

G HERBERT BANKS

EST. 1898

14.06 ACRES (5.69 HA)

**HIGH QUALITY PASTURELAND WITH WONDERFUL VIEWS
OVER THE ADJOINING
WORCESTERSHIRE/HEREFORDSHIRE COUNTRYSIDE**

Pound Lane, Clifton-on-Teme, Worcestershire WR6 6DG



FOR SALE BY INFORMAL TENDER

Guide Price £170,000 - £200,000

Tenders Close at Midday on Friday 4th September 2026

Viewing: Strictly by prior appointment. – Telephone 01299 896968 (Option 2)



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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





**14.06 ACRES (5.69 HA) OF HIGH QUALITY PASTURE LAND
WITH WONDERFUL VIEWS OVER THE ADJOINING
WORCESTERSHIRE/HEREFORDSHIRE COUNTRYSIDE**

Pound Lane, Clifton-on-Teme, Worcestershire WR6 6DG

LOCATION

This land is situated adjacent to Pound Lane, Clifton-on-Teme, set on the edge of the village. Pound Lane is opposite The Lion Public House in the centre of the village. Follow Pound Lane for about ½ a mile and the land will be on the right being identified by the Agent's 'For Sale' board.

what3words ///boarded.magically.market

DESCRIPTION

The land comprises two enclosures of pasture set in a most tranquil setting with open views over the adjoining countryside.

The land is accessed off Pound Lane, which forms its eastern boundary, leading into the first field which extends to 5.77 acres (2.335 ha). The second enclosure is to the west extending to 8.289 acres (3.355 ha). There is a gateway between the two in the northwest corner.

The land is full of character and slopes slightly to the west. It has the benefit of a mains water supply to water troughs in each field. It is well fenced and in good heart, offering an opportunity to own land on the edge of a pleasant rural village. The purchaser will take ownership of all the boundary hedges and fences.

In all it extends to 14.06 acres (5.69 ha) as outlined in red and coloured pink on the attached plan.

UPLIFT CLAUSE

The land will be sold subject to an uplift/overage clause that if planning consent is obtained for residential or commercial purposes, other than private equine usage, the vendor and their heirs will be entitled to 25% of any uplift value due the planning consent(s) for a period of 30 years.

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 in FULL and signed by any interested parties.

Tenders must be received at the offices of G Herbert Banks by midday on Friday 4th September 2026 with confirmation from your bank or other financial institution confirming that the monies will be available if your best offer as tendered 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.

VENDOR'S SOLICITOR

Fiona Thompson-Butler, Landsmiths Solicitors, Stoney House, 26-30 Stoney Street, Nottingham NG1 1LL

VIEWING

Strictly by prior appointment. Please contact the 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

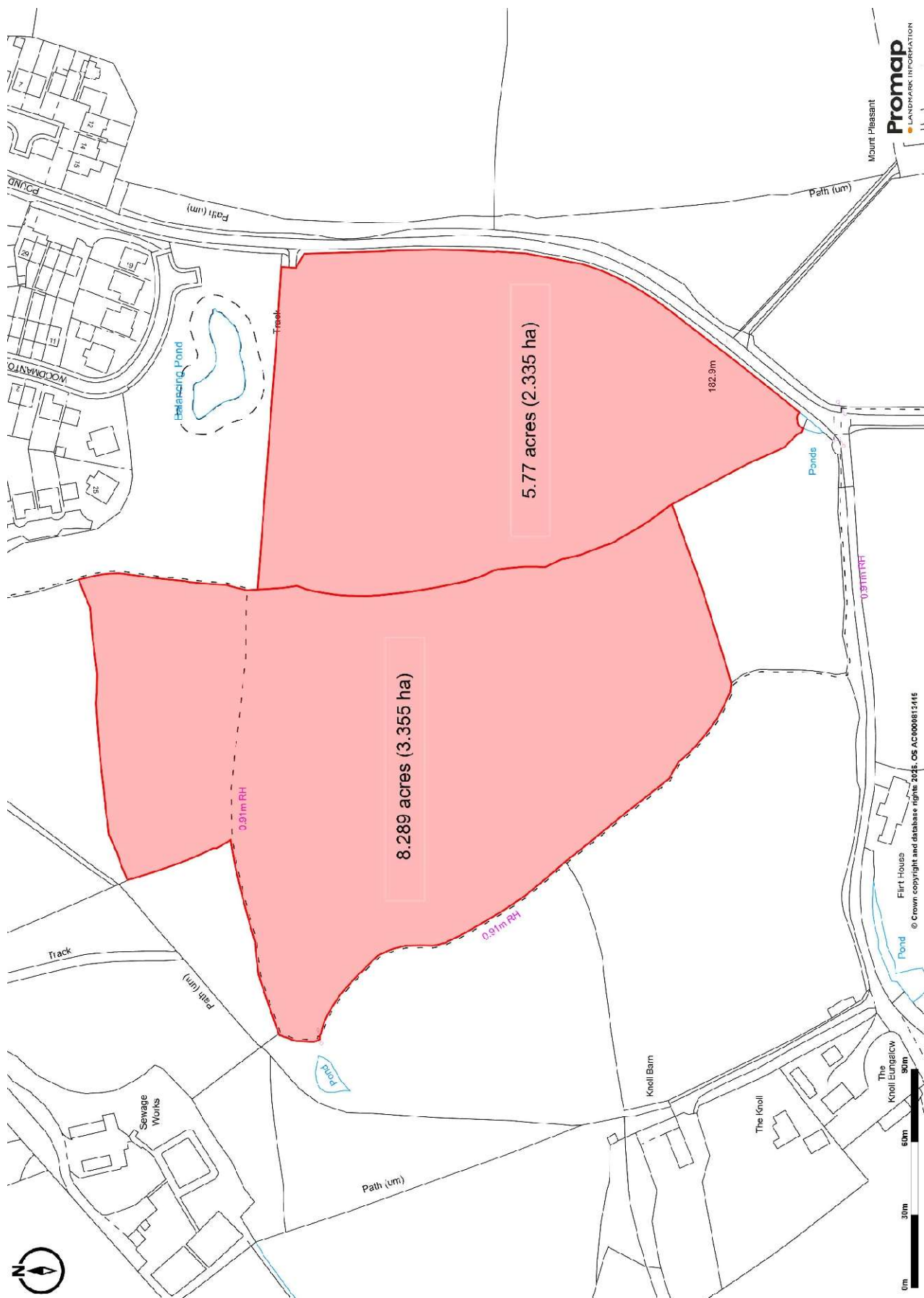
The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast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

