Showground in Malvern hosts a wide variety of events, from national garden shows & antique fairs to agricultural and equestrian events. A variety of farmers' markets, festivals and events take place in and around the area throughout the year. Other sporting opportunities include golf at Malvern, cricket at Worcester and premiership rugby at Worcester and Gloucester.

## DIRECTIONS

From Great Malvern take the B4219 Cowleigh Road signposted West Malvern and Bromyard and stay on this road for about two miles. Upon reaching the T-junction with the A4103 Hereford to Worcester Road turn left onto and after a short distance turn almost immediately right opposite the church signposted Birchwood. Continue a short distance along the lane, taking the first left onto a single-track lane (no through road). After just over a mile the property can be found at the end of the lane as indicated by the Allan Morris 'For Sale' board.





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: The vendor has advised that the land will be cleared of all personal possessions prior to completion bar a single caravan behind the conifer stand.

SERVICES: There are no services on the land. However, we are informed that water and electric are available in the lane.

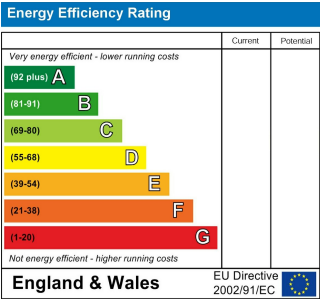
OUTGOINGS: Local Council: Herefordshire Council 01432 260360; Council Tax - TBC

ENERGY PERFORMANCE RATINGS: None required.

SCHOOLS INFORMATION: Local Education Authority: Herefordshire LA: 01432 260000 Worcestershire LA: 01905 822700

EPC

Material Information Report



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