

# G HERBERT BANKS

EST. 1898

## FOR SALE BY PRIVATE TREATY

AN EXCELLENT AND RARE OPPORTUNITY TO PURCHASE  
A COMPLETE EQUINE YARD COMPRISING OF 15 STABLES, STORES, INDOOR ARENA  
AND ON SITE ACCOMMODATION.

MANOR LANE, HARTLEBURY,  
KIDDERMINSTER DY11 7XN



THE WHOLE EXTENDING TO 5,460.68m<sup>2</sup>

GUIDE PRICE: £850,000

Viewing: Anytime during reasonable daylight hours, with a set of particulars in hand,  
and having previously registered interest with the Selling Agent



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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## MANOR LANE, HARTLEBURY, KIDDERMINSTER DY11 7XN

Approximate Distance (in Miles)  
Stourport-on-Severn 3 \* Kidderminster 5 \* Droitwich 7

### SITUATION

The land and stables are located to south of the village of Hartlebury. The village of Hartlebury is approximately 3 miles east of the town centre of Stourport-on-Severn. The Stables are easily accessible for those living in Stourport-on-Severn, Kidderminster or Droitwich, as highlighted by the location plan included with these particulars.

The land and stables are located on Manor Lane.

A location plan is enclosed, along with a land plan, to the rear of these particulars.

### DESCRIPTION

This property is a well-presented and easily manageable block of land with a variety of stable accommodation.

The buildings need modernisation and are detailed as follows.

15 stables across 4 self-contained buildings.

**Building 1 (5 stables): 11.52 x 5m.**

**Building 2 (5 stables): 18 x 3.3m.**

**Building 3 (3 stables): 8.7 x 5.6m.**

**Building 4 (2 stables): 5 x 3.95m.**

The indoor arena extends to 600m<sup>2</sup> and the outdoor arena extends to 845m<sup>2</sup>.

#### **The Flat:**

A one bedroom (2.35 x 1.62m), with an open plan kitchen living area (3.78 x 2.60m) and a bathroom containing W/C, Shower and wash hand basin (2.13 x 1.10m).

#### **The Bungalow:**

A two bedroom (Bedroom 1 – 3.74 x 2.94m) (Bedroom 2 – 6 x 2.5m) with an open plan kitchen living area (5.56 x 3.65m) and a bathroom containing W/C, bath with overhead shower and wash hand basin (1.86 x 2.11m).

### SERVICES

The property has mains electricity, a private water supply (via borehole) and private drainage.

### LOCAL AUTHORITY

Wychavon District Council (01562 732928)

### VIEWING

Strictly by prior appointment via ourselves as selling agents. Contact Joshua Phillips via email:

[jp@gherbertbanks.co.uk](mailto:jp@gherbertbanks.co.uk)

### TENURE & POSSESSION

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

### RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

The selling agent is also not aware of any 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 October 2022.



**Promap**

LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

Land at Manor Lane, Hartlebury, Kidderminster, DY11 7XN



