



Land at Holt Castle, Holt Heath, Worcestershire

**G HERBERT
BANKS**

EST. 1898

Land at Holt Castle, Holt Heath, Worcestershire WR6 6NJ

A level parcel of amenity land extending to 2.58 Acres for sale by Informal Tender

Informal Tenders to be received by midday on Monday 18th of December 2023

Informal Tender form available on request

Guide price – Offers in excess of £50,000

Approximate Distances (miles):
Worcester 6.5 * Droitwich 7.5

Situation & Directions

The parcel of land is located a short distance outside of the village of Holt Heath. Leaving Holt Heath heading towards Worcester take the next available left hand turning into the driveway into Holt Castle. Continue along this road bearing around a sharp left hand corner and then passing the church on the left hand side. The land will be found a little further on to your left hand side as identified by an agent's For Sale board.

what3 words –
///underway.somebody.harmonica

The land is easily accessible and is only 6.5 miles north of Worcester and 7.5 miles from Droitwich.

Description

The land comprises a level parcel in a triangular shape extending to 2.58 acres. The land is currently overgrown having not been worked on for a number of years.

It is understood that the land is classified as agricultural.

This well positioned block of amenity land offers someone a fantastic opportunity for hobby farming, equestrian or some other recreational use – subject to relevant planning permissions.

Services

The Agent does not believe that are any services connected to the land. Mains water and electricity are understood to be close by. Indeed, there is a 125mm water main on the other side of the lane and an electrical transformer also on the other side of the land.

Local Authority

Malvern Hills District Council. Tel: 01684 862 151.

Planning & Development

From a planning point of view the land sits in open countryside and does not adjoin a settlement boundary.

Viewing

The land can be viewed in daylight hours with a set of sales particulars in hand, having first registered with G Herbert Banks. Please advise what date, and approximately what time, you intend on visiting the land.

Overage/Uplift Clause

The land is to be sold with an overage/uptift clause attached to it for the benefit of the vendors. This will allow 35% of any uplift in value to be paid to them, following the granting of a planning permission or permitted development (or similar) over a 30 year period.

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 Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

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