

G HERBERT BANKS

EST. 1898

10.52 HA or 26 ACRES OF PASTURELAND

Being Part of Ashminton Farm
Stone House Lane
Burley
Bromyard
Worcestershire
WR6 5TF



FOR SALE BY PRIVATE TREATY

Offers Invited in Excess of £250,000

Viewing by Prior Telephone Appointment with the Selling Agents



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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**10.52 HA or 26 ACRES OF PASTURE BEING PART OF ASHMINTON FARM,
STONE HOUSE LANE, BURLEY, BROMYARD, WORCESTERSHIRE WR6 5TF**

INTRODUCTION

G Herbert Banks have received instructions to offer for sale 26.008 acres of pastureland at Stone House Lane, Burley, Bromyard WR6 5TF.

LOCATION

The land is situated to the south-east of Bromyard. From Bromyard take A44 towards Worcester and after about $\frac{3}{4}$ of a mile turn right (first after the Old Hospital) towards Burley. Follow this lane over the old railway then take the first left turning and follow that lane and the land will be on the left-hand side as identified by the Agent's 'For Sale' board.

[what3words ///scoping.trickles.snail](http://what3words.com/scoping.trickles.snail)

THE LAND

The land is currently down to permanent pasture, which is in good heart, basically adjoining other pastureland.

It has the benefit of a mains water supply which has not yet been connected but the pipework is in place.

The land is registered on the RPA Rural Land Register being SO6752 5799 extending to 10.52 ha or 26.00 acres or thereabouts as outlined in red on the attached plan.

Access to the land is directly off Stone House Lane between the points A and B coloured blue on the plan, this access being for all purposes and all times. This will be a shared access only, the land area not included within the sale.

SERVICES

A mains water supply pipe is in place but not connected to any troughs.

TENURE & POSSESSION

All the land is believed to be freehold and vacant possession will be given on completion.

VIEWING

During reasonable daylight hours with a copy of the sales particulars in hand, having first registered your interest with the Agent's Great Witley Office – Telephone 01299 896968.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

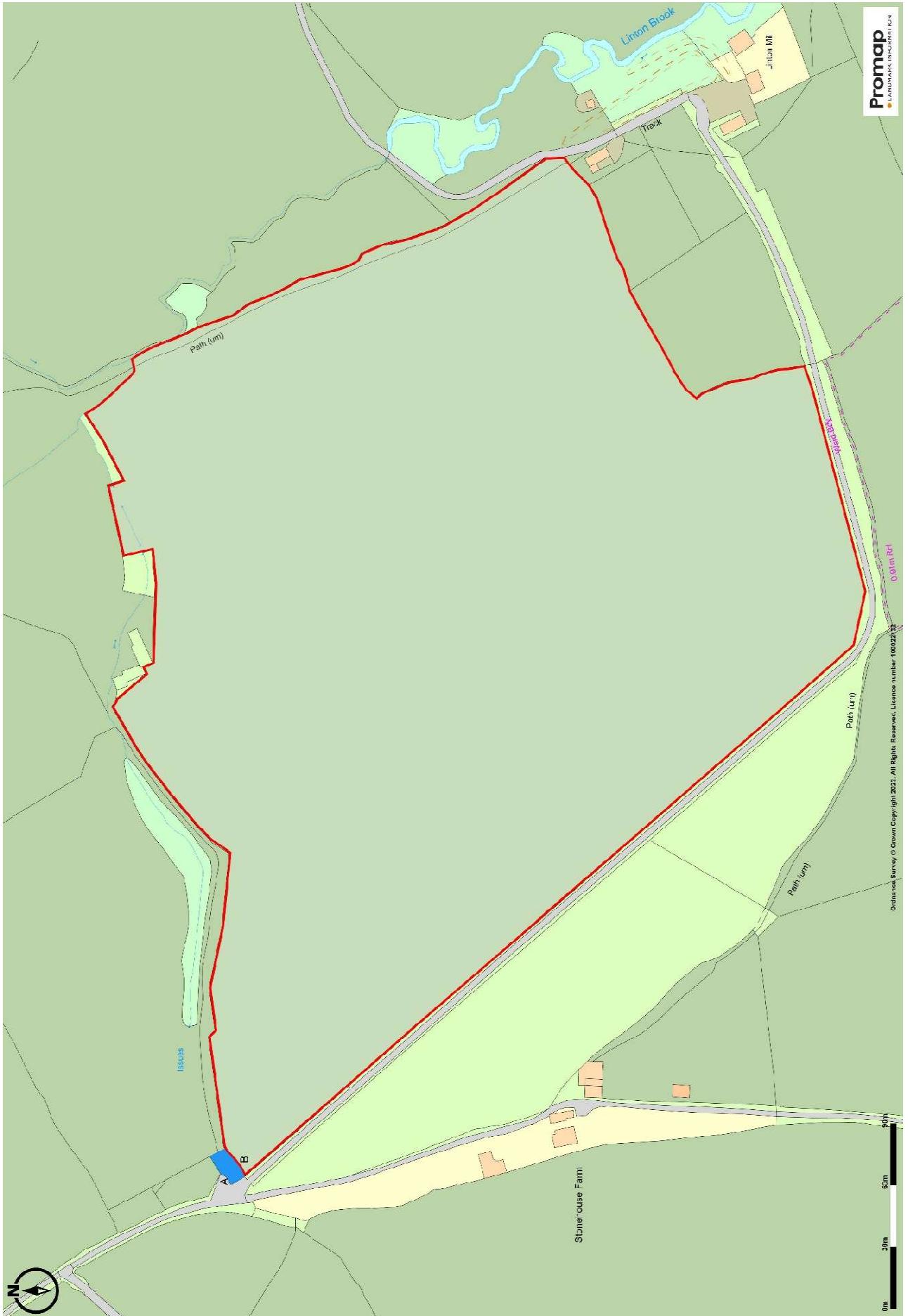
The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

