

G HERBERT BANKS

EST. 1898

FARM BUILDINGS AT ASHMORES FARM EVESHAM ROAD, NORTON, EVESHAM, WORCESTERSHIRE WR11 4TL



Range of farm buildings with a gross external area of 693m² (7,459ft²)
on the edge of Norton Village

FOR SALE BY INFORMAL TENDER
Tenders to be received by midday on the 7th March 2024

GUIDE PRICE: £85,000

Viewing: Strictly by appointment with the sole selling agents



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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ASHMORES FARM, EVESHAM ROAD, NORTON, EVESHAM, WORCESTERSHIRE WR11 4TL

Approximate Distances (miles):
Evesham 4 * Pershore 9 ½ * Worcester 16 ½ * Cheltenham 20

SITUATION

G Herbert Banks are delighted to offer for sale an exciting opportunity of farm buildings at Ashmores Farm, Evesham Road, Norton by informal tender. Details for the informal tender process are included below and potential purchasers are advised to familiarise themselves with instructions before submitting an offer.

Site and location plans are incorporated within these sales particulars.

LOCATION

From the roundabout at Twyford (A46) take the Western exit (A44) before coming to another roundabout. At this roundabout take the third exit (B4088 Evesham Road). Continue into Norton on this road until you see a striking timber and brick property on your right with the access road to Ashmores Farm being immediately after this property, on the right, as indicated by the agent's board.

An agent's board will be located on the Evesham Road, at the entrance to the access road, to assist potential purchasers in locating the property. A second agent's board will be located at the property itself.

Satnav users: The postcode WR11 4TL may take some users further south of the site just outside of the village of Norton itself, so please refer to the instructions above and look for the agent's sale board.

DESCRIPTION

The range of former dairy-related farm buildings at Ashmores Farm are in a moderate state of repair.

The range of buildings are made up of various parts to include the following:-

A concrete block-built building with an asbestos cement roof. The building is split into two rooms being what is assumed to be the building that held the milk bulk tank 4.32m x 4.53m with store 1.39m x 4.44m.

There are then two steel portal framed buildings sitting side by side and being open to each other. One includes the milking parlour and internally measures 33.85m x 8.90m with the parlour area within this measuring 7.61m x 4.29m. The height of this section to the eaves is 5.00m and to the pitch 5.65m.

Second steel portal frame building 33.85m x 10.75m. This building is 2.70m to the eaves and 3.75m to the pitch.

The buildings have concrete floors and asbestos cement sheet roofs. The sides of the buildings are partly corrugated metal sheeting, partly vertically standing timber sleepers and part concrete block.

There are various entrances to the buildings with sheeted metal agricultural doors.

The extent of the land to be sold with the farm buildings is delineated by demarcation fencing; the vendor will arrange for a survey to be carried out so that a Land Registry compliant plan can be produced for the legal documentation. For indicative purposes only, the site is believed to extend to approximately 0.90 acres (including the access road).

The purchaser will be required to replace the existing demarcation boundary fence within 2 months of completion of the sale.

ACCESS

Please note that the property is to be sold with the Freehold of the access road from the B4088 Evesham Road to the property. As is evident from the site plan there are several neighbouring properties that have a right of way over/along the access road.

PLANNING & DEVELOPMENT

Please note that these buildings are agricultural and the vendor has not attempted to obtain a change of use, whether that be to an alternative commercial use or to a residential use. Nor have they obtained any pre-application advice.

It should be noted that the property sits outside the settlement boundary, although it does abut it.

UPLIFT / OVERAGE CLAUSE

The property will be sold subject to an uplift/overage. This will entitle the vendor, to receive 40% of any uplift in value arising from development for a period of 30 years from completion of the sale.

The definition of development will include change of use as well as permitted development and will include all of the land within the red-line sale boundary.

SERVICES

There are no services connected to the property.

LOCAL AUTHORITY

Wychavon District Council Tel: 01386 565 000.

FIXTURES AND FITTINGS

The property is to be sold as seen.

TENURE & POSSESSION

The property is Freehold and vacant possession will be given on completion.

ENERGY PERFORMANCE CERTIFICATE

There is no EPC to be provided with this property.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

The selling agent is not aware of any further private or public rights of way or easements affecting the property other than those existing along or over the access road.

