

G HERBERT BANKS

EST. 1898

36.44 ACRES OF FERTILE LAND

Formerly Part of Grove Farm

Drayton
Belbroughton
Stourbridge
DY9 0BW



FOR SALE BY PRIVATE TREATY

Guide Price £450,000

Viewing: Strictly by appointment with the Selling Agent's Great Witley Office – Telephone 01299 896968



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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





**36.44 ACRES OF FERTILE LAND
BEING FORMERLY PART OF GROVE FARM
DRAYTON, BELBROUGHTON, STOURBRIDGE DY9 0BW**

A wonderful opportunity to purchase 36.44 acres of versatile Grade 2 land currently down to pasture but would be suitable for growing a variety of either agricultural or horticultural crops. Historically down to a canning rhubarb crop. Good road access off Drayton Road.

SITUATION

The land is situated in the hamlet of Drayton adjacent to and having access from Drayton Road. Drayton is situated between the Villages of Chaddesley Corbett and Belbroughton. From Chaddesley Corbett Village follow the main street leading from the A448 Kidderminster to Bromsgrove Road, passing Chaddesley Corbett Church heading in a northerly direction on Drayton Road towards Belbroughton for approximately 2 miles. The land will be on the left hand side being accessed directly off the Drayton Road being identified by the Agent's 'For Sale' board.

What3words ///number.flick.music

DESCRIPTION

The land all contained within a single enclosure of Grade 2 agricultural land which would be suitable for growing a variety of either agricultural or horticultural crops or as it is at the time pastureland. Historically it supported a rhubarb crop for a considerable number of years.

The land is slightly undulating in contour, generally sloping in a northerly direction. It is accessed directly off Drayton Road and has a system of hard tracks running through the land providing easy access to any parts of the land.

The land is contained within one single enclosure as outlined in red on the attached plan and being described in greater detail in the following schedule:

<u>SO No</u>	<u>Hectares</u>	<u>Acres</u>
SO9075 1281	14.75	36.44

GENERAL INFORMATION

TENURE & POSSESSION

The property is freehold, and vacant possession will be given on completion.

SERVICES

There are no mains services connected.

SPORTING, TIMBER, MINING AND MINERAL RIGHTS

Insofar as it is known, they are owned, and such rights will pass with the property.

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.

VIEWING

Strictly by appointment with the Selling Agent's Great Witley Office – Telephone 01299 896968 or

Email Robert Parry – robertp@gherbertbanks.co.uk

LOCAL AUTHORITY

Wyre Forest District Council - 01562 732928

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 14th October 2025



This plan is published for convenience and is for identification purposes only. Licence number ES 100005338. Reproduced from the Ordnance Survey data with the permission of the controller. Crown Copyright