



**BK** | Bruton  
Knowles

93.66 Acres at Longdon Heath, Upton upon Severn



# Land at Longdon Heath

Upton upon Severn, Worcester, WR8 0RJ

Approximately 93.66 acres (37.90 ha) of arable and pasture land available as a whole or in two lots.

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## Location

The Land is situated in an attractive area of rural Worcestershire approximately 1.8 miles south of the market town of Upton upon Severn. Located immediately south of the rural village of Newbridge Green, the land lies at the junction of the B4211 and Avenue Road. Junction 1 of the M50 motorway is approximately a 10 minute drive away.

Tewkesbury 7 miles. Worcester 12 miles. Gloucester 16 miles. Cheltenham 20 miles.

All distances are approximate.

## Description

The land comprises approximately 93.66 acres of predominantly arable land, with one pasture field and some small areas of mixed native amenity woodland. The land is for sale as a whole or in two lots.

Lot 1 is approximately 86.08 acres of predominantly arable land in 5 field enclosures classified mainly as Grade 3. There are two small parcels of native amenity woodland, and the land is pronominally bounded by mature hedges. Lot 1 benefits from good road frontage, and there are multiple access points from the B4211 and one from Avenue Road.

Lot 2 is approximately 7.58 acres of pasture land in a single enclosure bounded predominantly by mature hedgerows and classified mainly as Grade 2. Access to Lot 2 is directly from the public highway via a field gate from Avenue Road.

The land sits well outside of the Upton upon Severn Flood Zone.

## Viewings

All viewings are by appointment only by contacting the sole selling agents Bruton Knowles: Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF.

**Ellie McDowell**

**Tel: 07514 494 694**

**Email: [ellie.mcdowell@brutonknowles.co.uk](mailto:ellie.mcdowell@brutonknowles.co.uk)**

**John Amos**

**Tel: 07813 601424**

**Email: [john.amos@brutonknowles.co.uk](mailto:john.amos@brutonknowles.co.uk)**

## Tenure

Freehold with Vacant Possession upon completion.

## VAT

The property has not been elected for VAT.

## Overage

Lot 2 is to be sold subject to an overage clause of 30% over 30 years for any use other than agricultural or equestrian.

## Rights and Easements

The land will be sold subject to and with the benefit of rights including rights of way whether public or private, light, support, drainage, water and electricity supplies, and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water or other pipes, whether referred to in the General Remarks and Stipulations or Particulars of Sale or not, and to the provisions of any planning scheme of County or Local Authority.

## Services

We are advised that there is a mains water connection with one water trough to Lot 2. There are no services connected to Lot 1.

## Guide Price

<b>Lot 1</b>	<b>£1,100,000</b>
<b>Lot 2</b>	<b>£100,000</b>
<b>Whole</b>	<b>£1,200,000</b>

## Basic Payment Scheme (BPS)

There are no BPS entitlements included in the sale.

## Method of Sale

The land is for sale by way of Formal Tender (unless previously sold). For any enquiries of a legal nature, please contact the solicitors (please see details below ).

All offers must be in writing on the prescribed tender form accompanied by a 10% deposit cheque and marked clearly **Land at Longdon Heath**. All tenders must be submitted in writing on the attached form by **12 noon on Thursday 12th October 2023** and delivered to:

Ellie McDowell MRICS

Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF

The Deposit cheque should be made payable to **BRUTON KNOWLES LLP - CLIENTS CALL A/C**

The tender forms and legal pack will be available from the Vendor's solicitor and agent at least seven days prior to tenders closing.

N.B. Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the seller's solicitor. The detail in these particulars is for guidance only and should not be relied upon.

## Solicitors

Alexandra Phillips

MFG Solicitors, Agricultural and Rural Affairs, 20 to 21 The Tything, Worcester, WR1 1HD

Tel: 01905 610410

Email: [Alexandra.phillips@mfgsolicitors.com](mailto:Alexandra.phillips@mfgsolicitors.com)

## Legal Costs

Each party will be responsible for their own legal costs.

## Completion

Completion is scheduled for 9th November 2023, or earlier by arrangement.

