



Plan is for indicative purposes.

Land at Cleeve Prior, Evesham Road, Evesham, WR11 8JZ



Guide Price

£450,000

- 21.82 acres (8.83 ha) of Grade 3 pastureland
- Located within the village of Cleeve Prior
- Direct road access from the Evesham Road

An exciting opportunity to acquire a block of pastureland on the outskirts of the village of Cleeve Prior, extending to circa 21.82 acres.

Situation

The land is located in the village of Cleeve Prior, off the Evesham road, approximately 4 miles north-west of Evesham, 8 miles south-west of Stratford-Upon-Avon and 2 miles south-west of Bidford on Avon.

Access

The land is accessed directly from the Evesham road.

Services

We are not aware of any services connected to the land. Buyers must rely on their own due diligence in verifying any connections (or otherwise).

Rights of Way

The land has a bridleway along the western boundary of the holding. A public footpath runs across the southern boundary of the larger parcel which connects to the bridleway.

Designations

The land is defined as being in Flood Zone 1 (being in an area with low probability of flooding).

Soil Type

The land is classified as Grade 3. The soils are lime-rich, loamy and clayey soils with impeded drainage (Soilscape 9).

Sporting, Timber, and Mineral Rights

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

Tenure and Possession

The land is sold Freehold with Vacant Possession available upon completion. Title Number WR199384

Rural Payments Agency

No entitlements are included in the sale and there are no known Environmental Stewardship agreements on the land. Buyer's must rely on their own due diligence to confirm as such.

Local Authorities

Worcestershire County Council
Wychavon District Council

Method of Sale

The land is offered for sale by Private Treaty and the Vendor reserves the right to an Informal Tender.

What3Words

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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 personal wellbeing during viewings.

Viewings

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest with the Rural Team on 01608 661666 or by email to Ella Bentall at Eleanor.Bentall@sheldonbosleyknight.co.uk

Plans, Areas and Schedules

These are based on the Land App computerised digitised mapping data. They have been checked and computed by the selling agents, but 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.

Money Laundering, Terrorist Financing 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, 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.

VAT

Any guide price stated or mentioned is exclusive of VAT. If the sale of the property, or any part thereof, or any right associated with it, is subject to VAT, this tax will be payable in addition.

Overage

The land is sold subject to an historic overage of 30% for 35 years of any

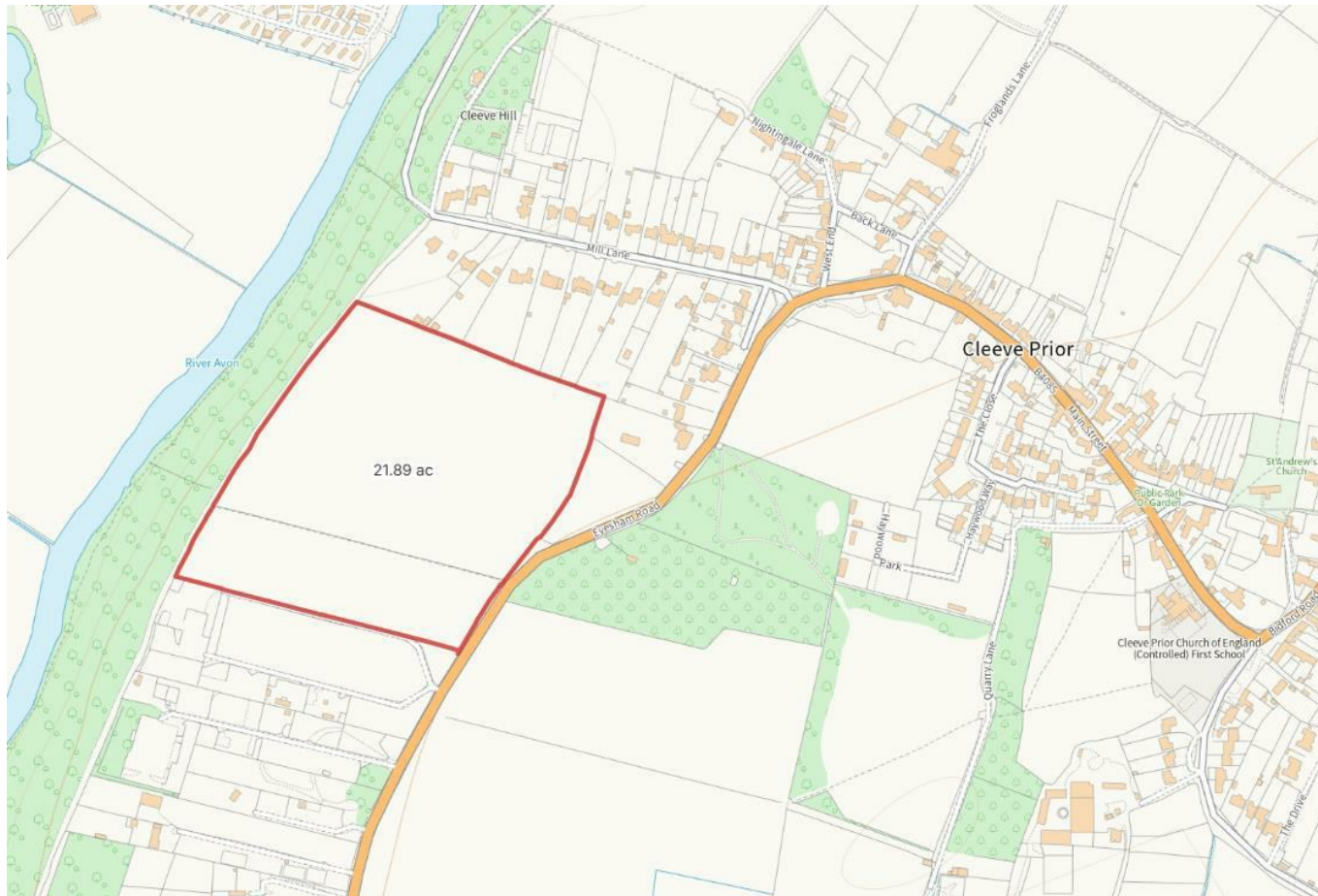
uplift in value arising from a change of use to a non-agricultural or non-equestrian use. The overage agreement is dated 15th December 2020.

Planning

Potential residential development opportunity, subject to planning permission.



Plan



For further information please email rural@sheldonbosleyknight.co.uk