



**9.39 ACRES OF PASTURE LAND
AT LONG GREEN, FORTHAMPTON, GL19 4QJ**

DESCRIPTION

The land at Long Green lies to the north of the A438 and extends to approximately 9.39 acres (3.80 ha), split into two parcels.

The land is well maintained productive permanent pasture with excellent road frontage and may be of interest to buyers for equestrian or amenity purposes (subject to planning).

The land benefits from a mains water supply which connects to a double drinking trough supplying both paddocks. The land has historically been used for sheep grazing and cut for hay. It is largely flat and is bordered by good stock proof fencing with mature hedgerow boundaries on three sides.

Access is through an agricultural gate directly onto the A438. All the land is classified as Grade 3 on the Agricultural Land Classification Maps.

SITUATION

The land lies close to the village of Long Green, near Corse Lawn in the county of Worcestershire. The land is approximately 4.8 miles from the market town of Tewkesbury and it benefits from excellent access directly off the A438.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Finals offers.

SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

SERVICES

It is understood that mains water is connected to the land. We are not aware of any other services connected to the land.

BOUNDARIES & AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

LOCAL PLANNING AUTHORITY

Malvern Hills District Council. Tel: 01684 862221



RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

We are advised that there is a public bridlepath which crosses the land.

TENURE AND POSSESSION

The land is currently occupied under a grazing licence. The property is offered Freehold and vacant possession will be granted on completion of the sale.

VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars after first registering your interest with Carver Knowles.

DIRECTIONS

From Tewkesbury: Proceed north along the High Street, at the roundabout take the first exit onto the A38, Mythe Road. After 0.4 miles turn left onto the A438, signposted Ledbury. Continue on this road for approximately 4 miles. The land will be on the right as indicated by the Agents For Sale board.

what3words location – **tight.smile.leaky**

Approx postcode: **GL19 4QJ**



PLEASE NOTE:

Neither Carver Knowles nor any joint agents have tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspections or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared July 2023.

Carver Knowles
Strensham Business Park
Strensham
Worcester
WR8 9JZ

email:
joshbalsdon@carverknowles.co.uk



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