

G HERBERT BANKS

EST. 1898

9.42 HA or 24 ACRES OF AGRICULTURAL LAND

New Road
Hanley William
Tenbury Wells
WR15 8QT



FOR SALE BY PRIVATE TREATY

As a Whole or in Two Lots

Lot 1 12.64 Acres

Lot 2 11.36 Acres

Guide Price:
£120,000-£130,000

Guide Price:
£110,000-£120,000

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





Lot 1



Lot 2

9.42 HA (24 ACRES) OF AGRICULTURAL LAND
NEW ROAD, HANLEY WILLIAM, TENBURY WELLS, WORCESTERSHIRE

SITUATION

The land is situated adjacent to New Road, Hanley William being the road leading from Hanley Broadheath to Eastham. New Road is located opposite The Fox Inn at Hanley Broadheath from the B4204 Tenbury to Worcester Road.

Having taken the turning into New Road opposite The Fox Inn, Lot 1 is located on the left, 30 metres after leaving the B4204. The access to Lot 2 would be about half a mile further along New Road, both being on the left hand side and identified by the Agent's 'For Sale' boards.

Lot 1: What3words///beads.plot.switched

Lot 2: What3words///trump.chain.hides

DESCRIPTION

LOT 1 Extending to 5.12 ha or 12.64 acres (red on the plan) comprises an area of mixed woodland/shelter belt has a road frontage to the B4204 Tenbury/Worcester Road at Hanley Broadheath. Adjoining this woodland to the north is an area of good arable land, capable of growing a wide variety of crops including forage crops.

This area of land extends to 5.12 ha or 12.64 acres outlined in red on the attached plan and described in greater detail in the following schedule:

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:

Schedule of Land

<u>SO No</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
SO6665 9544	Arable	4.33	10.69
SO6665 9332	Shelter Belt/Woodland	<u>0.79</u>	<u>1.95</u>
		5.12	12.64

LOT 2 Extending to 4.60 ha or 11.36 acres (green on the plan) situated about half a mile on along the New Road. This land is accessed by way of a track running from New Road between the point A and B on the plan. This area of land included within the area on offer. This land comprises 10.22 acres of good arable land sloping slightly in a north-westerly direction. Also, there is an enclosure of dingle/woodland adjoining to the west.

The land including the track is outlined in green on the attached plan and described in greater detail in the following schedule:

Schedule of Land

<u>SO No</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
SO6766 1845	Arable	4.14	10.22
SO6766 0651	Woodland	0.41	1.01
Pt SO6766 2415	Access Track	<u>0.05</u>	<u>0.13</u>
		4.60	11.36

GENERAL INFORMATION & CONDITIONS

The purchasers of Lot 1 will be required to take to the growing winter rape crop at value, seeds and labour.

The purchaser of Lot 2 will be required to take to the growing winter wheat crop at value, seeds and labour.

The purchaser of Lot 2 will be required to erect a stockproof fence comprising stakes, pig netting and two strands of barbed wire above between the points A and B on the plan within one month of completion.

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 any are owned, such rights will pass with the property.

LOCAL AUTHORITY

Malvern Hills District Council – 01684 862221

VIEWING

By prior appointment with the Selling Agent's Great Witley Office – Telephone 01299 896968 or

Robert Parry 07770 997369 email robertp@gherbertbanks.co.uk

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.

TOWN AND COUNTRY PLANNING

The land will be sold subject to any development plan, tree preservation order, town planning schedule of notice, which maybe, or come to be, in future, subject to any road widening or improvement schemes, land charges and statutory provisions or bylaws without obligation to the vendors to specify them.

