

G HERBERT BANKS

EST. 1898

6.83 HA or 16.88 ACRES
GRADE II ARABLE LAND WITH BUILDING

Adjacent to Stockton Lane
Known as 'The Glen'
Between Stanford Bridge & Stockton-on-Teme
Worcestershire
WR6 6RU



FOR SALE BY INFORMAL TENDER

Guide Price £200,000 to £220,000

Tenders Close at Midday on Friday 30th 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





**THE GLEN, 6.83 HA (16.88 ACRES) OF ARABLE LAND
BETWEEN STANFORD BRIDGE AND STOCKTON-ON-TEME
IN THE TEME VALLEY**

SITUATION

The land is situated between the B4203 at Stanford Bridge and the A443 at Stockton-on-Teme.

From Stanford Bridge turn towards the public house known as 'The Bridge', signposted Stockton. After about ¼ mile the land will be on the right-hand side and identified by the Selling Agent's 'For Sale' board.

From Stockton-on-Teme take the turning by the Church towards Stanford Bridge. After about a mile the land will be found on the left-hand side and identified by the Selling Agent's 'For Sale' board.

[what3words /// interests.united.unit](#)

DESCRIPTION

The land known as The Glen comprises a single enclosure of Grade II arable land rising from the Stanford Bridge/Stockton Lane in an easterly direction and enjoys wonderful views over the Teme Valley and beyond.

The land would be capable of growing a wide variety of agricultural and horticultural crops.

Within the land is a building 45'0 x 15'0 with scope for improvement.

The land has the benefit of a well for water supply together with a pump.

It has the benefit of a long road frontage forming its western boundary and the remainder adjoins other agricultural land.

The whole extends to 6.83 ha or 16.88 acres as outlined in red on the attached plan.

ACCESS

Access is directly off the Stanford Bridge to Stockton-on-Teme lane. There will be no uplift clause.

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 Friday 30th 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.

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

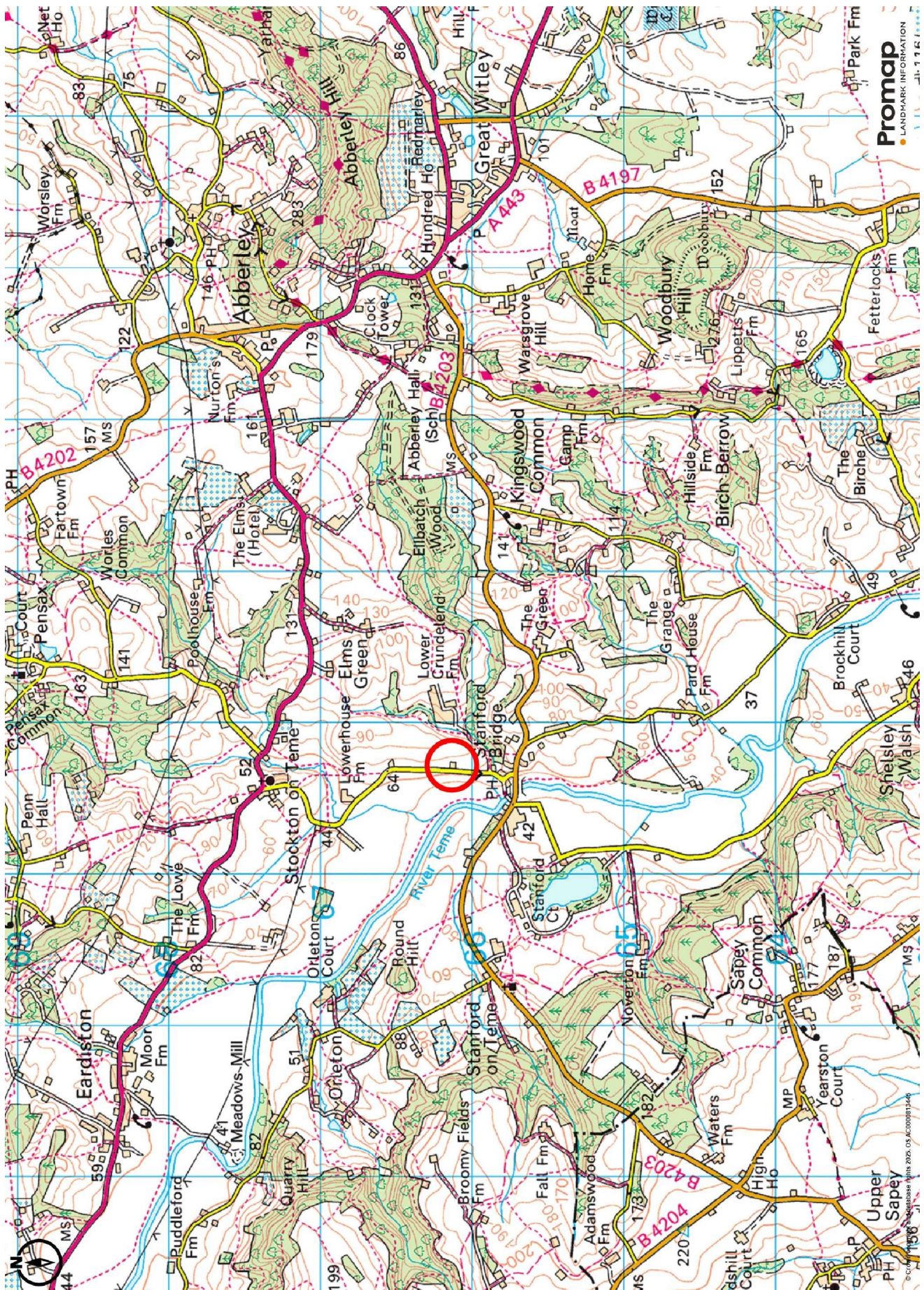
- A** The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor G Herbert Banks, the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries of particulars of sale of the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



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INFORMAL TENDER

for

16.88 ACRES OR THEREABOUTS OF GRADE II ARABLE LAND WITH BUILDING

adjacent to Stockton Lane

BETWEEN STANFORD BRIDGE & STOCKTON-ON-TEME

WORCESTER

WR6 6RU

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 16.88 acres of Grade II arable land with building, known as The Glen, between Stanford Bridge and Stockton-on-Teme.

Amount [words and figures] £ _____

Signed _____ Dated _____

This form must be returned to:

ROBERT PARRY (marked '**The Glen 15398**')
G HERBERT BANKS
THE ESTATE OFFICE
HILL HOUSE
GREAT WITLEY
WORCESTER
WR6 6JP

By midday Friday 30th May 2025