



33.03 acres (13.37 hectares) at Hatfield, Worcester

G HERBERT
BANKS

EST. 1898

33.03 acres (13.37 hectares) of arable land at Hatfield, Worcester, Worcestershire WR5 2PZ

For Sale by Private Treaty
Guide Price: £395,000

- Grade 3 arable land
- Road Frontage
- Close to the city of Worcester
- Lovely views of the Malvern Hills

Situation

The land is situated to the southern edge of the village of Hatfield, approximately five miles directly south east of the city centre of Worcester. The property is within easy reach of Junction 7 of the M5 and Worcester Parkway railway station; both of which are shown on the location plan below.

What 3 Words Location: ///inflamm.mirroring.fool



Sales particulars prepared August 2026.

Description

The land extends to 33.03 acres and is a block of arable easily farmed fields with road frontage to the east. The ground is classified Grade 3 and has a gently undulating topography.

The Land is currently in stubble.

Tenure

The property is Freehold. The land is subject to a Farm Business Tenancy running to September 2027.

Uplift/Overage Clause

The vendor wishes to apply an uplift/overage clause to the land for future residential or commercial development, at a rate of 20% over 20 years.

Services

The land is to be sold with a restrictive covenant applied – the covenant will state that the land is not to be used for landfill at any time in the future.

Services

There are no services connected to the land.

Sporting, Timber, Mining & Mineral Rights

In so far as they are owned, all such rights will pass with the property.

Boundaries

The plans and areas are based on the most recent Ordnance Survey Promap plans and the official copy of the Title Plan as published by HM Land Registry. The plans are provided for identification purposes only. Purchasers should satisfy themselves as to the precise boundaries, ownership and any maintenance responsibilities.

Local Authority

Wychavon District Council Tel: 01386 565 500.

Viewing

Prospective purchasers may visit the property at any reasonable hour during daylight hours with a copy of these details to hand.

Money Laundering, Terrorist Financing & 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 Crime Agency.

If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

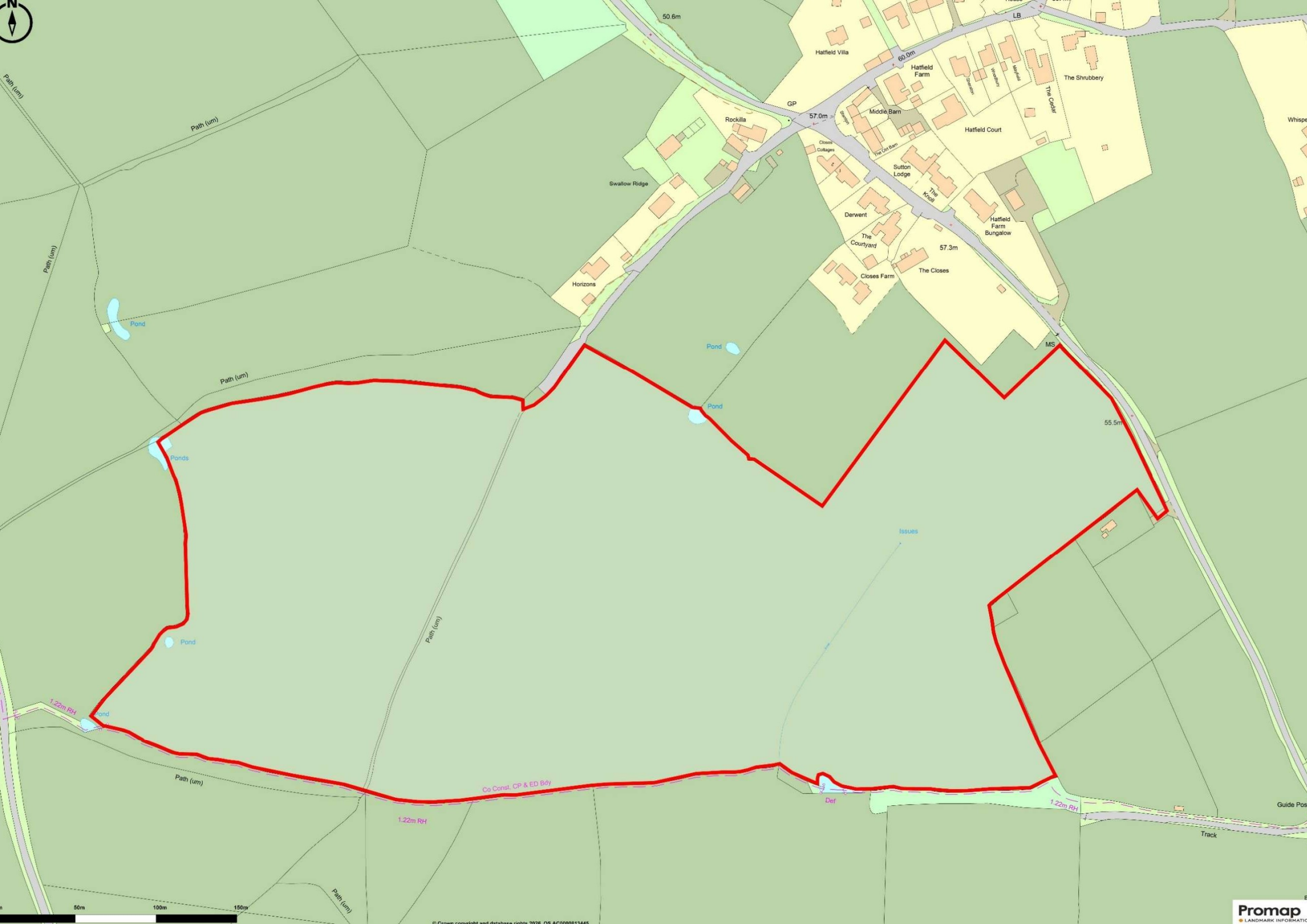
Rights of Way, Easements & Boundaries

The property abuts the public highway to the east. The Worcester County Council public rights away plan shows a single footpath running north to south through the land, this being footpath 556 (B). The footpath is clearly marked on the site plan.

There is a shared right of way that exists from the Highway, shared with 'Lucy Hatfield Horse', who owns the land adjoining.

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 restrictive covenants and all existing wayleaves of masts, 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. Please note the relevant right of way for access to the property is indicated on the enclosed plan.







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01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



AGENTS 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.