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



LOT 1

SO 6665 9544
10.69 acres
4.32 ha

SO 6665 9332
1.95 acres
0.79 ha
GP

239.0m

234.4m

239.6m

0.91m FW

0.91m RH

0m 20m 40m 60m

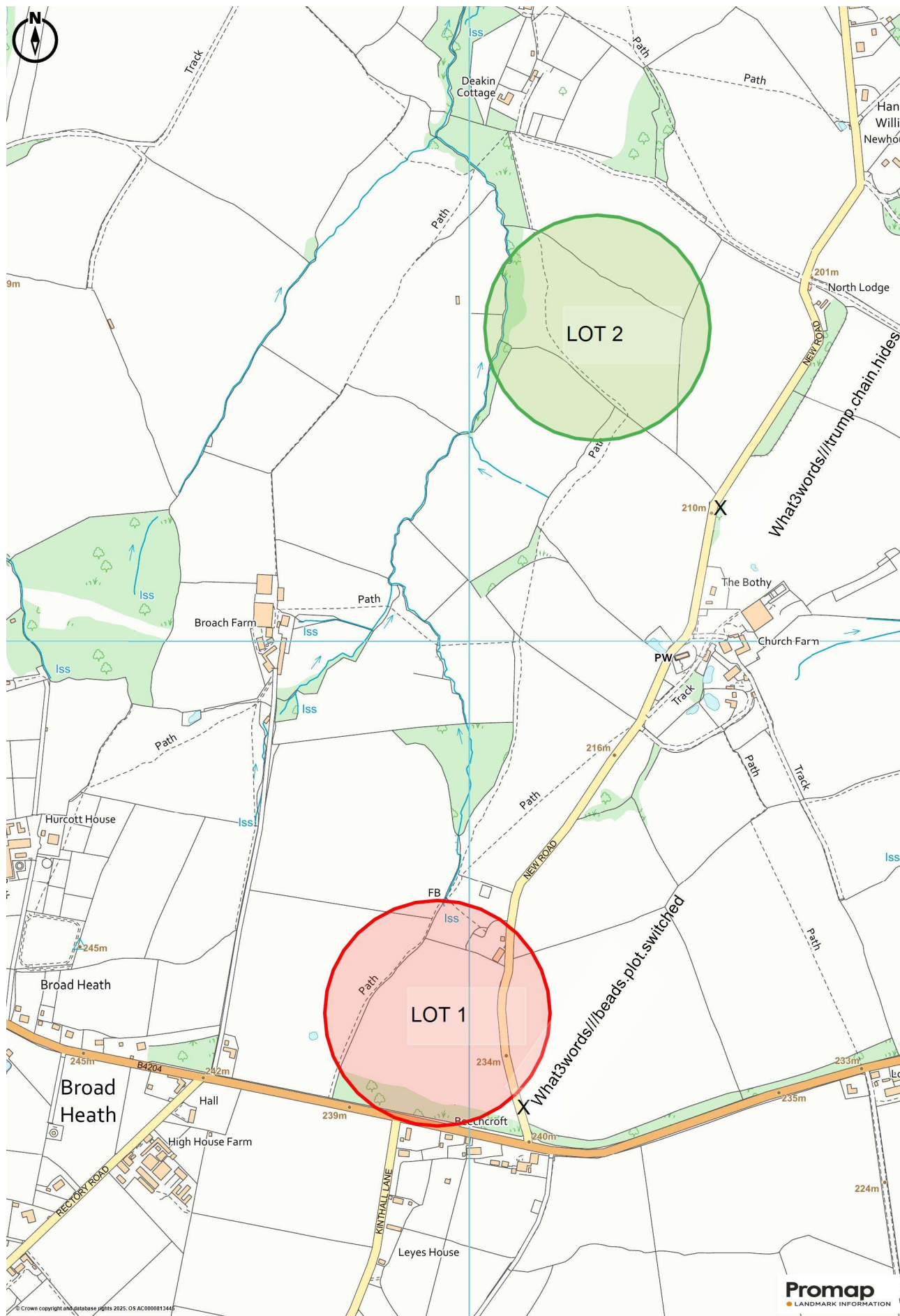
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LANDMARK INFORMATION

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