



Land & Pools at Willow Road, Martley, Worcestershire
WR6 6PS

**G HERBERT
BANKS**

EST. 1898

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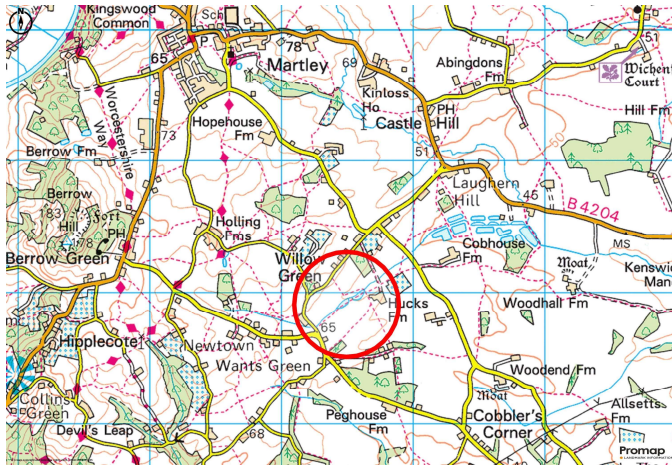
Land extending to approximately 15.27 Acres (6.36 ha) comprising useful pasture land, two large fishing pools and woodland.

For sale by Private Treaty

Approximate Distance in Miles
Worcester 6 * Birmingham 40 * Jct 6 M5 14

Situation

The land enjoys a lovely rural location with two points of access off the country lane known as Willow Road. The approximate location is shown within the red circle on the location plan.



What3words (to main drive entrance) ///matter.afflicted.slap

Description

The property presents a wonderful opportunity for interested parties to acquire a stunning piece of rural Worcestershire, with the benefit of pools that may be enjoyed for recreation or simply left for the wildlife. Some useful pastureland suitable for mowing for hay, or grazing of farm livestock and horses.

The property extends to approximately 15.72 acres and is made up of various parts including two pools measuring 0.95 acre and 0.63 acre. Around and adjoining the pools are

wooded areas extending to 1.70 acres. The various parcels of pasture extend to 11.10 acres, with the larger of these parcels being a good flat field extending to 5.84 acres. The balance of the property is made up of access tracks.

It should be noted that several neighbours have a right of access over the main access road.

The agent is advised that the pools are stocked with fish, although there are no available details of exact species and numbers. The pools are surrounded by attractive walkways with mown grass pathways.

Within the wooded area there is an attractive stream and some lovely mature trees.

The property has access at two points off Willow Road being at the most westerly point and the most northerly point. Please refer to the extent of the land as shown edged red on the site plan within these sales particulars.

Tenure

The property is Freehold and with vacant possession will be given upon completion. The ownership of the property is registered with the Land Registry subject to two Titles.

Services

There are no mains services connected to the property. It is understood that mains water is located in Willow Road to the west and subject to Severn Trent Water's connection policy and charges it is believed that a connection could be made here.

Local Authority

Malvern Hills District Council.

Viewing

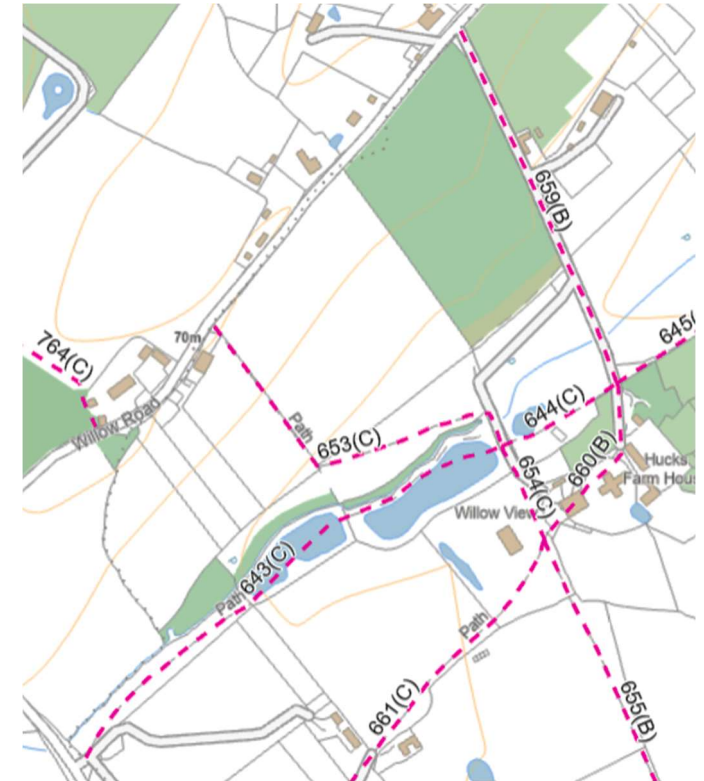
Via the Sole Agent's Great Witley Office. Tel: 01299 896968.

Money Laundering, Terrorist Financing & 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 Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

Rights of Way, Easements & Boundaries

There are a number of footpaths across the property as shown with the dashed pink lines on the image. These include footpaths 659 (B) which come down the driveway to the north. 643 (C) which come in by the access off Willow Road to the west and then two further crossing footpaths being 653 (C) and 661 (C).



The selling agent understands that the property has direct access to the Public Highway at two points and is not reliant on any third party land for access.

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.

Sales particulars prepared January 2025







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AGENTS 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.

