

**PASTURE LAND EXTENDING TO 1.00 ACRES (0.40 HECTARES)**

**OFF PULLEY LANE, DROITWICH  
WORCESTERSHIRE WR9 7JL**



**1.00 Acres (0.40 Hectares) of pasture**

**FOR SALE BY INFORMAL TENDER**

**Guide Price: £35,000**

**OFFERS INVITED BY MIDDAY ON Thursday 1<sup>st</sup> September 2022**

Viewing: By appointment with the selling agents – 01299 891909

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Approximate Distances (miles): Droitwich 1 \* Worcester 5 ½ \* Bromsgrove 9 ½ \* Birmingham 25

**SITUATION AND DIRECTIONS**

The land is situated off Pulley Lane to the south of Droitwich. From Worcester take the A38 towards Droitwich. At the traffic lights opposite The Copcut Elm turn right onto Pulley Lane signposted Oddingley.

Continue for approximately 1/4 a mile before entering the S bends the paddock sits directly in front of you. The entrance to the paddock is on your right.

Site and location plans are incorporated within these sales particulars.

**DESCRIPTION**

G Herbert Banks is pleased to be able to offer to the market this well-located parcel of land just outside of Droitwich. The land extends to 1.00 acres (as shown edged red on the site plan within these sales particulars). The land is well enclosed by mature hedges.

**OVERAGE/UPLIFT CLAUSE**

The property will be sold subject to an uplift/overage provision. The vendor will be entitled to 30% of any uplift in value arising from development for a period of 30 years from completion of the sale. The definition of development will include change of use as well as permitted development and will include all of the land within the red line sale boundary.

**SERVICES**

There are no services currently connected to the land.

**TENURE & POSSESSION**

The land is Freehold and vacant possession will be given on completion.

**LOCAL AUTHORITY**

Wychavon District Council.

**VIEWINGS**

Viewers are asked to make an appointment with the agent's office. Viewers are also asked to park directly on Pulley Lane using the layby adjacent to the field (marked orange on the below plan), so as not to obstruct residential driveways.

**RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES**

The land is accessed from the public highway.

There is a Public Footpath crossing the land.

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

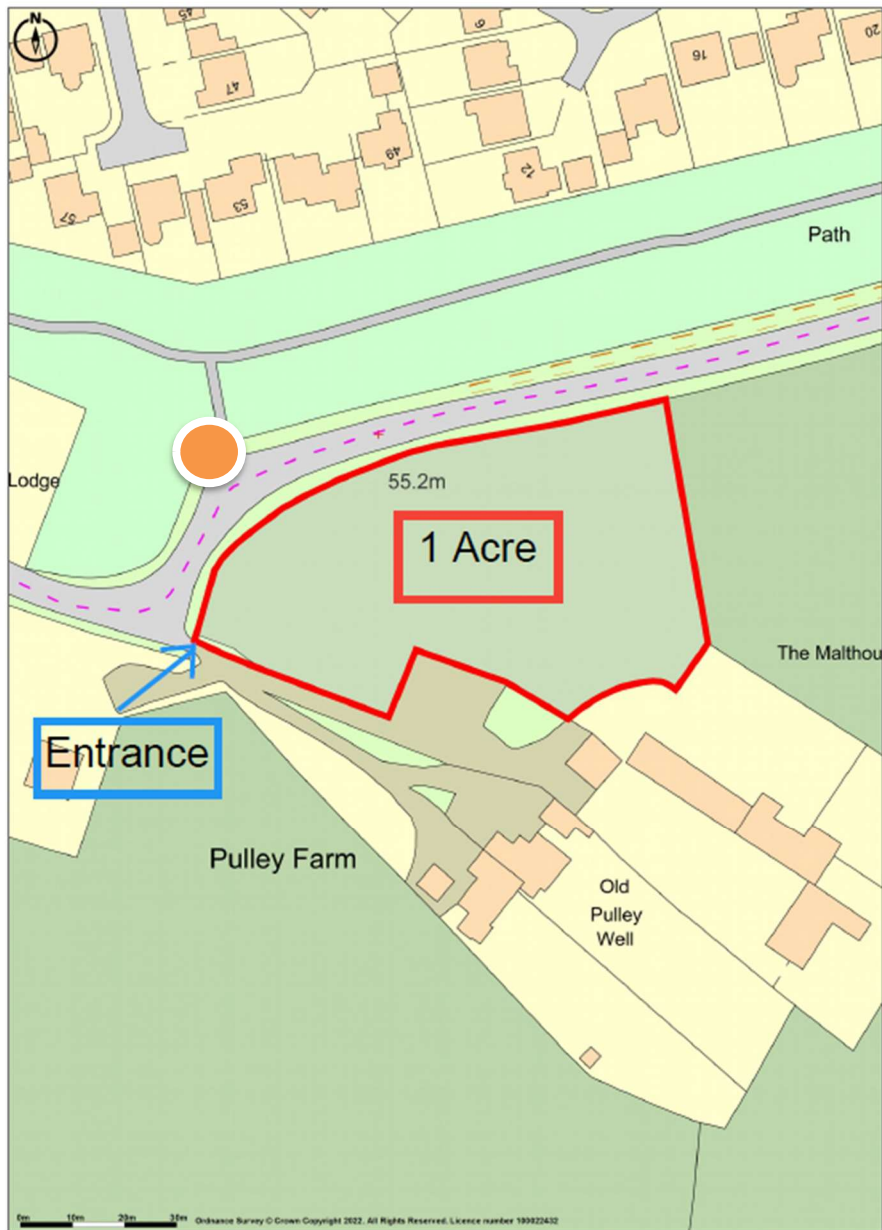
**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017**

