

G HERBERT BANKS

EST. 1898

0.19 ACRES OF AMENITY LAND WITH GENERAL PURPOSE BUILDING/PRODUCE STORE

Hadley
Droitwich
Worcestershire
WR9 0AU



FOR SALE BY INFORMAL TENDER

Guide Price £20,000

Tenders Close at Midday on Wednesday 16th October 2024

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





**0.19 ACRES OF AMENITY LAND AND BUILDING
ADJACENT TO YOUNGS FARM, HADLEY, DROITWICH WR9 0AU**

SITUATION

This useful parcel of utility land and building is situated in the hamlet of Hadley, about a mile to the east of the A449 Worcester/Kidderminster Road, half a mile to the north of Ombersley. Approaching from Kidderminster turn off the dual carriageway into Haye Lane. Follow Haye Lane and then take a left turn after about 1.25 miles (this is the only turning to the left).

Follow this lane and the land will be identified by the Agent's 'For Sale' board.

Alternatively, the land can be accessed off the A4133 Ombersley to Droitwich Road. Having left the village of Ombersley take the first left turn adjacent to the Cross House, follow this lane and the land will be identified by the Agent's 'For Sale' board.

[what3words ///glass.cemented.shark](http://www.what3words.com/glass.cemented.shark)

DESCRIPTION

This area of land is an interesting lot situated in a pleasant rural setting within the hamlet of Hadley, near Droitwich. It could just be ideal for relaxation away from the everyday trials and tribulations, allowing the prospective purchaser to enjoy the tranquility of rural life.

It has the advantage of having a useful General Purpose Building/Produce Store constructed of block walling under a profile sheet mono pitched roof measuring 28'9 x 17'0 (8.76m x 5.18m).

The plot has some very interesting features to include some sandstone walls and sunken areas with direct access off the adjoining council road. It is well fenced and offers great potential.

The whole extends to 0.19 acres as outlined in red on the attached plan.

UPLIFT CLAUSE

The land is sold subject to an uplift/overage clause that if planning consent is obtained for any use other than agriculture, being any form of commercial or residential purpose, the vendors or their heirs will be entitled to 25% of any uplift value for a period of 25 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 Wednesday 16th October 2024 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.

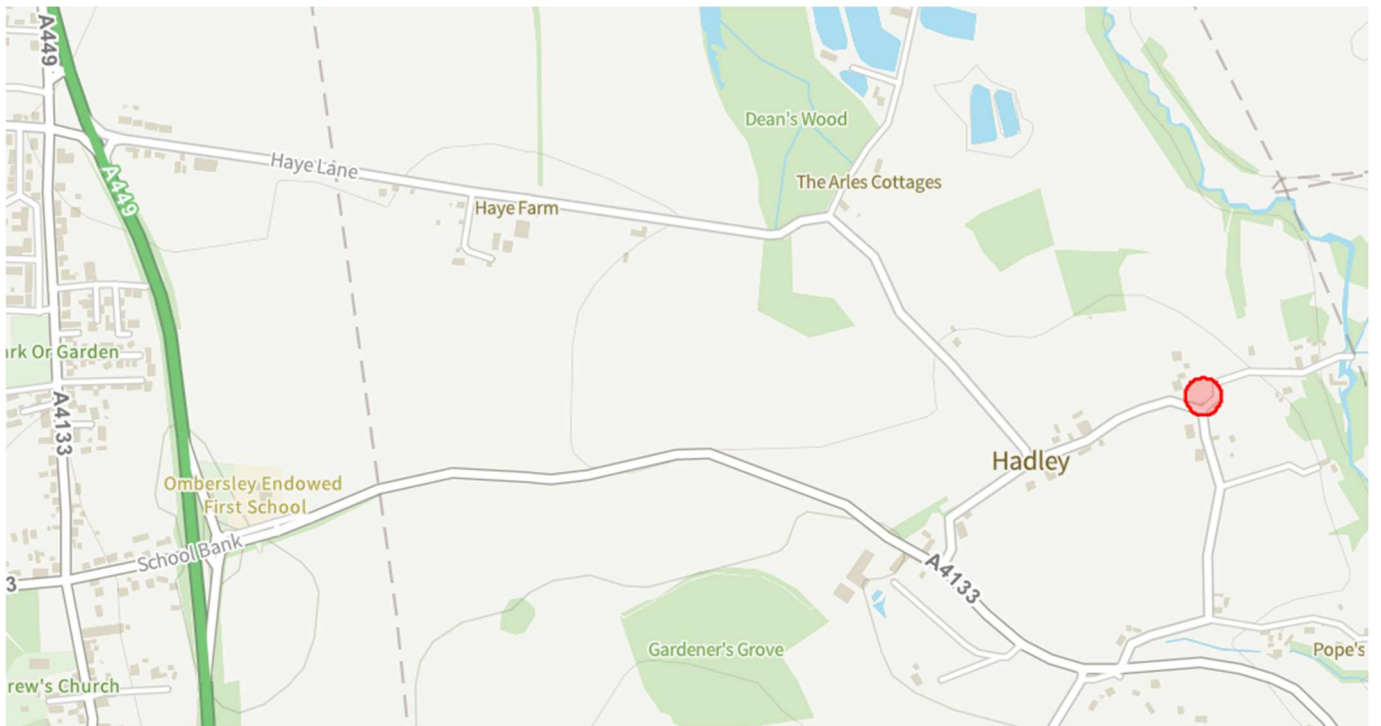
RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

