

G HERBERT BANKS

EST. 1898

11.44 HA or 28.27 ACRES

PASTURE AND AMENITY MIXED WOODLAND

adjacent to

Heathfield Knoll School, Wolverley Road, Kidderminster DY10 3QE



FOR SALE BY PRIVATE TREATY

Guide Price £7,000-£11,000/Acre

Viewing by Appointment with the Selling Agents



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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11.44 HA or 28.27 ACRES PASTURE AND WOODLAND, WOLVERLEY ROAD, KIDDERMINSTER

LOCATION

The land is situated about 1.5 miles to the north of Kidderminster town centre and to the east of the village of Wolverley fronting on to and therefore accessed from the B4189 Wolverley Road.

From Kidderminster take the A449 road out of Kidderminster towards Wolverhampton. At the crossroads with the traffic lights on the Wolverhampton Road turn left towards Wolverley and Bridgnorth on to the B4189, the Wolverley Road. After about a mile the land will be on the left-hand side being identified by the Agent's 'For Sale' board on the gateway. [what3words ///energetic.villa.charmingly](http://www.what3words.com/energetic.villa.charmingly)

DESCRIPTION

The land comprises an intimate mixture of pasture and woodland, sloping in a southerly direction offering a peaceful haven for nature and personal enjoyment set in an extremely pleasant and tranquil setting but with easy access giving any prudent purchaser the opportunity to own their own part of a rural setting just to the north of Kidderminster.

The whole extends to 11.44 ha (28.27 acres) as outlined in red on the attached plan

ACCESS

Access to the land is directly through the gateway adjacent to the B4189 Wolverley Road which forms the norther boundary. There is a further pedestrian access via a series of public footpaths from the south of the land.

UPLIFT CLAUSE

The land is sold subject to an uplift/overage clause that if planning consent is obtained for residential or commercial purposes, the vendor and their heirs will be entitled to 20% of the uplift value for a period of 20 years.

TENURE & POSSESSION

All the land is believed to be freehold and vacant possession will be given on completion.

The mines and minerals together with ancillary powers or working are accepted from the land.

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

There are several footpaths passing over 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.

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.

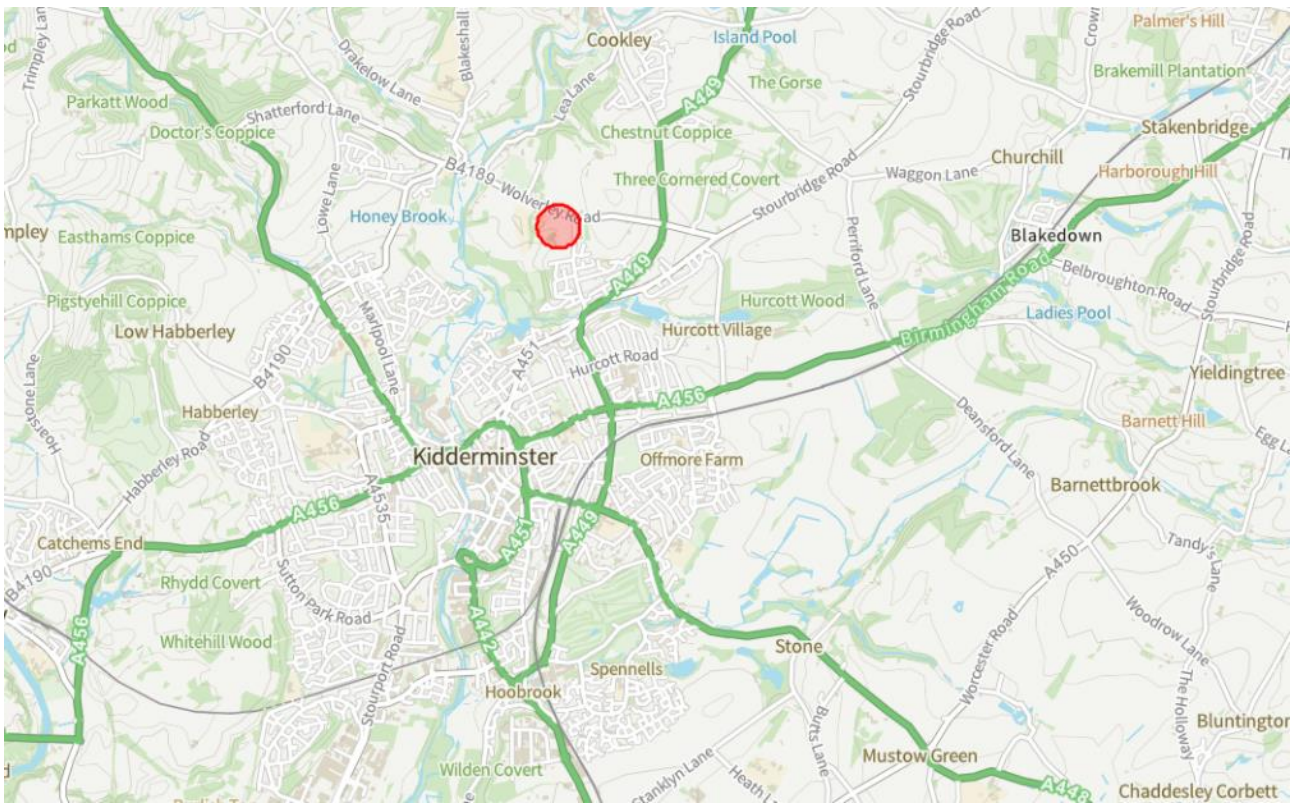
AGENT'S NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property 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 June 2023









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