PARTICULARS AND PLAN

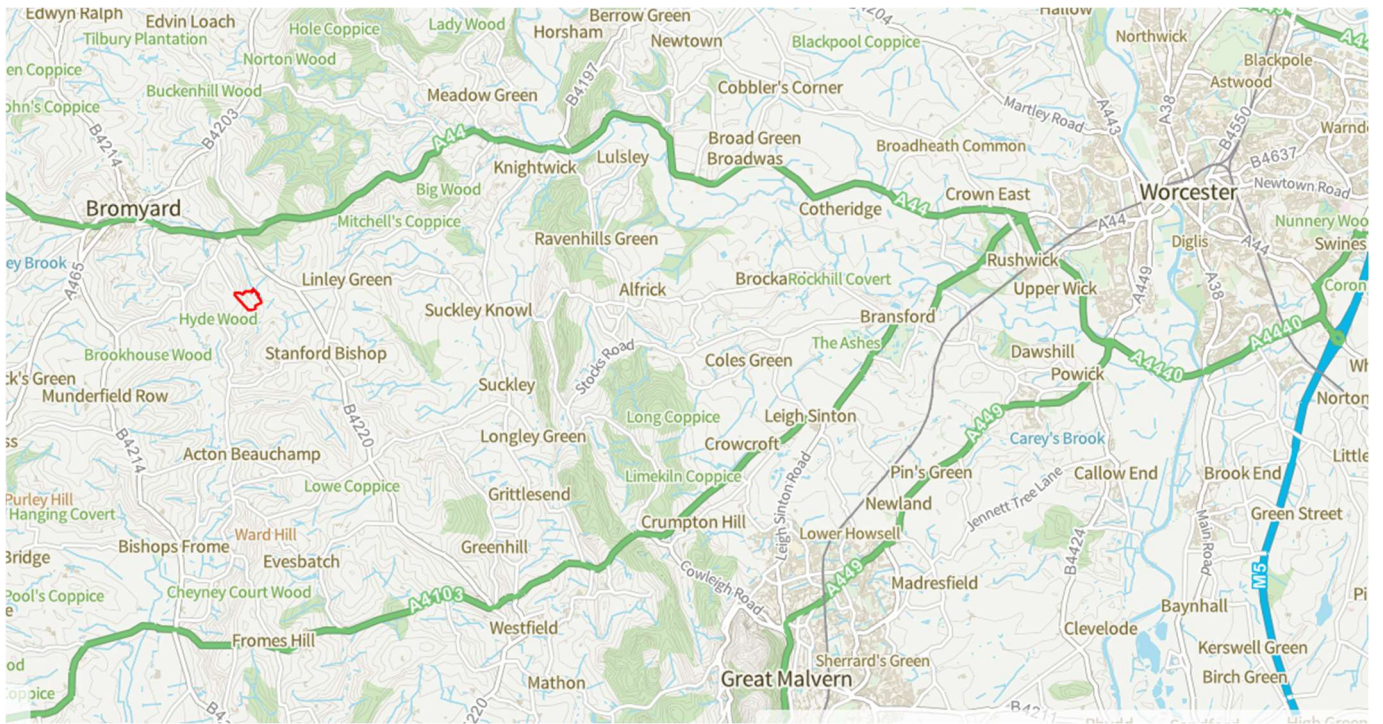
- A The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor G Herbert Banks, the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries of particulars of sale of the property prepared by the said Agents.
- B The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property.
- C Any error, omission, or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract
- D The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers.

AGENT'S NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

Sales Particulars Prepared 14th November 2023



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