

**33.28 Acres / 13.46 Hectares of Land in three blocks
comprising Arable Land , Pasture Paddocks and Amenity Land
Situated at Bricklehampton,
Pershore,
Worcestershire
WR10 3HQ**



For Sale as a whole or in Lots

OFFERS INVITED

Situation

The land is situated at Bricklehampton a small hamlet that lies west of the market town of Pershore and east of the village of Elmley Castle.

Description

The land offered for sale presently comprises three parcels of land as shown on the attached plan for identification purposes only.

Lot One – Edged in Blue:

0.75 Acres / 0.30 Hectares of amenity grassland and orchard with potential for market garden use. The land is not fenced and has no mains services connected. Access to this block of land is taken from the road known as The Lane.

Lot Two – Edged in Red:

Comprising 29.17 acres / 11.80 Hectares of productive arable land with good roadside frontage access from both the Elmley Castle Road and New Road.

**Lot Three – Edged in Green:**

Comprising 3.36 acres / 1.36 Hectares of pasture paddocks currently used for sheep grazing. There is good roadside access and the land has been split internally to form three paddocks. **Note** that the existing field shelters and stables belong to the current tenant and are excluded from the sale.

Basic Payment Scheme

It is understood that lots two and three are registered on the Rural Land Register. However, no Entitlements are included in the sale.

Sporting and Minerals Rights

The rights are in hand and included in the sale.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit and burden to all rights including rights of way, whether public or private, light, support, drainage, water and electric supplies and any rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cable, drains, water, gas and other pipes whether referred to in the Conditions of Sale or not.

Overage

The property will be sold subject to an Overage Clause reserving 50% of any uplift in value arising from a later Planning Permission for a change of use for a term of 50 years. The overage clause will **not** be triggered by use of the land for agricultural, forestry, equestrian or amenity use.

Restrictive Covenant

The property will be sold subject to a Restrictive Covenant limiting the use of the land to agricultural, forestry, equestrian or amenity uses.

Directions

From Pershore town centre, leave Pershore in a Westerly direction heading towards Evesham on the B4084. Proceed through Wick and continue towards Evesham for approximately 2 miles. Take the right hand turn as signposted Bricklehampton 1 ½ miles, Elmley Castle 3 miles (Bricklehampton Lane). Proceed along Bricklehampton Lane for approximately ¾ mile to the T-junction. Turn right as signposted Bricklehampton and The Combertons. Follow this road for approximately ½ mile into the village of Bricklehampton. Continue through the village of Bricklehampton for approximately a further ½ mile and take the first left hand turn into The Lane for Block one. Continue into the village of Elmley Castle to gain access to Blocks two and three. All the land will be identified by the Agents For Sale Board.

Tenure and Possession

We understand the property is offered for sale Freehold although purchasers must make their own enquiries via their solicitor. All of the land is presently occupied by way of Farm Business Tenancy agreements that are due to expire on 28th September 2015. All of the land will be sold with vacant possession at completion.

Services

No mains services are presently connected to the land. Prospective purchasers should make their own enquiries to the relevant utility company.

Areas Dimensions

Please note that the areas and dimensions stated within these particulars are deemed to be approximate. Prospective purchasers should satisfy themselves as to the areas and dimensions stated prior to expressing a formal intent to purchase.

Fixtures and Fittings

Any fixture or fitting not expressly mentioned within the confines of these sales particulars is excluded from the sale.

