



2.37 acres at Rickyards Coppice, Ockeridge, WR6 6YR

**G HERBERT  
BANKS**

EST. 1898



## Approx.2.37 Acres at Rickyards Coppice, Ockeridge, Worcester WR6 6YR

For sale by Informal Tender – Offers to be received by the 23<sup>rd</sup> of June 2025 at 12 noon.

A property information pack is available on request. Please contact G Herbert Banks on:

**Tel: 01299 896968 or 07777 157 089**

**Contact: James Goodman**

**Email: [jg@gherbertbanks.co.uk](mailto:jg@gherbertbanks.co.uk);**

### Description

- Attractive parcel of mixed woodland
- Peaceful rural location
- Good vehicular access
- Private and secluded setting
- Freehold title with clear boundaries

Nestled in the tranquil Worcestershire countryside, this attractive parcel of woodland offers a rare opportunity to acquire a mix of mature and juvenile woodland in a peaceful rural setting.

With excellent road access and stunning views towards the Malvern Hills, the site provides both practical utility and natural beauty. Ideal for conservation, amenity, or leisure use, Rickyards Coppice is a serene retreat within easy reach of Worcester, Droitwich, and Kidderminster.

### Approximate Distance in Miles

Kidderminster 15 - Worcester 7.5 - Droitwich 9  
Birmingham 25

### Situation

The land lies in a desirable rural position just beyond the hamlet of Ockeridge. Surrounded by gently rolling countryside, the property enjoys a private yet accessible location, with local roads providing straightforward access to surrounding villages and market towns.

Worcester lies to the southeast, offering a full range of services and amenities, while the M5 motorway is easily reached for regional and national connections. The Malvern Hills, visible from the property, add to the scenic appeal of this unspoilt corner of Worcestershire.

## GENERAL INFORMATION

### Tenure

The property is Freehold. And will be sold with vacant possession.

### Uplift/Overage Clause

A 25% uplift clause for 25 years will be in effect for the entirety of the land for both residential and commercial development.

### Services

There are no services connected.

### Sporting, Timber, Mining & Mineral Rights

In so far as they are owned, all such rights will pass with the property.

### Boundaries

The plans and areas are based on the most recent Ordnance Survey Promap plans and the official copy of the Title Plan as published by HM Land Registry.

### Agents Notes

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.

### Tree Preservation Order (Number 738 2025)

Please note as of the 3<sup>rd</sup> of June 2025 this land is subject to a temporary Tree Preservation Order. Should you need any further information, please contact Malvern Hills District Council.

## Local Authority

Malvern Hills District Council  
Council House, Avenue Road, Malvern, WR14 3AF  
Phone: 01684 862413  
Website: [www.malvern hills.gov.uk](http://www.malvern hills.gov.uk)

## Viewing

Prospective Purchasers may visit the property at any reasonable hour during daylight hours with a copy of these details to hand.

