

**APPROXIMATELY 7.17 ACRES OF YARD & WOODLAND  
WITH PLANNING CONSENT FOR AN AGRICULTURAL STORAGE BUILDING  
OFF THE A438, NR. UPPER PENDOCK, WORCESTERSHIRE**

## DESCRIPTION

The land extends to approximately 7.17 acres (2.90 ha), comprising a large hardcore yard area and a young woodland plantation. The land has the benefit of planning consent for the erection of a hay/fodder storage building which was granted in January 2023.

The land benefits from a wide entrance directly onto the A438. It is bordered by mature hedgerows and the Longdon Brook. There are no public rights of way that cross through the site.

## SITUATION

The land is conveniently located approximately 2.9 miles from the village of Pendock and borders the M50. Junction 2 of the M50 is located around 6 miles to the west. The town of Tewkesbury is approximately 5.2 miles to the east.

## METHOD OF SALE

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

## SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

## SERVICES

It is understood water is connected. Interested parties to make their own enquiries.

## TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession on completion.

## BOUNDARIES & AREAS

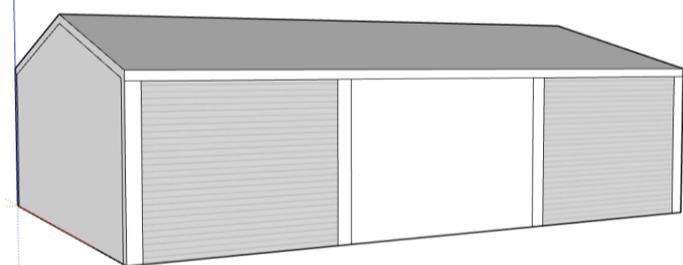
The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

## WOODLAND CREATION

The woodland was planted in 2017 under a Woodland Creation Grant with annual woodland creation maintenance payments being claimed. The maintenance payment agreement runs until 31<sup>st</sup> December 2026 and the Vendor intends to transfer the scheme relating to this land, to the Purchaser on completion.

## AGRICULTURAL BUILDING

Planning consent has been granted for a hay/fodder store measuring 13.72 m x 9.14 m with a height to eaves of 3.65 m and a ridge height of 4.88 m. The building will be a fully enclosed steel portal framed structure, accessed by two roller shutter doors. Full details can be found on Malvern Hill District Councils planning pages using reference M/22/01736/FUL.



## 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. There are no public rights of way across the land.

## VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars without prior appointment. PURCHASERS ENTER ONTO THE PROPERTY ENTIRELY AT THEIR OWN RISK.

## LOCAL PLANNING AUTHORITY

Malvern Hills District Council - Tel: 01684 862221

## DIRECTIONS

**From Tewkesbury:** Proceed north along the high street before turning left at the mini roundabout onto the Mythe Road / A38. Turn left towards Ledbury A438, crossing the Mythe Bridge. Continue for approximately 4.3 miles. After passing under the M50, the land will be on your left-hand side.

Approx postcode: **GL19 4QJ**

what4words: **rewarding.havens.goodbyes**



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.

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