

G HERBERT BANKS

EST. 1898

2.534 ACRES OF PASTURELAND

at

Weston Hill

Broad Green, Broadwas-on-Teme, Worcestershire WR6 5NH



FOR SALE BY INFORMAL TENDER

Guide Price £30,000-£40,000

Tenders Close at Midday on Friday 28th July 2023

Viewing by Appointment with the Selling Agents



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB





2.534 ACRES OF LAND AT WESTON HILL, BROAD GREEN, BROADWAS-ON-TEME WR6 5NH

LOCATION

The land is situated just off the A44 Worcester to Bromyard/Leominster Road about a mile to the east of the village of Broadwas. From Worcester follow the A44 towards Bromyard, passing through Cotheridge. One mile after Cotheridge take the first right hand turn onto Weston Hill and the land will be on your left as indicated by the the Agent's 'For Sale' board on the gateway.

From the west, pass through Broadwas-on-Teme past The Royal Oak Public House, do not take the immediate left turn but take the second left towards Broad Green. Follow this lane up the hill, past the bus shelter and keep going and the land will be on your right-hand side as identified by the Agent's 'For Sale' board on the gateway. [what3words ///fuzz.trains.handle](https://www.what3words.com/what3words///fuzz.trains.handle)

DESCRIPTION

The land comprises an enclosure of pastureland extending to 2.534 acres divided by a temporary wire fence.

The land is accessed off Weston Hill, a council adopted 'C' road which forms the northern boundary and then slopes in a southerly and easterly direction to the A44 Worcester/Bromyard Road which forms the southern boundary.

The whole extends to 2.534 acres as outlined in red on the attached plan

UPLIFT CLAUSE

The land is sold subject to an uplift/overage clause that if planning consent is obtained for residential or commercial purposes, other than equine usage, the vendor and their heirs will be entitled to 30% of any uplift value for a period of 20 years.

METHOD OF SALE

The land is being offered for sale by Informal Tender. Attached to these details is a tender form which must be completed fully and signed by any interested parties.

Tenders must be received at the offices of G Herbert Banks by midday on Friday 28th July 2023 with confirmation from your bank or other financial institution confirming that the monies will be available if your best offer is accepted.

Note: The Vendor is NOT bound to accept the highest or indeed any Tender.

TENURE & POSSESSION

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

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

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.