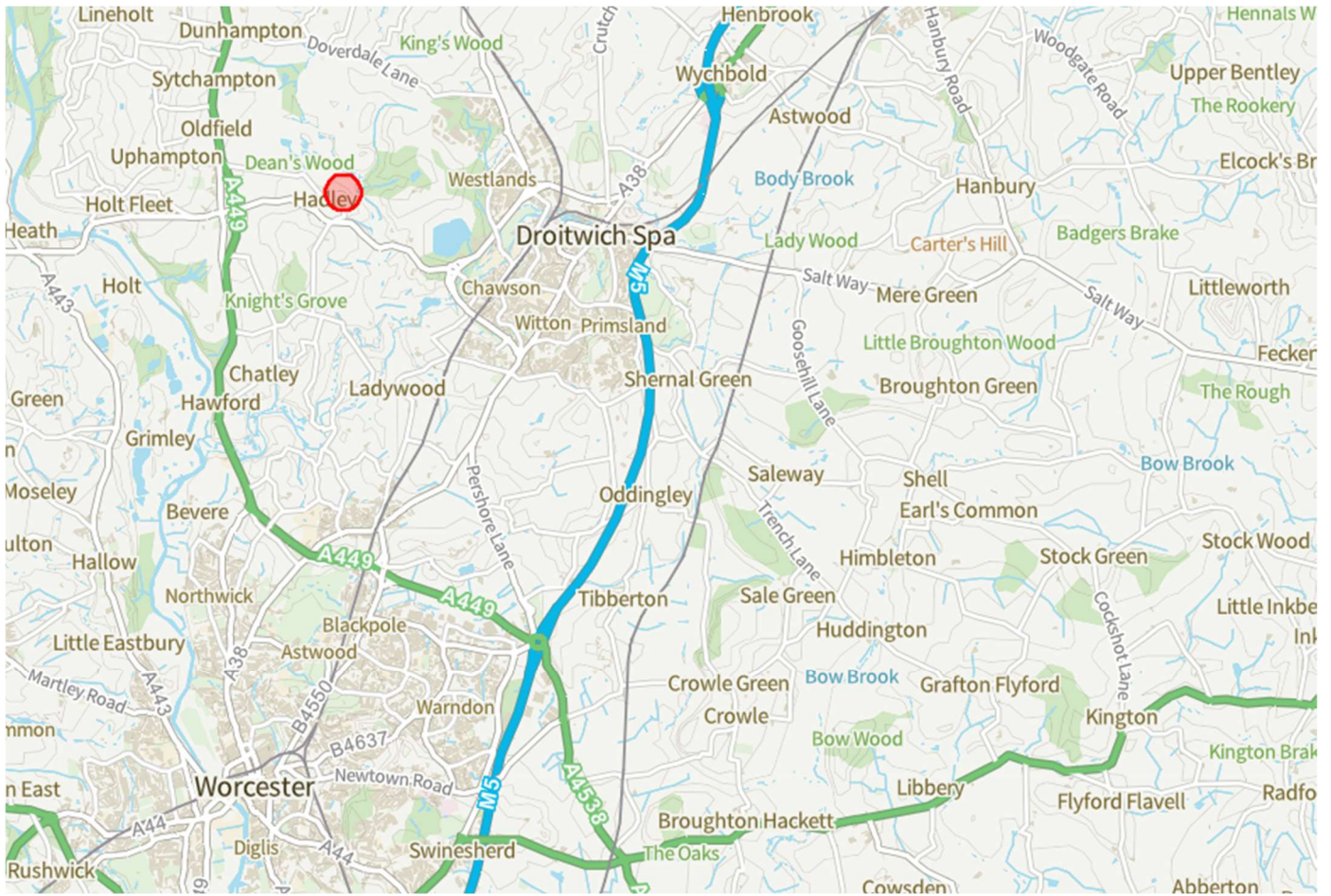
The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast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





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INFORMAL TENDER

for

**0.19 ACRES OR THEREABOUTS OF AMENITY LAND
WITH GENERAL PURPOSE BUILDING/PRODUCE STORE**

**HADLEY
DROITWICH
WORCESTERSHIRE
WR9 0AU**

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 0.19 acres of amenity land with general purpose building/produce store at Hadley, Droitwich, Worcestershire WR9 0AU

Amount [words and figures] £ _____

Signed _____ Dated _____

This form must be returned to:

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

By midday Wednesday 16th October 2024