



Land and Buildings off Pershore Road, Little  
Comberton, Worcestershire, WR10



# Offers Over £200,000

- 6.97 acres of Grade 2 pastureland with excellent road frontage
- Located between the villages of Little and Great Comberton
- Agricultural barns with development potential (STPP)
- Suitable for equestrian or amenity uses, subject to obtaining necessary consents

## Situation

The land is located just outside of the small village of Little Comberton along the Pershore Road, approximately 1.5 miles south of Pershore and 4.5 miles west of Evesham.

## Access

The land is accessed directly from the Pershore Road.

## Services

There are no known services connected to the land. Buyers must rely on their own due diligence in verifying such connections (or otherwise).

## Sporting, Timber, and Mineral Rights

The sporting, timber, and mineral rights, where owned, are included in the freehold sale.

## Rights of Way, Wayleaves, Easements & Boundaries

The land is sold subject to all rights of way and easements that may exist.

## Designations

The land is located within a Nitrate Vulnerable Zone for surface water, and a small section of the land in the north-western corner lies within Flood Zone 3.

## Soil Type

The soil is classified as lime-rich, loamy and clayey soils with impeded drainage (Soilscape 9).

## Tenure and Possession

The land is sold Freehold with Vacant Possession available upon completion. The Land Registry title number is WR111992.

## Planning

The land is not subject to an overage. Buyers must rely on their own due diligence - please contact Wychavon District Council for any planning enquiries.

## Rural Payments Agency

The land is not registered under the Rural Payments Agency and there are no known Environmental





Stewardship agreements on the land insofar as the agent is aware. Buyer's must rely on their own due diligence to confirm as such.

#### **Local Authorities**

Worcestershire County Council  
Wychavon District Council

#### **Disclaimer**

These particulars do not form part of any offer or contract and must not be relied upon. The Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale. The plans (based on the Land App computerised digitised mapping data), measurements, text, and photographs are for identification purposes only.

#### **Viewings**

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and time and date of inspection with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 or by email to the Agent, Jack Gamble, at [jack.gamble@sheldonbosleyknight.co.uk](mailto:jack.gamble@sheldonbosleyknight.co.uk)

#### **What3Words**

///growth.gateway.plants

#### **Health and Safety**

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own wellbeing during viewings.

#### **Method of Sale**

The land is offered for sale by Private Treaty and the Vendor reserves the right to an Informal Tender. The prospective Buyer will be liable to pay the Vendor's Legal fees (circa £2,000 plus VAT & disbursements) and Agency fees (2% plus VAT of final sales price + £500 marketing fee).