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

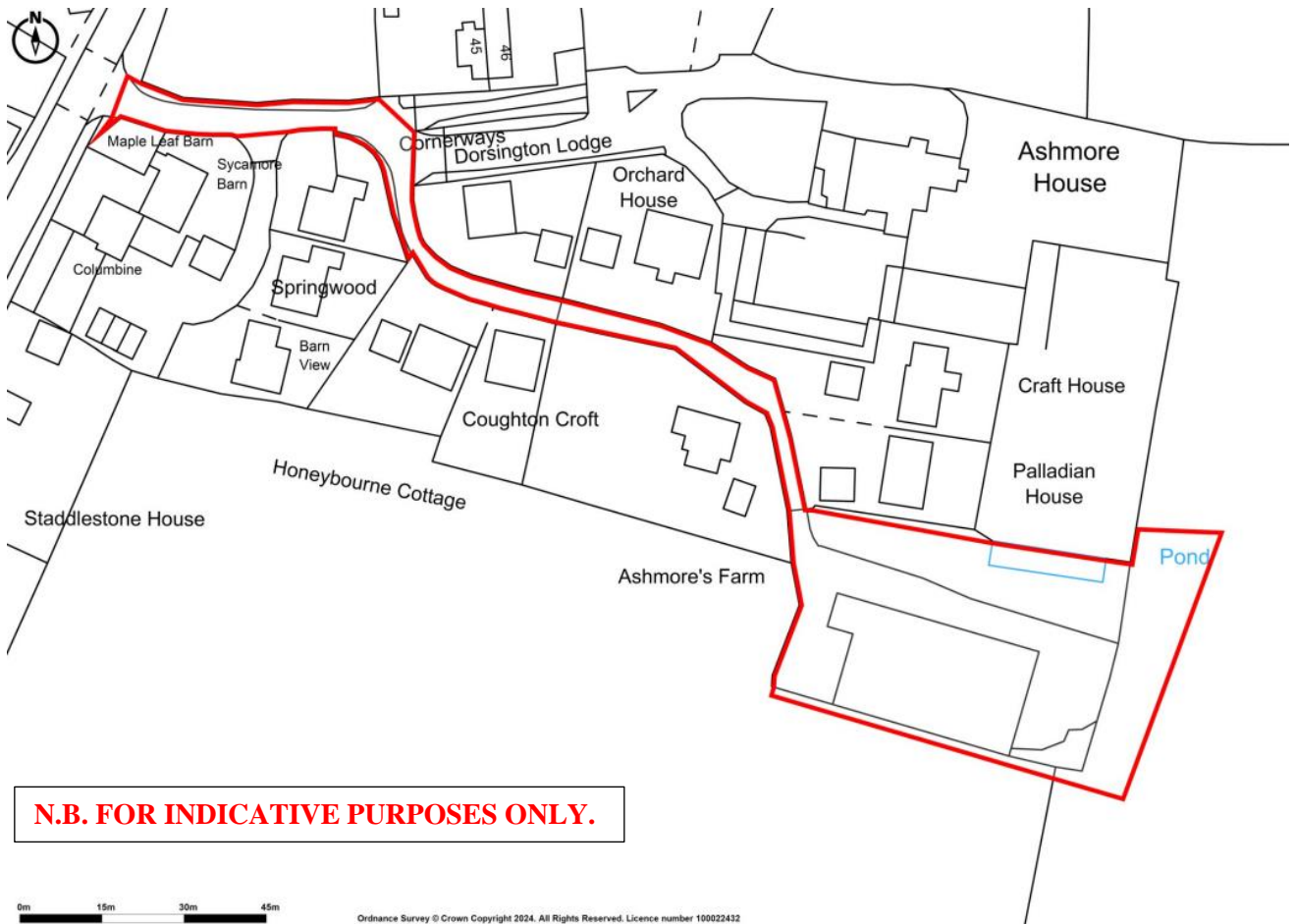
We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. Therefore, if your offer is successful, subject to contract, we will require formal identification from all purchasing parties as well as proof of funds before proceeding, this can take the form of using photographic identification and a utility bill for your current address in accordance with this Act. Without identification, a sale cannot proceed.

AGENT'S NOTE

Please note there is no turning area at the eastern end of the access road leading to the site. Prospective purchasers must contact the agent to make arrangements to view the site so that the access gate into the site can be unlocked to provide parking and a turning area. Please do not park or turn on private driveways.

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.

