

G HERBERT BANKS

EST. 1898

6.292 ACRES OF PASTURELAND

Known as Mary's Field
Sinton Green, Hallow, Worcester
WR6 6NW



FOR SALE BY INFORMAL TENDER

Guide Price £80,000

Tenders Close at Midday on Thursday 31st July 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



**6.292 ACRES OF PASTURE LAND
KNOWN AS MARY'S FIELD, SINTON GREEN, HALLOW, WORCESTER WR2 6NW**

SITUATION

The pastureland is situated midway between Sinton Green and Monkwood Green.

From the village of Hallow take the turning at the northern end of the village known as Moseley Road. Follow this land towards Sinton Green. At Sinton Green turn left at the crossroad adjacent to the Open Ditch Public House. Follow this lane for about $\frac{3}{4}$ mile and the land will be on the left-hand side identified by the Agent's 'For Sale' board.

what3words ///rank.tenure.among

DESCRIPTION

The land is accessed directly off a council adopted 'C' road, being the lane from Sinton Green towards Monkwood Green.

It is currently down to pasture, level in contour and adjoining Monkwood in parts providing shelter to the field. There is no mains water or other services connected.

The whole extends to 6.292 acres as outlined in red on the attached plan.

UPLIFT CLAUSE

The land is sold subject to an uplift/overage clause that if planning is obtained for any use other than agricultural or equine use, being any form of commercial or residential purpose, the vendors or their heirs will be entitled to 30% of any uplift value for a period of 20 years from the completion of sale.

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 any interested parties.

Tenders must be received at the offices of G Herbert Banks by midday on Thursday 31st July 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

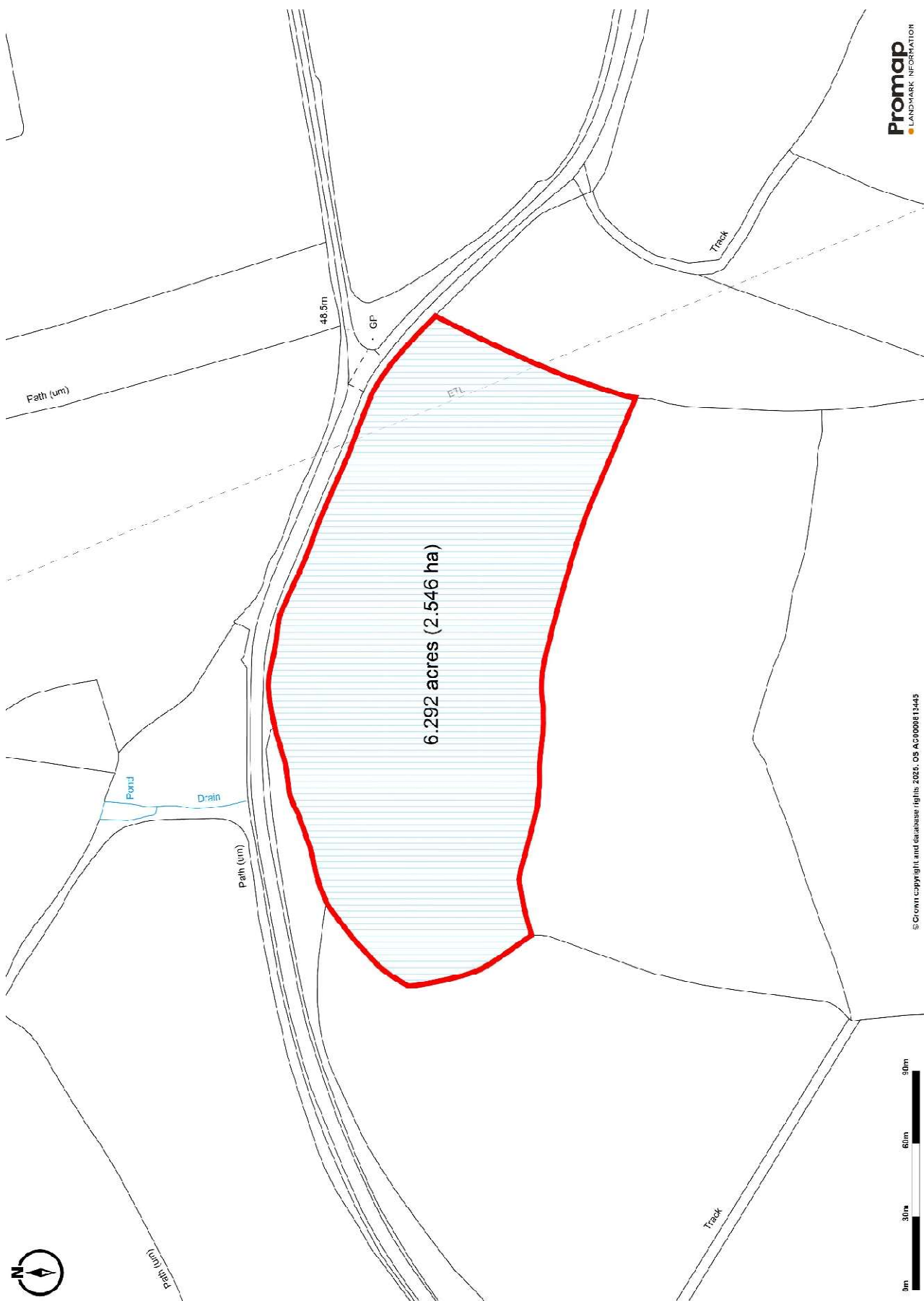
The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast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

