

G HERBERT BANKS

EST. 1898

**AN ATTRACTIVE BLOCK OF EQUESTRIAN LAND
WITH AN EXCELLENT RANGE OF MODERN STABLES
PLANNING PERMISSION FOR A MANEGE**

THE CHERRY ORCHARD
RED HOUSE LANE, DUNLEY, WORCESTERSHIRE DY13 0TZ



8.34 acres * Planning permission for manege/arena
Modern storage barn * 12 modern stables and tack room
Large stone parking/yard area * Mains water connected
Well fenced * Wildlife pond

FOR SALE BY PRIVATE TREATY
OFFERS IN EXCESS OF £300,000

Viewing: Strictly By appointment with the selling agents – 01299 896 968



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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Approximate Distances (miles):

Stourport on Severn 2 ½ * Bewdley 4 ½ * Great Witley 3 ½ * Droitwich 12 * Worcester 26 * Birmingham 25

SITUATION

The stables and land are located in the village of Dunley with direct access off a quiet country lane known as Red House Lane. The property is well located for easy access to the nearby towns of Bewdley, Stourport on Severn, Kidderminster and Droitwich as well as the city of Worcester.

The 8.34 Acres of land & stables is shown edged red on the site plan. Site and location plans are incorporated within these sales particulars.

DESCRIPTION

The land extends to 8.34 acres and is made up of well fenced parcels of pasture with the site having permission for equine use. In addition to the attractive parcels of land the site also offers an extensive range of high quality stables of which 8 of the stables were constructed in 2022 with the others also being modern. In addition to the construction of the stables, this year, a large storage barn (21.5m long) was erected with a significant open fronted area together with two lock up storage spaces having double timber doors.

The property has mains water, good access and also has the added benefit of an attractive wildlife pond. The pond has been dug out in 2022 and has naturally refilled from a spring source.

Planning Application was granted in 2021 for the erection of 8 new stables, storage building and an all-weather manege/arena. All of this construction, apart from the manege, has been concluded. The manege is to be located to the west of the new stables and extends to 20m x 40m.

The details of the planning granted are either available by request from the selling agent or can be viewed on the Malvern Hills District Council planning pages. Plan.malvernhillsgov.uk. A copy of the planning approval notice is attached to this brochure.

UPLIFT/OVERAGE

The vendor wishes to apply an uplift/overage clause to the land for future residential or commercial (excluding equine) development, at a rate of 35% over 35 years.

SERVICES

Mains water is connected to the property but please note that there is no electricity, gas or drainage connected.

LOCAL AUTHORITY

Malvern Hills District Council Tel: 01684 862 413.

TENURE & POSSESSION

The land is Freehold and vacant possession will be given upon completion.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

The property abuts the public highway with the point of access owned. Please note that the neighbouring landowner of the woodland also shares the point of access and then turns off down their own private strip of land running alongside Red House Lane.

The selling agent is also not aware of any further private or public rights of way or easements affecting 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

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

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 produced in February 2024, with summer 2022 photographs.

