

FOR SALE

17.44 acres of Prime Arable Land at Porchbrook Road, Rock Cross, Rock, DY14 9SD



FOR SALE

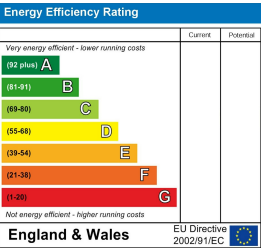
Price Guide £200,000

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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01562 820 880

**Kidderminster Sales**  
Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
E: kidderminster@hallsgb.com



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0 Reception  
Room/s



0 Bedroom/s



0 Bath/Shower  
Room/s

DESCRIPTION

Halls have been kindly instructed to offer for sale as a whole, this productive arable land field totalling 7.06 hectares (17.44 acres) of Grade 3 land as per the Agricultural Land Classification Map, the land is gently undulating with good roadside gated access. The land is a single enclosure, bordered by a mature hedge, and to the north eastern boundary is the Porch Brook providing the natural water supply to the land.

DIRECTIONS

From Bewdley proceed west along the A456 towards Ludlow and Tenbury, upon reaching Clows Top, take the left turn at the cross roads towards Worcester. Take the first left turn on to Porchbrook Lane, and the land can be found after a short distance on the right-hand side.  
What3Words: ///insurers.listed.endlessly

VIEWING

Interested parties may view at any reasonable daylight hours with a copy of these particulars to hand.

LOTTING

The land is to be sold in one lot.

DELINKED PAYMENTS & ENVIRONMENTAL SCHEMES

The delinked payment will remain with the vendor. The land is not currently subject to any known Environmental Schemes.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

SPORTING RIGHTS

The Sporting rights are understood to be in hand and so far, as they are owned and will be included in the sale of the land.

SCHEDULE OF LAND

S07270 8248 - 17.44 acres (7.06 hectares) of arable land  
The land has received annual FYM applications. The vendor reserves the right to harvest the maize crop, and vacant possession will be given thereafter.

INGOING VALUATIONS

The land is sold free of any ingoing valuation and no allowances will be made to the purchaser(s) in respect to dilapidations (if any).

LAND REGISTRY

Land Registry Title Number WR140913

PLANS, AREAS & SCHEDULES

These are based on the more recent Ordnance Survey ProMap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied himself as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not. The land is crossed by an overhead electricity line.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and roads and neither the vendor nor the agent will be responsible for defining the ownership.

SERVICES

There are no services connected to the land. It is believed there is a mains water connection within the adjacent highway.

VENDORS SOLICITOR

Tom Bell of MFG Solicitors  
MFG Solicitors LLP  
20-21 The Tything  
Worcester  
WR1 1HD

Tom.bell@mfgsolicitors.com  
01905 610410

METHOD OF SALE

The land is to be offered for sale via Private Treaty in one lot.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

TENURE

Freehold with vacant possession upon completion.

SOLE AGENT

Sarah Hulland BSc (Hons) MRICS FAAV  
Halls Holdings Limited  
Gavel House  
137 Franche Road  
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