

G HERBERT BANKS

EST. 1898

PASTURE AND AMENITY MIXED WOODLAND LAND ADJACENT TO FIELDBROOK COTTAGES, ABBERLEY, WORCESTER WR6 6AE



A parcel of undulating pasture and woodland
The whole extending to 9.02 acres (3.65 hectares)

FOR SALE BY INFORMAL TENDER
Tenders to be received by midday on Friday 8th March 2024

GUIDE PRICE: £75,000

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

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



LAND ADJACENT TO FIELDBROOK COTTAGES, ABBERLEY, WORCESTER WR6 6AE

Approximate Distances (Miles): -
Abberley ½ * Great Witley 1 ½ * Martley 3 ½ * Clows Top 3 ½ * Worcester 13 *

SITUATION

The land is situated on the edge of Abberley Village.

Taking the B4202, from Abberley to Clows Top the land is on your left-hand side after approximately ½ mile, indicated by our 'For Sale' board. The land is approximately 11 miles west of Worcester and 32 ½ miles from Birmingham.

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

What3Words: ///zapped.resembles.committed

DESCRIPTION

The land extends to 9.02 acres (3.65hectares) it comprises of a single block of pasture and an area of woodland with road frontage to the eastern boundary. The ground is classified Grade 3 and has a gently undulating topography.

The purchaser will be required to erect a suitable stockproof fence between points A and B on the attached plan, within 5 weeks of completion of the sale.

SERVICES

No services are connected.

LOCAL AUTHORITY

Malvern Hills District Council (01684 862 151).

VIEWING

At any reasonable time during daylight hours with a copy of these particulars in hand, having first registered your interest with the Agent's Great Witley Office – Telephone 01299 896968

TENURE & POSSESSION

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

METHOD OF SALE

The land is being offered for sale by Informal Tender. Attached to these details is a tender form which must be completed fully and signed by any interested parties.

Tenders must be received at the offices of G Herbert Banks by midday on Friday 8th March 2024 with confirmation from your bank or other financial institution confirming the monies will be available if your best offer is accepted.

Note: The Vendor is NOT bound to accept the highest or indeed any Tender

RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

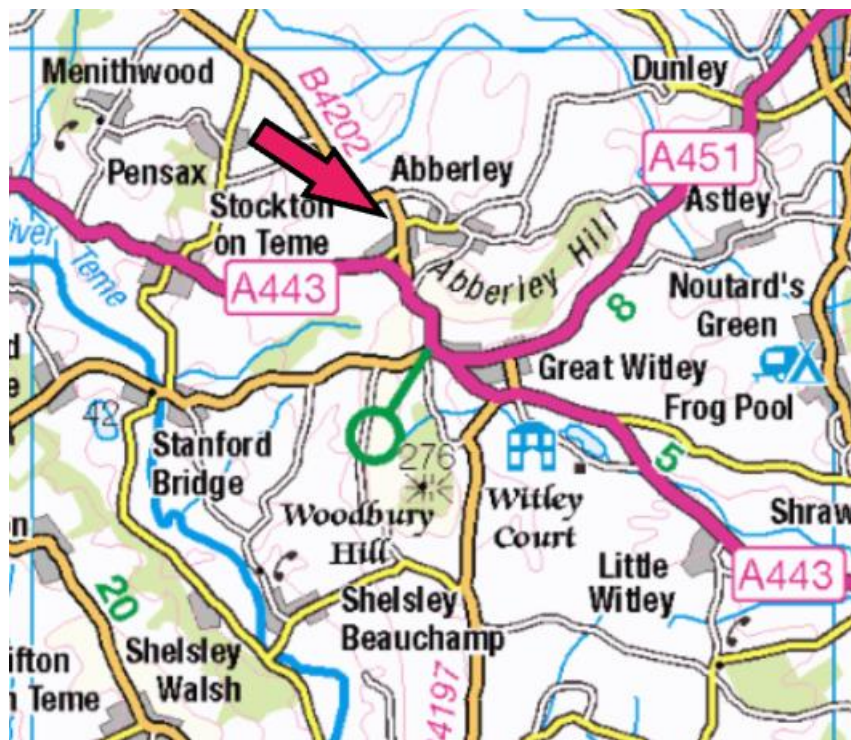
The land abuts the highway along its eastern boundary.

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 January 2024.







INFORMAL TENDER FORM

I/We wish to offer the following in respect of the property outlined below:

LAND ADJECTENT TO FIELDBROOK COTTAGES, ABBERLEY WORCESTER WR6 6AE

Amount £:.....

Amount in words:.....Pounds

Signed:..... Date:.....

Name and Address:.....

.....

Contact Number:.....

Email address:.....

Details of how purchase will be funded:.....

.....

Solicitor's Details:

Contact Name: Company Name:

Address:.....

.....

Contact Number:.....

Email address:.....

Tenders sent by post must be marked for the attention of

ROBERT PARRY (marked 'ABBERLEY TENDER')
G HERBERT BANKS
THE ESTATE OFFICE
HILL HOUSE
GREAT WITLEY
WORCESTER
WR6 6JB

The vendor is not committed to accepting the highest or any offer. The offer is not binding and on acceptance of any offer, the transaction proceeds subject to contract. If your offer is successful, subject to contract, we will require formal identification from all purchasing parties as well as proof of funds before proceeding.

Tender deadline: 12 noon Friday 8th March 2024