

# G HERBERT BANKS

EST. 1898

**PASTURELAND EXTENDING TO 5.48 ACRES (2.22 HECTARES)**

**LOCATED SUGAR LOAF LANE,  
IVERLEY, KIDDERMINSTER, WORCESTERSHIRE DY10 3PA**



**5.48 Acres (2.22 Hectares) of good-quality pasture**

**FOR SALE BY PRIVATE TREATY**

**Guide Price: OFFERS AROUND £90,000**

Viewing: By appointment with the selling agents – 01299 896 968



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | [gherbertbanks.co.uk](http://gherbertbanks.co.uk) | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



## **PASTURE LAND EXTENDING TO 5.48 ACRES (2.22 HECTARES) SUGAR LOAF LANE, IVERLEY, KIDDERMINSTER, WORCESTERSHIRE DY10 3PA**

Approximate Distances (miles): Stourbridge 3 \* Hagley 4 \* Bromsgrove 11 \* Birmingham 16

### **SITUATION**

The land is situated in the pleasant rural location of Iverley. Stourbridge is situated approximately 3 miles to the south, Hagley approximately 4 miles to the east, Bromsgrove approx. 11 miles to the southeast and Birmingham City Centre approximately 16 miles to the northeast. The properties are accessed by a track leading off Sugar Loaf Lane which in turn connects to the main A451 Stourbridge Road.

Site and location plans are incorporated within these sales particulars.

### **DESCRIPTION**

The land extends to 5.48 Acres (2.22 Hectares) in total and is almost entirely made up of good-quality pasture land. The ground gently slopes away to the south. The field is in a good square shape with 6ft metal fencing encompassing the boundary.

### **RESTRICTIVE ACCESS**

There is an agricultural use restriction over the track leading off Sugar Loaf Lane to access the properties. Agriculture is defined as including horticulture, fruit growing, seed growing, dairy farming, livestock breeding and keeping, grazing land, meadow land, osier land, market gardens and nursery gardens.

### **TENURE & POSSESSION**

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

### **BASIC PREMIUM SCHEME**

The vendor does not hold Entitlements to pass to the purchaser on completion.

### **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

**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.

**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 May 2023.