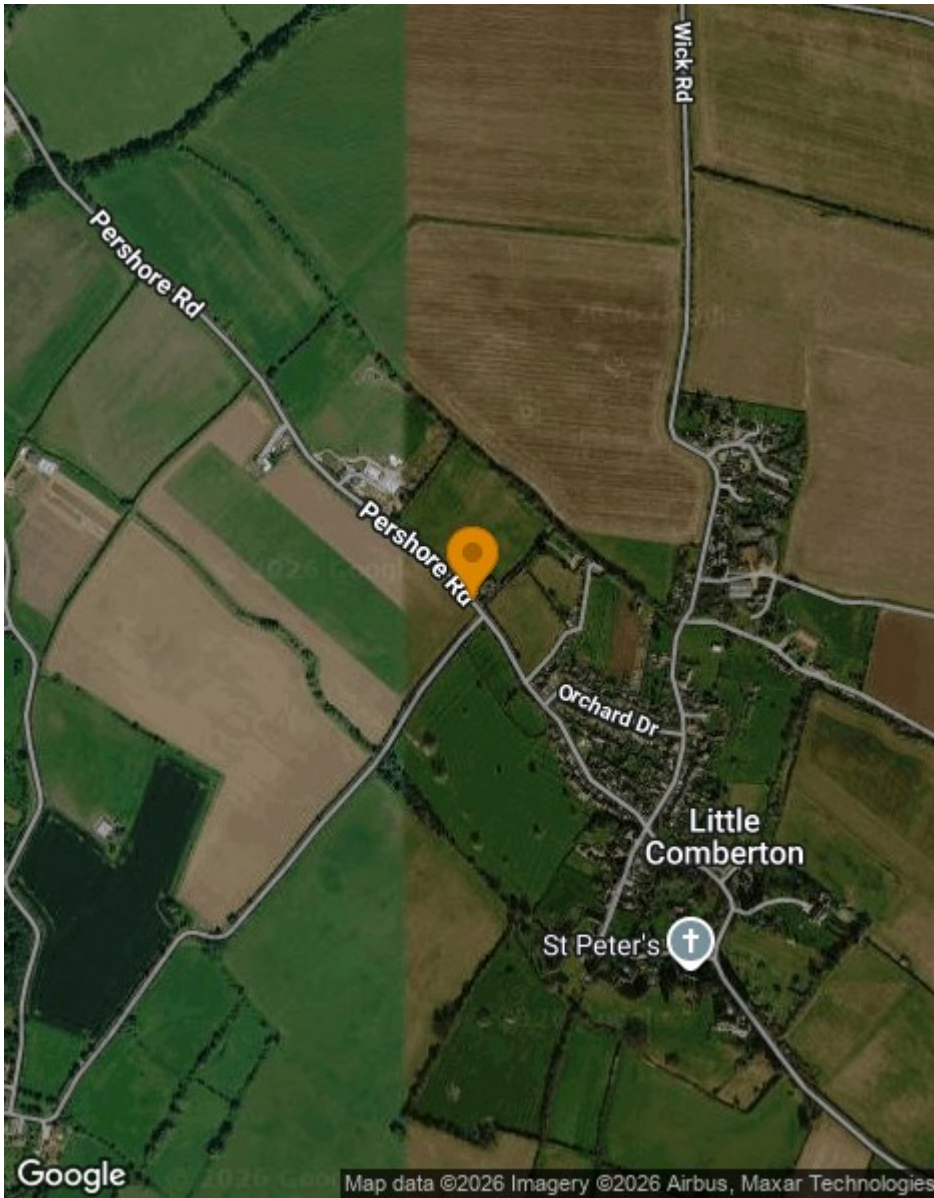
#### **Money Laundering and Transfer**

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, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act to purchase this Property. Without identification, a sale cannot proceed.

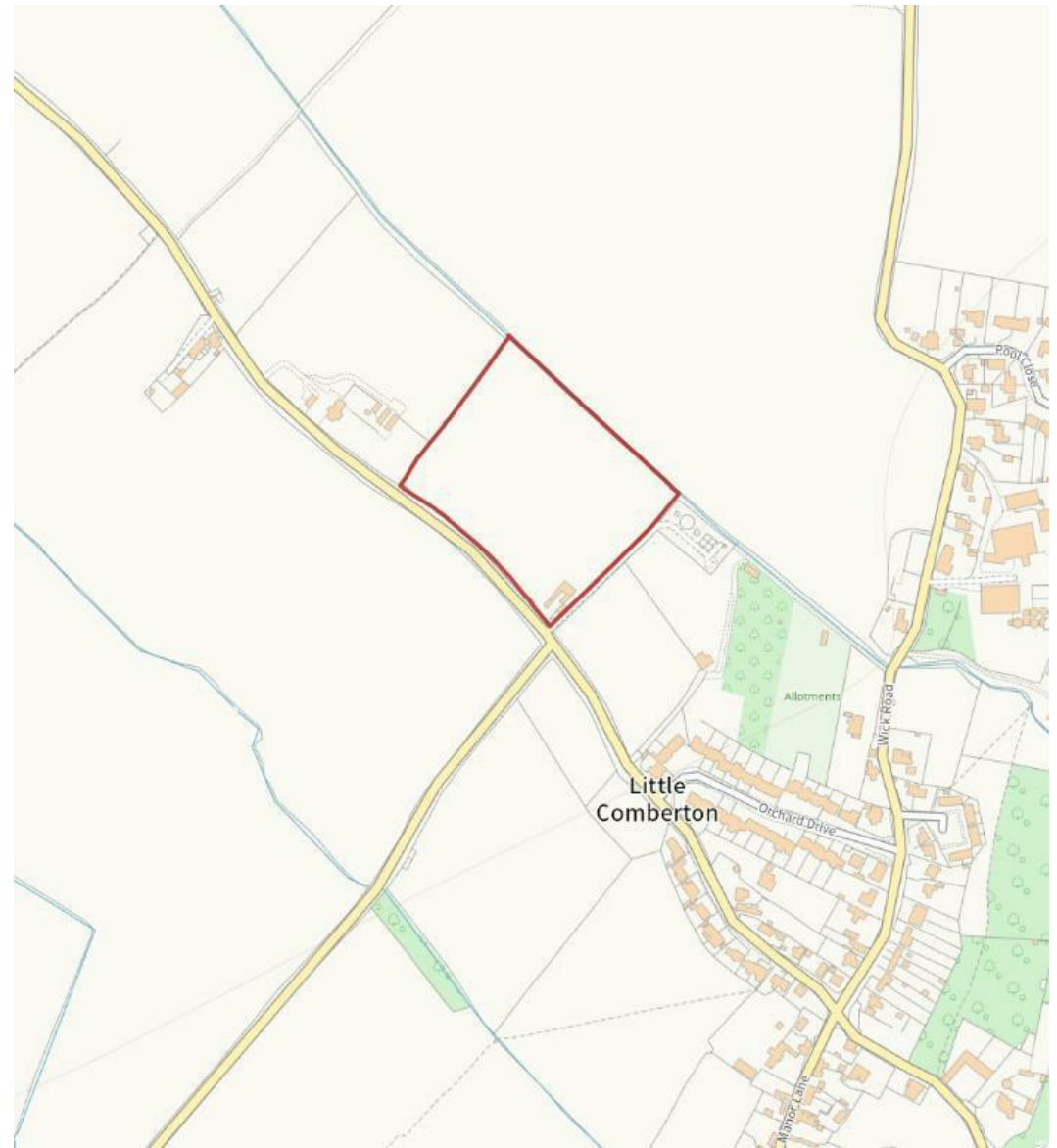
#### **VAT**

The Property has not been elected to tax for VAT insofar as the Agent is aware.

# Location



# Plan



For further information please email [rural@sheldonbosleyknight.co.uk](mailto:rural@sheldonbosleyknight.co.uk)