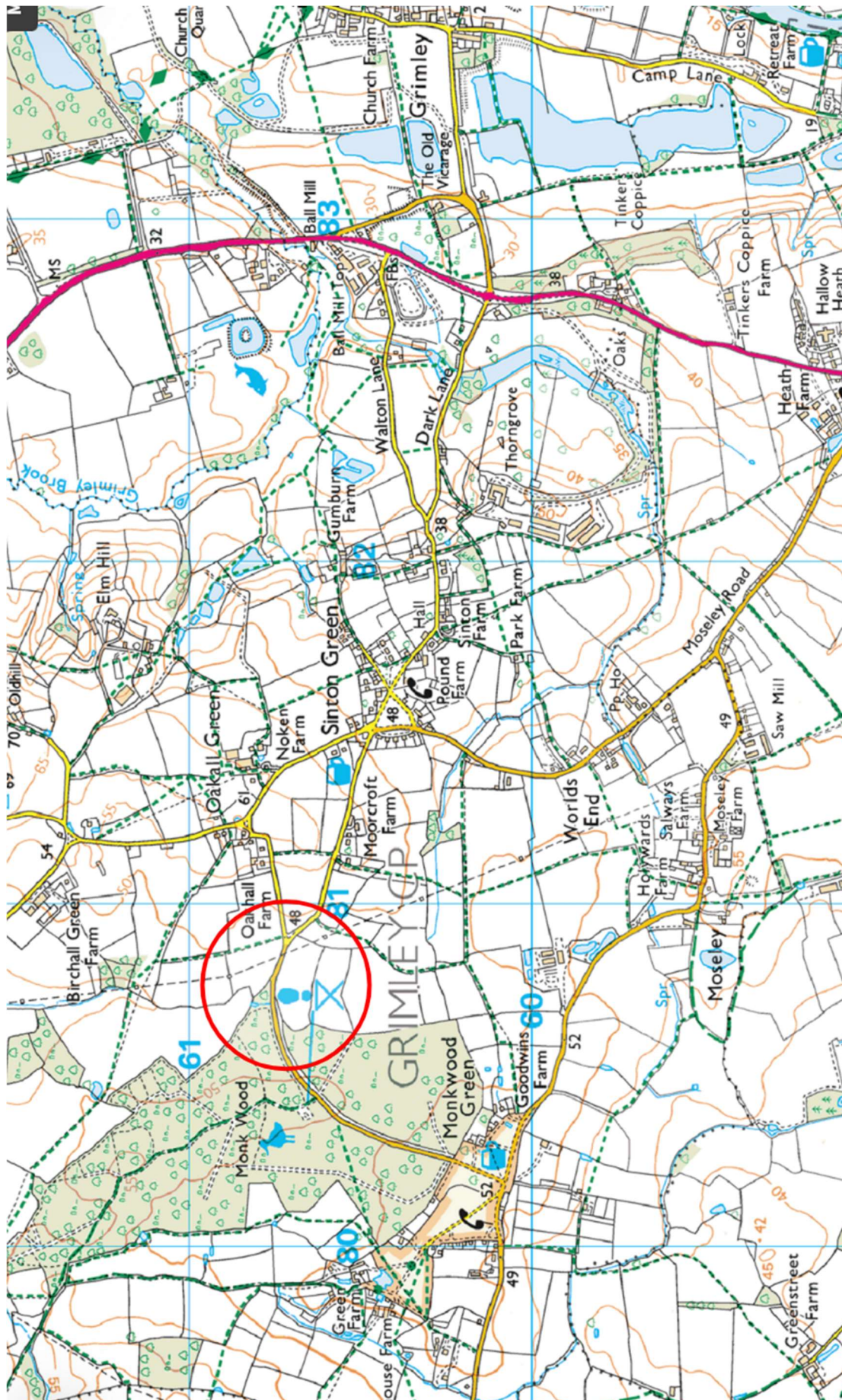
PARTICULARS AND PLAN

- 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 28th June 2025





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INFORMAL TENDER

for

**6.292 ACRES OR THEREABOUTS OF PASTURELAND
KNOWN AS MARY'S FIELD
SINTON GREEN
WORCESTER
WR2 6NW**

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 6.292 acres of pastureland known as Mary's Field, Sinton Green, Hallow, Worcester WR6 6NW

Amount [words and figures] £ _____

Signed _____ Dated _____

This form must be returned to:

ROBERT PARRY (marked **'Mary 15460'**)
G HERBERT BANKS
THE ESTATE OFFICE
HILL HOUSE
GREAT WITLEY
WORCESTER
WR6 6JP

By midday Thursday 31st July 2025