

# G HERBERT BANKS

EST. 1898

## 3.64 HA or 8.55 ACRES OF PASTURE

Known as Captains Meadow  
Goosehill Lane  
Hanbury  
Droitwich  
Worcestershire  
WR9 7JZ



FOR SALE BY INFORMAL TENDER

Guide Price £12,000 to £15,000/Acre

Tenders Close at Midday on Thursday 29th May 2025

Viewing: At any reasonable time during daylight hours with sales particulars in hand  
and having previously registered interest with the selling agent.



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB





**3.64 HA (8.55 ACRES) OF PASTURELAND  
CAPTAIN'S MEADOW, GOOSEHILL LANE, HANBURY, DROITWICH WR9 7JZ**

**SITUATION**

The land is situated to the east of Droitwich.

From Droitwich take B4090 (The Saltway) towards Feckenham and Astwood Bank. After about 2 miles turn right into Goosehill Lane towards Himbleton and Crowle. After about 2 miles Captain's Meadow will be on the right next to a wood being identified by the Agent's 'For Sale' board)

[what3words ///landmark.bookcases.outsmart](#)

**DESCRIPTION**

Captain's Meadow comprises a single enclosure of pastureland set in a pleasant rural setting, accessed off Goosehill Lane and adjacent to an area of woodland forming the northern boundary. The field is level in contour and provides the opportunity for the successful purchaser to own land set in an extremely pleasant and tranquil setting.

The whole extends to 3.64 ha or 8.55 acres as outlined in red on the attached plan being SO9360 6635.

**ACCESS**

Access is directly off Goosehill Lane which forms the land's northeastern boundary.

**METHOD OF SALE**

The land is being offered for sale by Informal Tender. Attached to these details is a tender form which must be completed fully and signed by all interested parties.

Tenders must be received at the offices of G Herbert Banks by midday on Thursday 29<sup>th</sup> May 2025 with confirmation from your bank or other financial institution confirming that the monies will be available if your best offer is accepted.

Note: The Vendor is NOT bound to accept the highest or indeed any Tender.

**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.

**PLEASE RESPECT THE CURRENT LAND USERS AND ENSURE THE GATE IS KEPT SECURELY CLOSED.**

**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

There is a public footpath running along the western boundary.

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

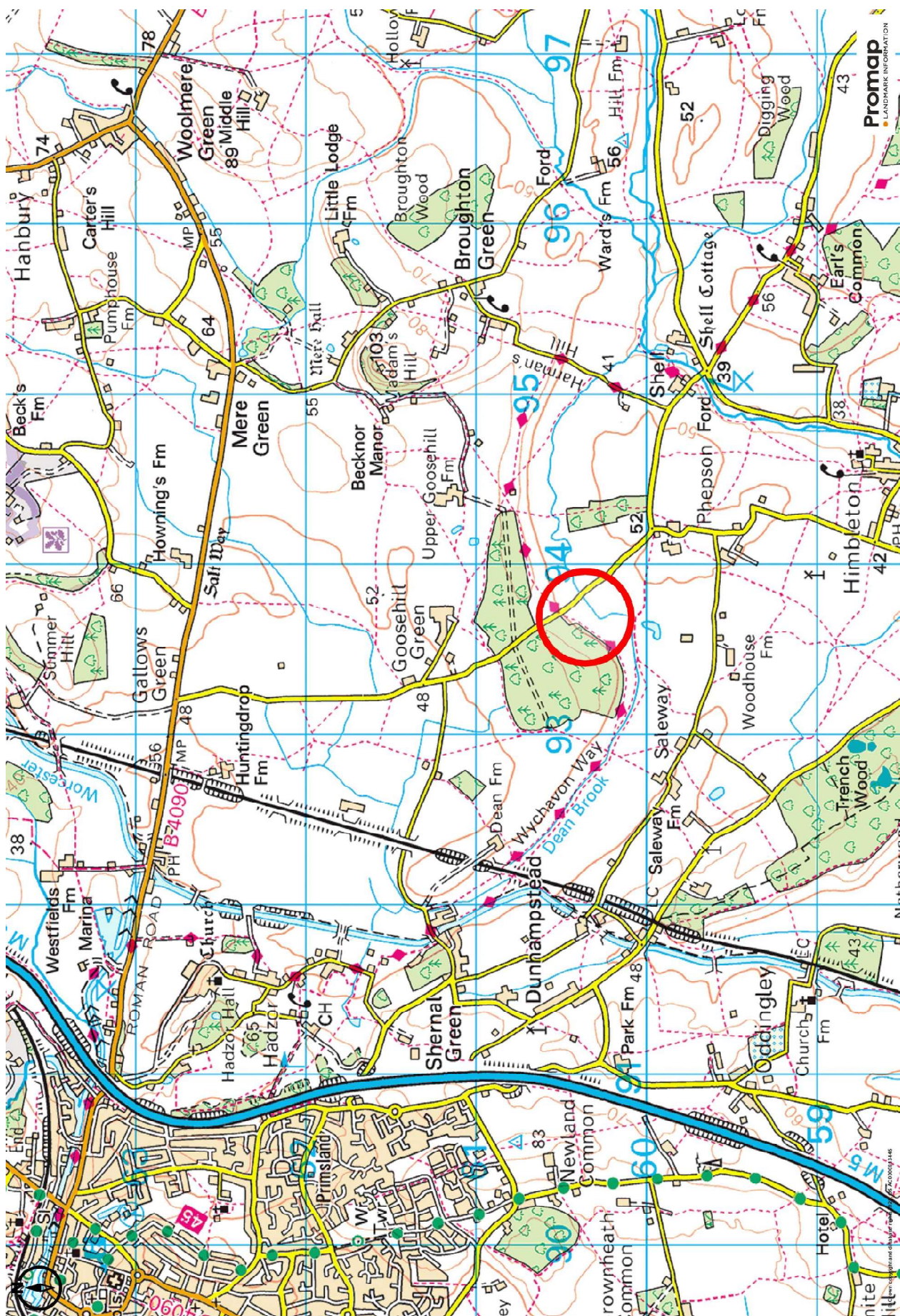
- A The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor G Herbert Banks, the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries of particulars of sale of the 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 29<sup>th</sup> April 2025



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# INFORMAL TENDER

for

**8.55 ACRES OR THEREABOUTS OF PASTURE  
CAPTAINS MEADOW  
GOOSEHILL LANE  
DROITWICH  
WR9 7JZ**

## 1. Personal Details

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: Daytime: \_\_\_\_\_ Evening: \_\_\_\_\_ Mobile: \_\_\_\_\_

## 2. Details of Financing Arrangements

Confirmation from Bank, Building Society or other financial institution confirming funds are available if your offer is accepted.

## 3. Details of your Solicitor

Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

4. I/We wish to offer the following in respect of the sale of 8.55 acres of pasture known as Captains Meadow, Goosehill Lane, Droitwich.

Amount [words and figures] £ \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signed \_\_\_\_\_ Dated \_\_\_\_\_

This form must be returned to:

ROBERT PARRY (marked '**Captains 15399**')  
G HERBERT BANKS  
THE ESTATE OFFICE  
HILL HOUSE  
GREAT WITLEY  
WORCESTER  
WR6 6JP

**By midday Thursday 29th May 2025**