## Local Authority

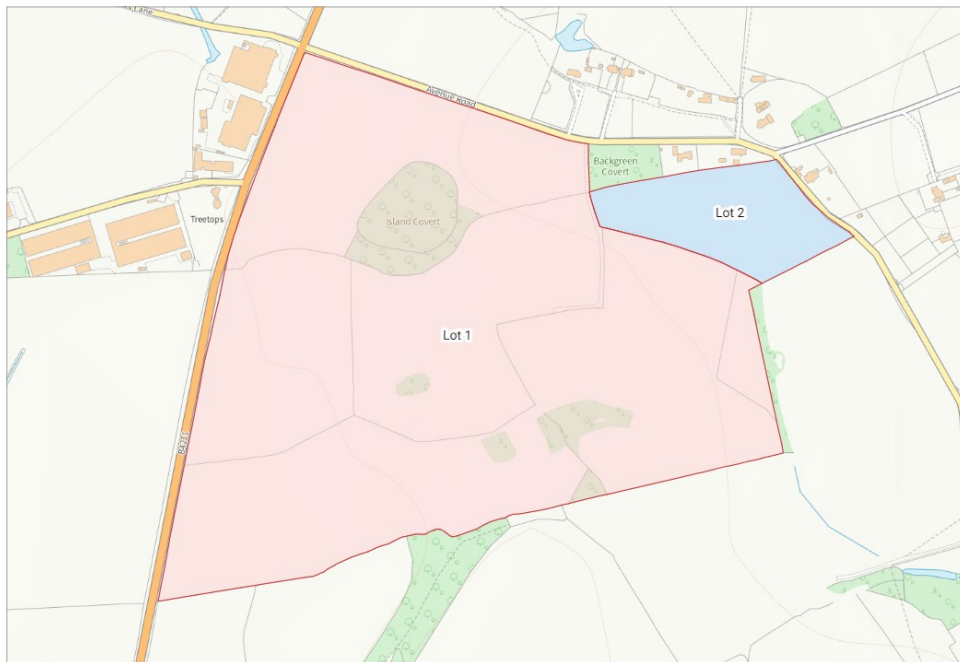
Malvern Hill District Council



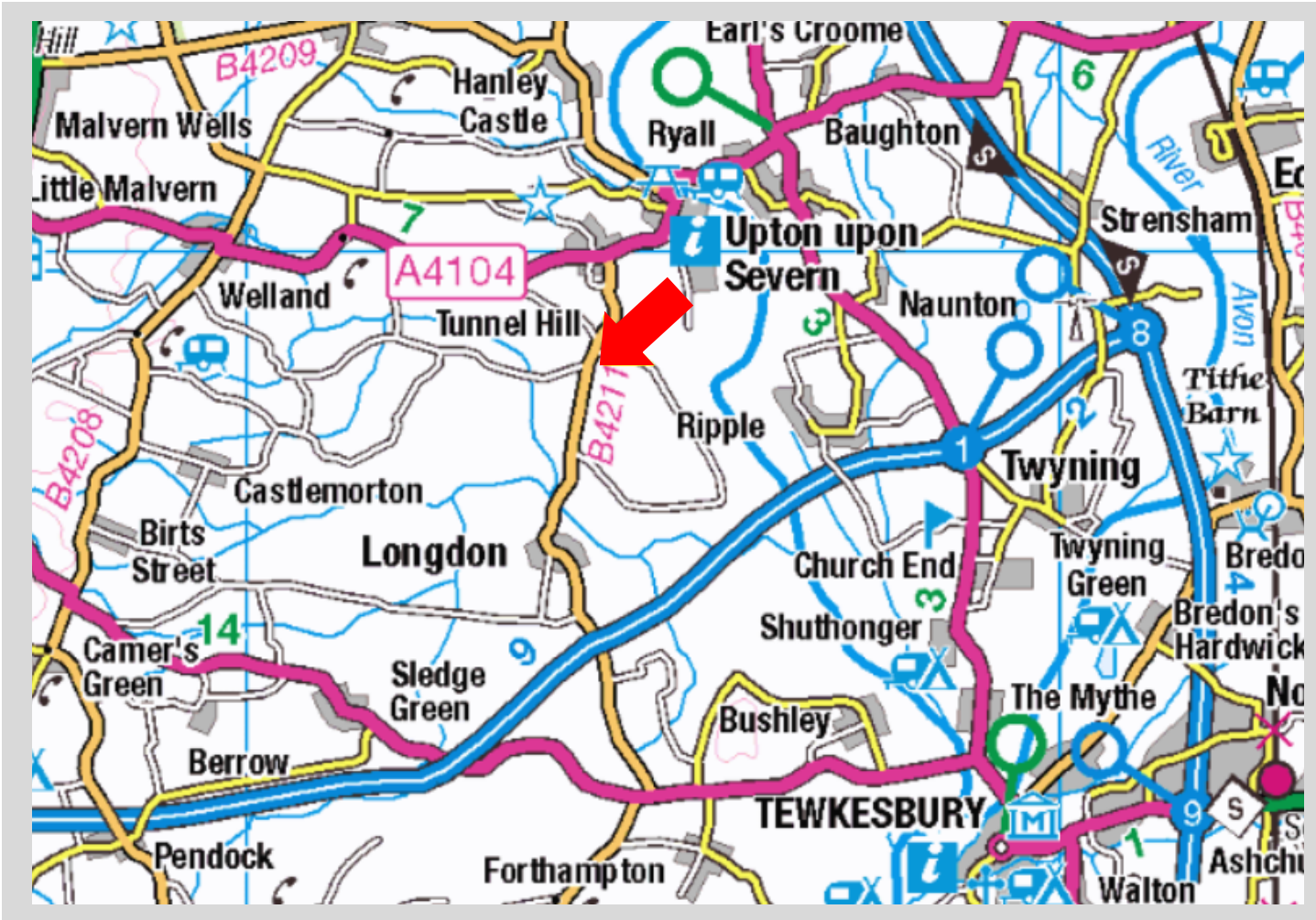


## Schedule of Land

Parcel ID	Total area (ha)	2022/23 Cropping
SO8438 1935	4.66	Temporary Grassland
SO8438 3018	7.45	Winter Wheat
SO8438 3562	6.31	Temporary Grass
SO8438 4242	6.46	Winter Wheat
SO8438 5727	0.49	Woodland
SO8438 6924	6.74	Winter Wheat
SO8438 7754	3.07	Permanent Grassland







**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/ verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared September 2023. Photos taken August 2023.

### Lotting

Lot	Area (ac)
1	86.08
2	7.58
Whole	93.66

### Sporting and Timber Rights

All sporting and timber rights are include in the sale.

### Boundaries and Areas

Any purchaser(s) will be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agents will be responsible for defining the boundaries or ownership thereof.

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