**Please contact James Goodman to confirm your proposed viewing time.**

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

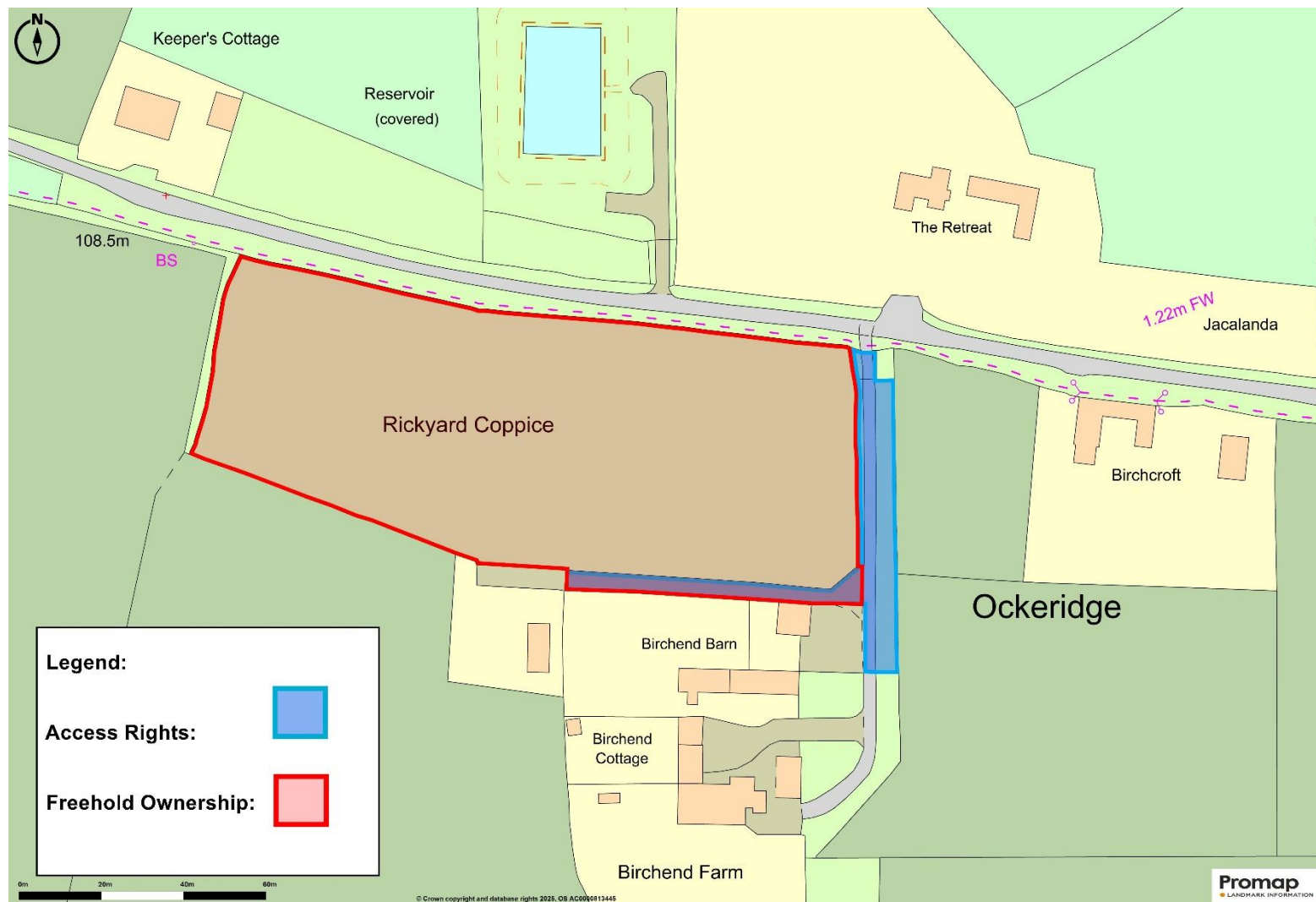
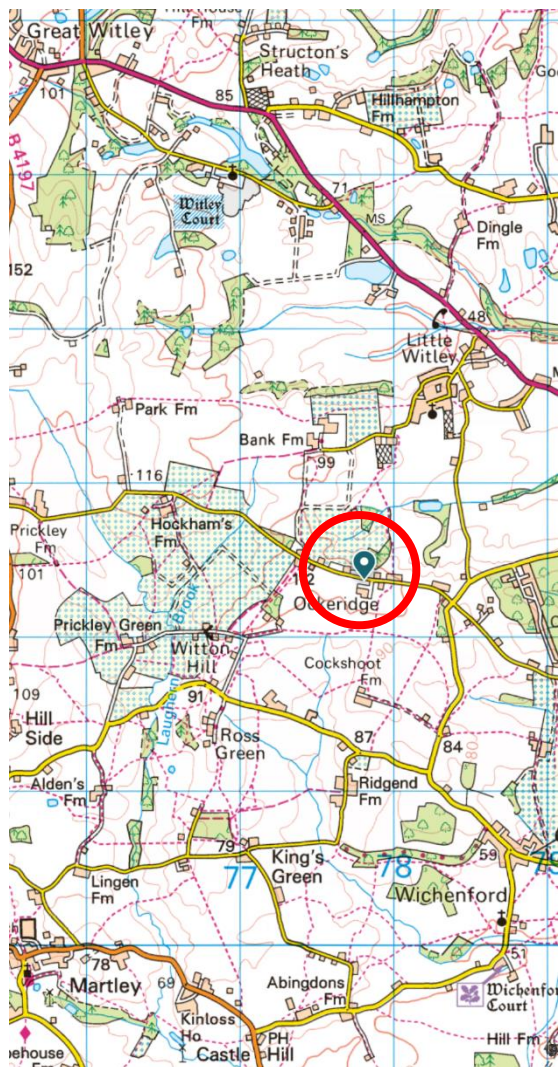
The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast 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.

Please note the relevant right of way for access to the property is indicated in the enclosed plan.

## Directions

From Junction 5 of the M5, take the A38 towards Droitwich. Follow signs through Droitwich and pick up the B4197 towards Martley. Continue for approximately 6 miles, passing through Wichenford. Turn right at the sign for Ockeridge and follow the country lane for about a mile. Rickyards Coppice will be found on the right-hand side, shortly after passing through the hamlet.

Sales particulars prepared April 2025



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