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 your offer is successful, subject to contract, we will require formal identification from all purchasing parties as well as proof of funds before proceeding, this can take the form of using photographic identification and a utility bill for your current address in accordance with this Act. Without identification, a sale cannot proceed.

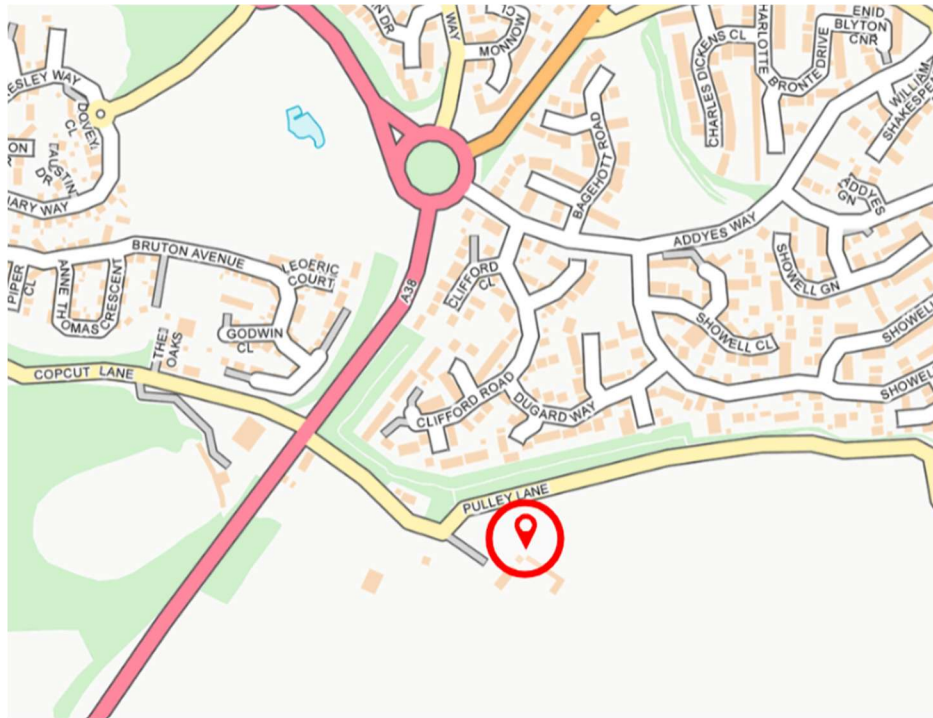
**AGENT'S NOTE**

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 produced in June 2022.

**LAND PLAN (not to scale, for information purposes only).**













## **INFORMAL TENDER FORM**

I/We wish to offer the following in respect of the property outlined below:

### **1.00 Acres, Pulley Lane, Droitwich**

Amount £:.....

Amount in words:.....Pounds

Signed:..... Date:.....

Name and Address:.....

.....

Contact Number:.....

Email address:.....

Details of how purchase will be funded:.....

.....

#### **Solicitor's Details:**

Contact Name: ..... Company Name: .....

Address:.....

.....

Contact Number:.....

Email address:.....

Please return to G Herbert Banks LLP for the attention of Richard Banks, of G. Herbert Banks, The Estate Office, Hill House, Great Witley, Worcester, WR6 6JB. Tenders sent by post must be clearly marked for the attention of Richard Banks with the envelope marked "**1.00 PULLEY LANE TENDER**".

Tenders sent by email should be sent to [rb@gherbertbanks.co.uk](mailto:rb@gherbertbanks.co.uk) with "**1.00 PULLEY LANE TENDER**" clearly marked in the subject line. Tenders sent by post will not be opened and read before the tender date – this might not be possible with emails.

The vendor is not committed to accepting the highest or any offer. The offer is not binding and on acceptance of any offer, the transaction proceeds subject to contract.

If your offer is successful, subject to contract, we will require formal identification from all purchasing parties as well as proof of funds before proceeding.

**Tender deadline: Midday on Thursday 1<sup>st</sup> September 2022**