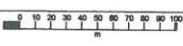
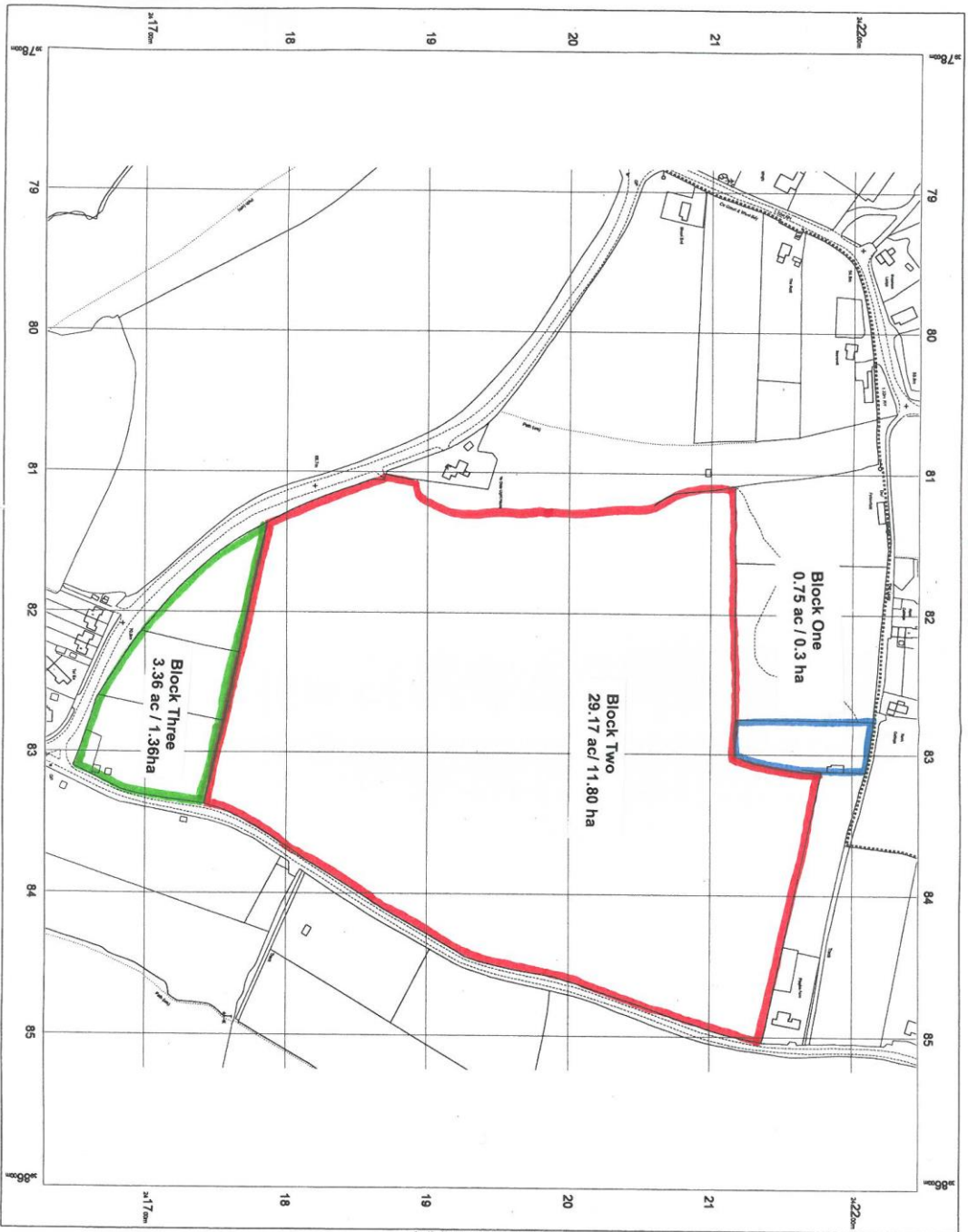
Local Authority

Wychavon District Council. – www.wychavon.gov.uk 01386 565000

Viewing

Unaccompanied viewings are permitted during daylight hours conditional upon prior notification to the Sole Selling Agents of your intention to view.

O.S. MASTERMAP



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General Information

Sales particulars prepared in July 2015.

ARC Surveyors Disclaimer – Important Notice

The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements stated within these particulars are approximate. Images within the particulars show the parts of the property only at the time they were taken. In relation to planning matters, prospective purchasers must not rely upon the use or planning details stated within these particulars and should confirm their proposed use and the terms of the Planning Permission with the relevant Local Authority. 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 Agents have not made any investigations into the existence or otherwise of any issues concerning pollution and or contamination of land, air or water. The Purchaser is responsible for making his/her own enquiries in this regard. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents ARC Surveyors Ltd is a Limited Company registered in England and Wales. Registered Company Number 7764003. The agents are registered with The Property Ombudsman.



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