

G HERBERT BANKS

EST. 1898

1.75 ACRES (0.71 HA) OF PASTURELAND

Known as 'Cherry Bank'
(Formerly an Orchard)

Butts Bank, Broadwas-on-Teme, Worcestershire WR6 5NH



FOR SALE BY INFORMAL TENDER

Guide Price £35,000 - £45,000

Tenders Close at Midday on Friday 12th September 2025

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





**1.75 ACRES (0.71 HA) OF PASTURE LAND
(formerly an orchard)
KNOWN AS 'CHERRY BANK', BUTTS BANK, BROADWAS-ON-TEME WR6 5NH**

SITUATION

This parcel of land is situated between Broadwas-on-Teme and Broad Green at Butts Bank.

Heading east on the A44 Worcester/Leominster Road towards Worcester there is a turning to the left signposted Weston Hill and Broad Green, the subject land will be found on the right after about 160 metres, being identified by the Agent's 'For Sale' board.

what3words ///beakers.fields.finishers

DESCRIPTION

Cherry Bank, as the name may suggest, was originally an orchard.

There are still a few orchard trees on the land, though the majority is pastureland. The land is situated between the A44 which forms its eastern boundary and Butts Bank the western boundary, from where the access gateway is found. The land slopes in an easterly direction towards the A44. Formerly there was a mains water supply serving a trough just to the right of the gateway. There is no evidence showing that supply but it is believed that mains water is located in the road, but prospective purchasers are advised to make their own enquiries to Severn Trent Water to obtain further information as to the availability of a water supply.

The land extends to 1.75 acres being outlined in red on the attached plan.

UPLIFT CLAUSE

The land is being offered WITHOUT an uplift or overage clause in respect of any future development.

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 12th September 2025 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

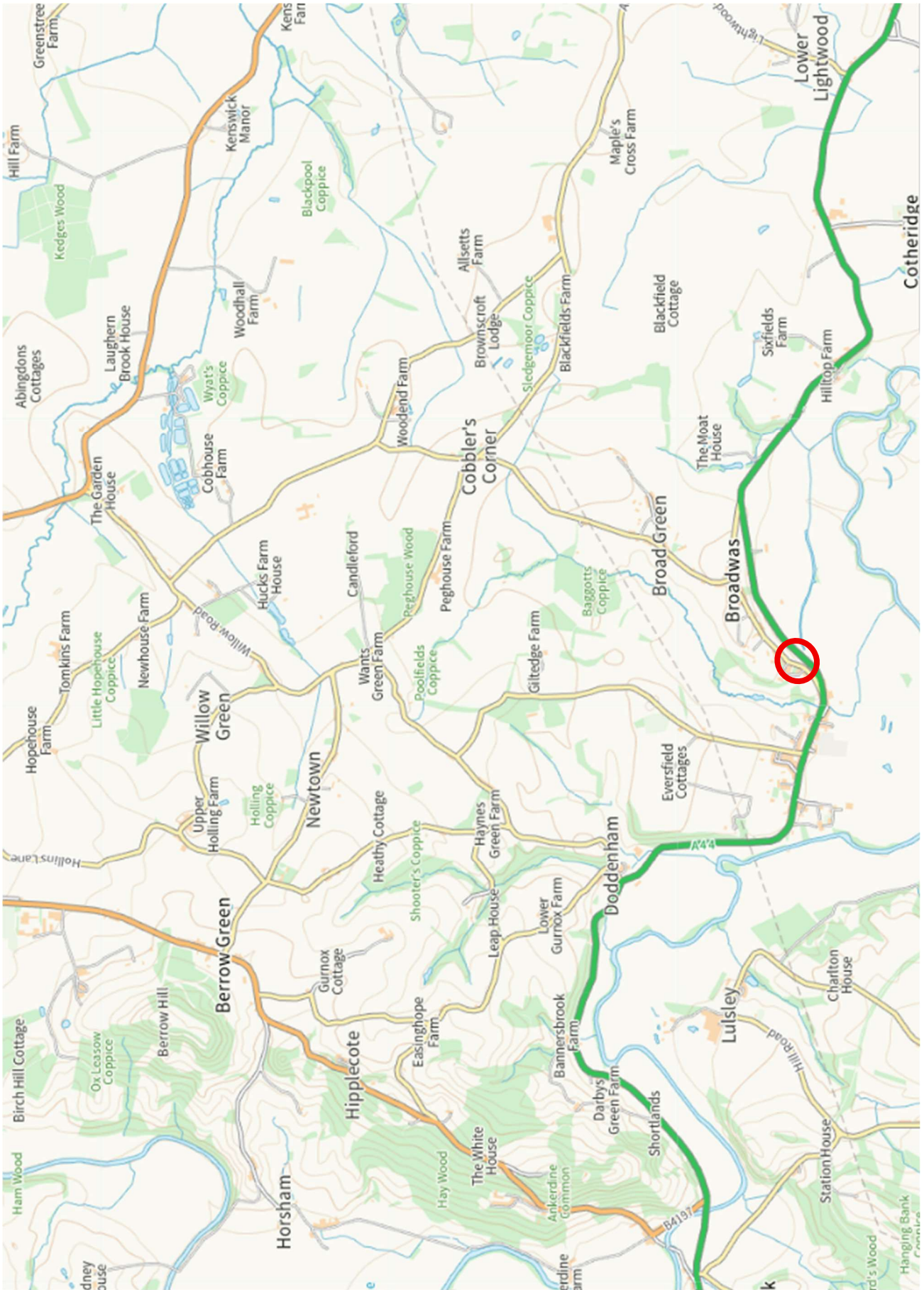
- A The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor G Herbert Banks, the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries of particulars of sale of the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

Sales Particulars Prepared 11th August 2025



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INFORMAL TENDER

for

1.75 ACRES (0.71 HA) OF PASTURELAND

(formerly an orchard)

KNOWN AS 'CHERRY BANK

BUTTS BANK

BROADWAS-ON-TEME WR6 5NH

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 1.75 acres of pastureland, known as 'Cherry Bank', Butts Bank, Broadwas-on-Teme, Worcester WR6 5NH

Amount [words and figures] £ _____

Signed _____ Dated _____

This form must be returned to:

ROBERT PARRY (marked '**Cherry Bank**' 15507)
G HERBERT BANKS
THE ESTATE OFFICE
HILL HOUSE
GREAT WITLEY
WORCESTER
WR6 6JP

By midday Friday 12th September 2025