

FOR SALE

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



FOR SALE

Price Guide £200,000

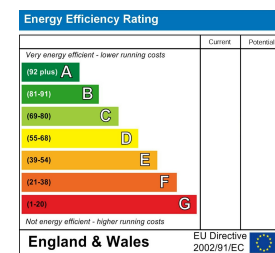
17.44 acres of Prime Arable Land at Porchbrook Road, Rock Cross, Rock, DY14 9SD

17.44 Acres of Prime Arable land at Porchbrook Lane, Rock, Nr Kidderminster, Worcestershire, DY14 9SD  
Guide Price £200,000-£220,000

**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**

he 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**

SO7270 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 outgoing 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.

**MONEY LAUNDERING REGULATIONS**

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

**TENURE**

Freehold with vacant possession upon completion.

**SOLE AGENT**

Sarah Hulland BSc (Hons) MRICS FAAV  
Halls Holdings Limited  
Gavel House  
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Kidderminster  
Worcestershire  
DY11 5AP

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