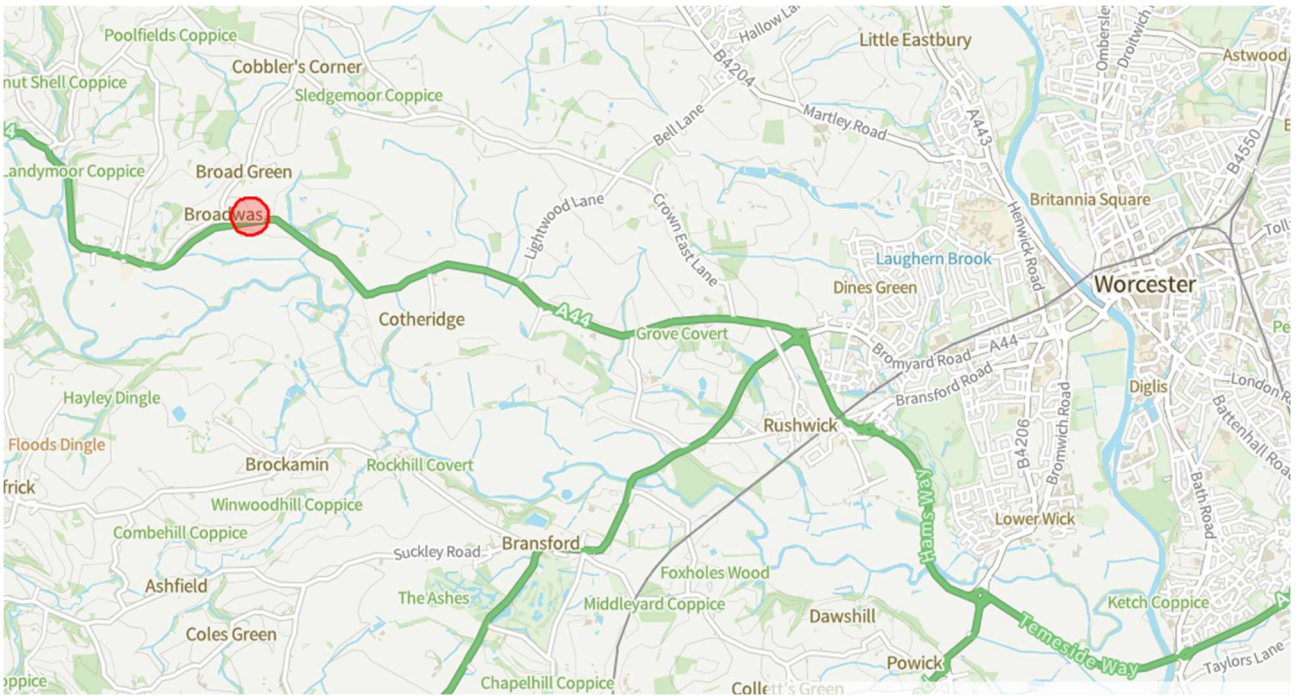
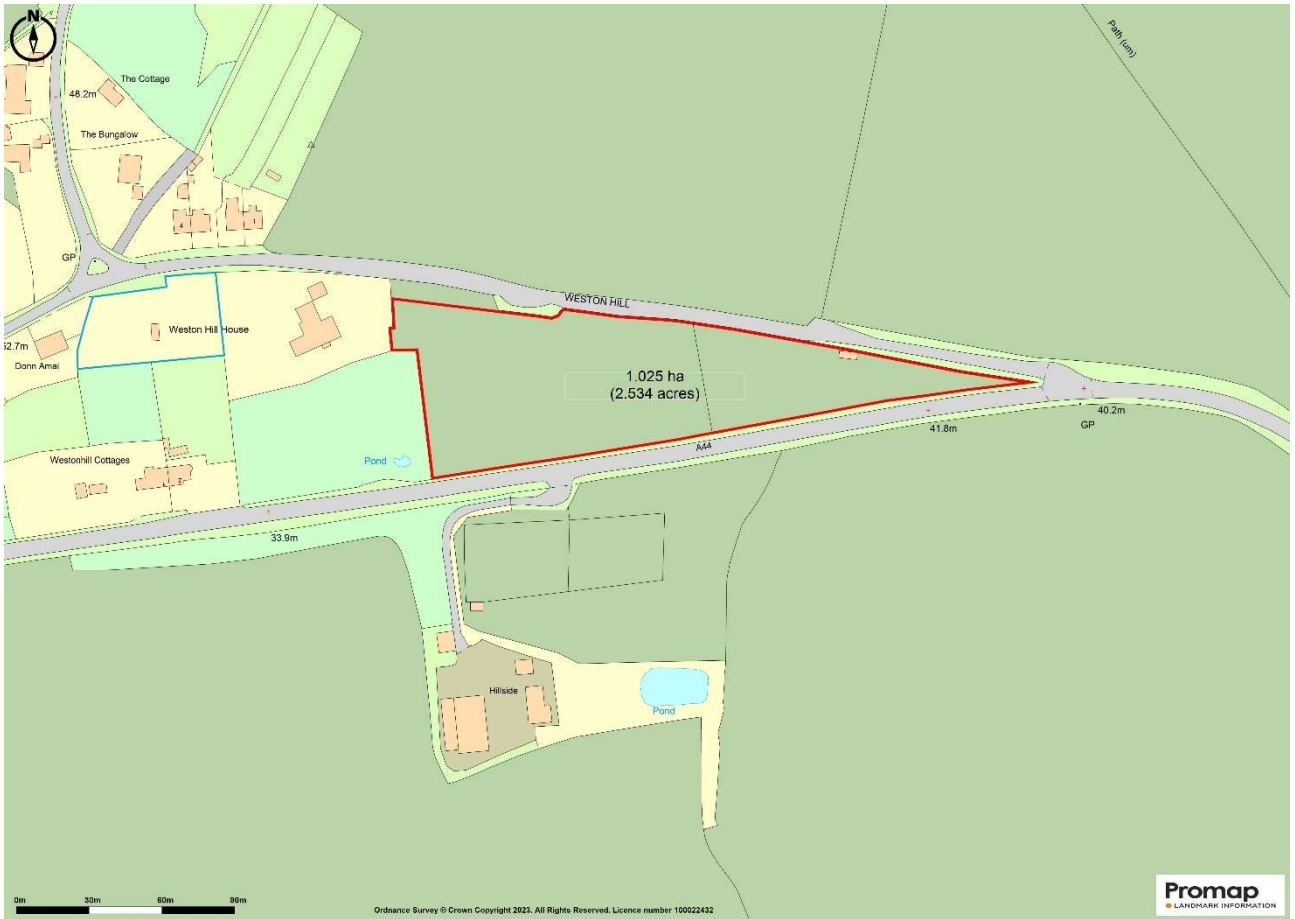
PARTICULARS AND PLAN

- 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 27th June 2023
Revised 11th July 2023





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INFORMAL TENDER

for

**2.534 ACRES OR THEREABOUTS OF PASTURELAND
WESTON HILL, BROADWAS-ON-TEME, WORCESTERSHIRE WR6 5NH**

1. **Personal Details**

Name _____

Address _____

Telephone: Daytime: _____ Evening: _____ Mobile: _____

2. **Details of Financing Arrangements**

Confirmation from Bank, Building Society or other financial institution confirming funds are available if your offer is accepted.

3. **Details of your Solicitor**

Name _____

Address _____

Telephone: _____

4. I/We wish to offer the following in respect of the sale of 2.534 acres of pastureland at Weston Hill, Broadwas-on-Teme, Worcestershire WR6 5NH

Amount [words and figures] £ _____

Signed _____ Dated _____

This form must be returned to:

ROBERT PARRY (marked '**Weston Hill**')
G HERBERT BANKS
THE ESTATE OFFICE
HILL HOUSE
GREAT WITLEY
WORCESTER
WR6 6JP

By midday Friday 28th July 2023