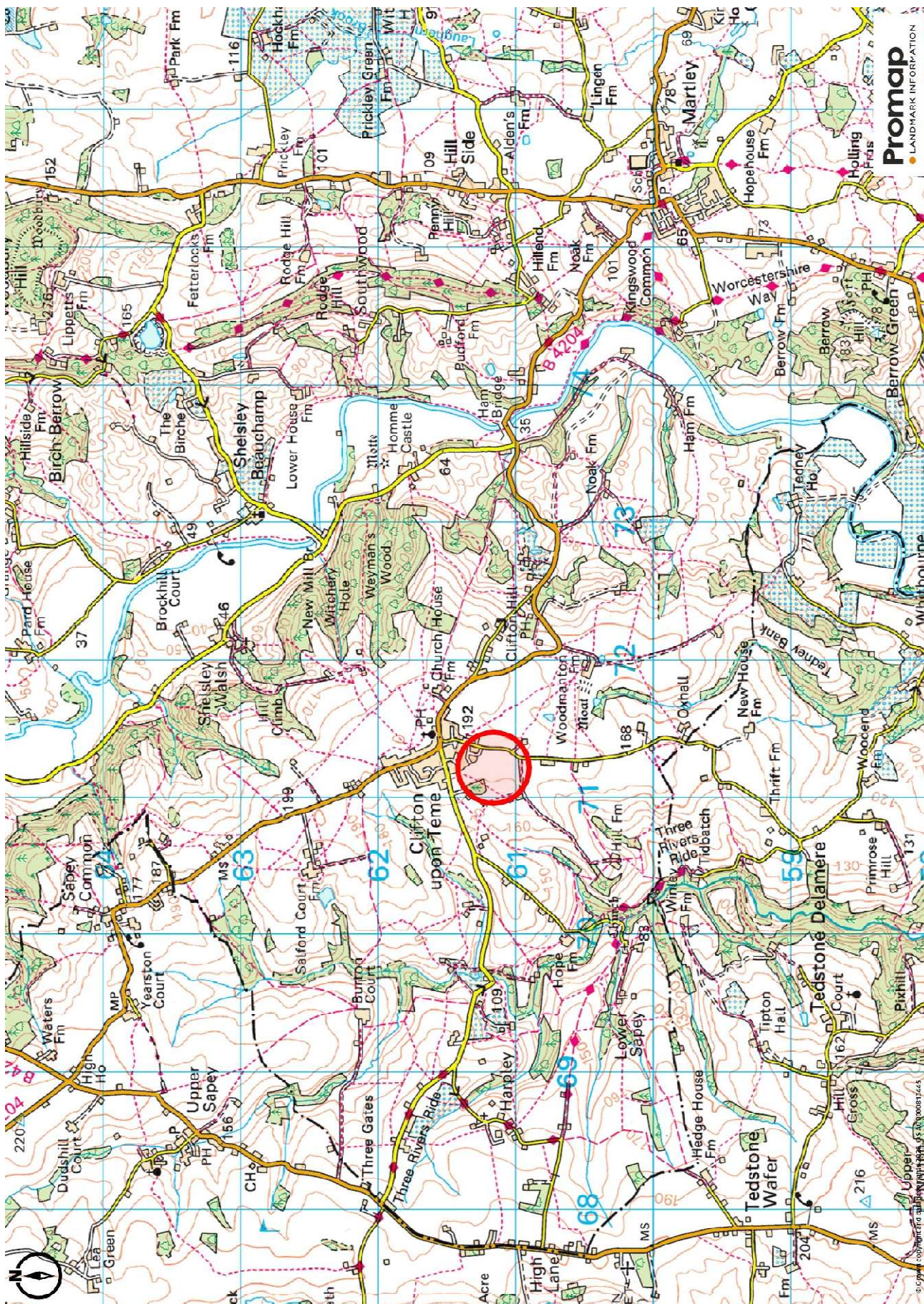
- A** The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor G Herbert Banks, the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries of particulars of sale of the 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 22nd July 2026



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INFORMAL TENDER

for

14.06 ACRES (5.69 HA) OF HIGH QUALITY PASTURELAND

POUND LANE, CLIFTON-ON-TEME, WORCESTERSHIRE WR6 6DG

1. Personal Details

Name _____

Address _____

Telephone: _____ Mobile: _____

Email: _____

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: _____ Mobile: _____

Email: _____

4. I/We wish to offer the following in respect of the sale of 14.06 acres of pastureland,
Pound Lane, Clifton-on-Teme, Worcestershire WR6 6DG

Amount [words and figures] £ _____

Signed _____ Dated _____

This form must be returned to:

ROBERT PARRY (marked '**Pound Lane 15924**')
G HERBERT BANKS
THE ESTATE OFFICE
HILL HOUSE
GREAT WITLEY
WORCESTER
WR6 6JP

By midday Friday 4th September 2026