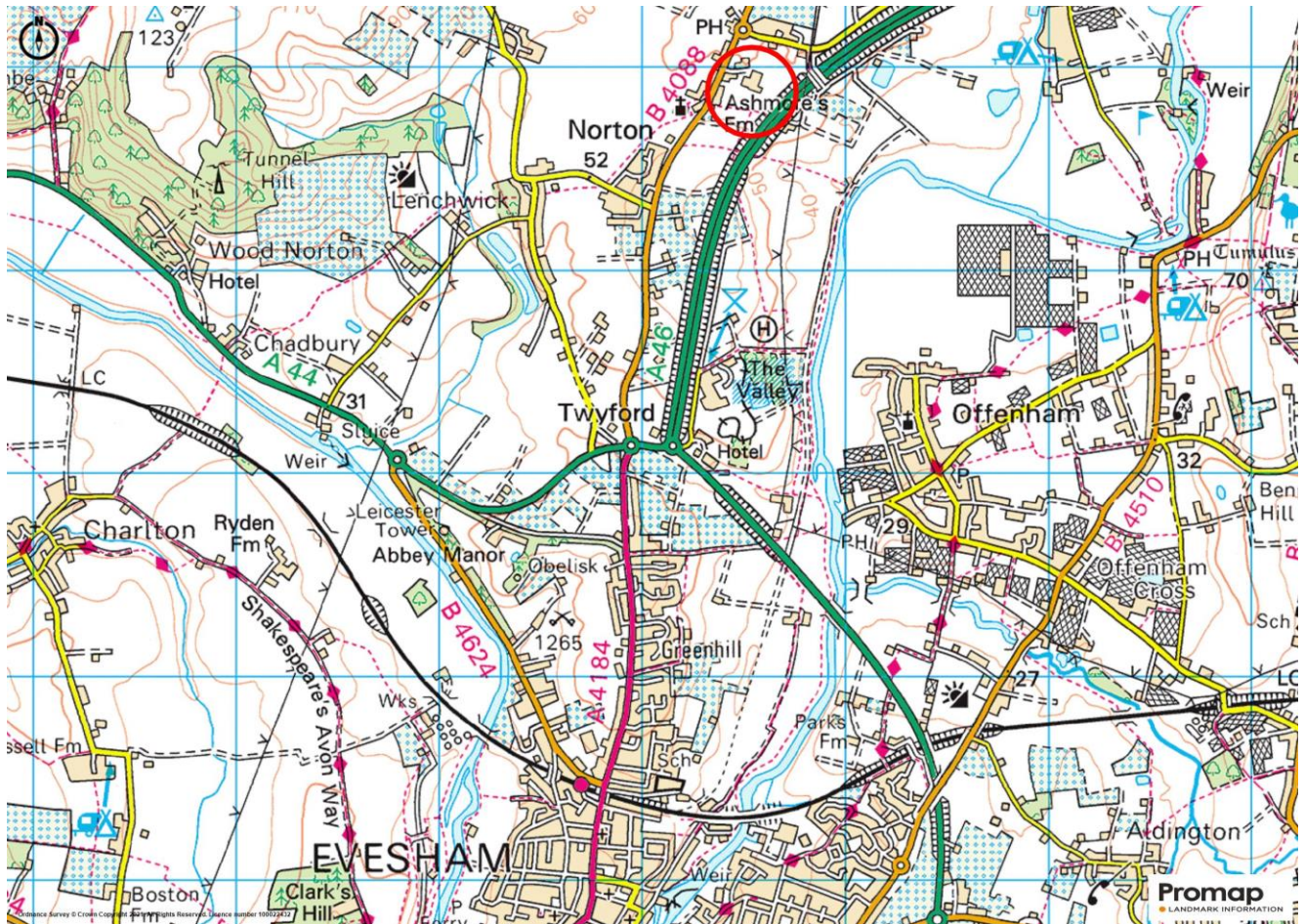




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Promap LANDMARK INFORMATION





INFORMAL TENDER FORM

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

**FARM BUILDINGS AT ASHMORES FARM, NORTON, EVESHAM,
WORCESTERSHIRE WR11 4TL**

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:.....

Please return to G Herbert Banks LLP for the attention of Richard Banks, of G. Herbert Banks, The Estate Office, Hill House, Great Witley, Worcester, WR6 6JB. Tenders sent by post must be clearly marked for the attention of Richard Banks with the envelope marked "**ASHMORES FARM TENDER**".

Tenders sent by email should be sent to rb@gherbertbanks.co.uk with "**ASHMORES FARM TENDER**" clearly marked in the subject line. Tenders sent by post will not be open and read before the tender date – this might not be possible with emails.

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 7th March 2024