

# G HERBERT BANKS

EST. 1898

**21.76 HA or 53.77 ACRES of AGRICULTURAL LAND & BUILDINGS**

Berry Lane, Upton Warren, Bromsgrove B61 9EY



Currently comprising:

- 45.54 Acres of Arable Land Planted with Winter Wheat
- 4.32 Acres of Permanent Pasture
- 3.70 Acres of Mixed Woodland with Pool
- 2 Useful Farm Buildings and a Former Silo

For Sale by Private Treaty  
**Guide Price Offers Based On £680,000**

Viewing: At any reasonable time during daylight hours and having registered your interest with the Selling Agents Office 01299 896968



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | [gherbertbanks.co.uk](http://gherbertbanks.co.uk) | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB







**21.76 HA or 53.77 ACRES OF AGRICULTURAL LAND AND BUILDINGS  
BERRY LANE, UPTON WARREN, BROMSGROVE B61 9EY**

**LOCATION**

The land has frontage to and accessed off Berry Lane.

From Bromsgrove take the A448 towards Chaddesley Corbett and Kidderminster, under the M5 motorway and then after about 2.5 miles Berry Lane will be the 3<sup>rd</sup> lane on the left signposted Upton Warrant and Elmbridge. After about 2 miles the land and buildings will be on your right, identified by the Agent's 'For Sale' board.

From Droitwich take the A38 towards Wychbold and Bromsgrove. Just after the Chateau Impney take the first left into Ford Lane by the Droitwich Golf Club. At the 'T' junction turn right for Elmbridge. Keeping on Crutch Lane for 2.7 miles or so and the land will be on your left identified by the Agent's 'For Sale' board.

**DESCRIPTION**

The land comprises a mixture of arable, pasture and woodland together with two useful buildings. At the time of inspection 45.54 acres was planted with a winter wheat crop, 4.32 acres permanent pasture and 3.70 acres comprising a mixed woodland with pool and pleasant walk ways and paths (not public footpaths) in which to relax and unwind.

The arable and pastureland is all reasonably level in contour, being split into convenient sized enclosures, being classified Grade III according to the Land Classification Chart for England and Wales. The land is accessed directly off Berry Lane which forms its eastern boundary.

In all the land extends to 21.76 ha (53.77 acres) as outlined in red on the attached plan and described in greater detail in the following schedule:

Schedule of Land

<u>SO No/NG No</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
SO9169 8745	Building & Yard	0.08	0.21
SO9169 8738	Pasture	0.75	1.85
SO9169 7839	Winter Wheat	1.24	3.06
Sog169 6527	Winter Wheat	5.01	12.38
SO9169 5809	Mixed Woodland	1.13	2.79
SO9169 5501	Pool/Woodland	0.37	0.91
SO9168 6395	Winter Wheat	2.25	5.56
SO9169 6405	Pasture	0.51	1.26
SO9169 8301	Winter Wheat	7.13	17.62
Sog169 8323	Winter Wheat	2.80	6.92
Sog169 7524	Pasture	<u>0.49</u>	<u>1.21</u>
		<u>21.76</u>	<u>53.77</u>

**The Farm Buildings**

There is a useful range of farm buildings included with the land in NG No 8745 comprising:

1. Modern Steel Portal Framed General Purpose Building 60' x 25' with concrete floor, block walling under Yorkshire boarding to the rear and end elevations, 2 open bays, gated bay and one walled bay to the front elevation.
2. 2 Bay Steel Framed Dutch Barn 33' x 25' with block walling under timber elevations to the eastern elevation adjoining Berry Lane, with open elevations to the west and south. PLEASE NOTE ONLY 2 BAYS ARE INCLUDED.
3. Former Grain Silo



## **SERVICES**

Mains water and electricity are not connected to the land. It is believed that there is a mains water supply in Berry Lane (potential purchasers must make their own enquiries to Severn Trent Water).

## **GROWING CROPS**

The growing crops will be taken to by the purchaser on a seeds and labour basis, the details of which the vendor's contractor will advise at the time of sale.

## **SHOOTING RIGHTS**

These are believed to be in hand.

## **BASIC PAYMENT SCHEME**

The Executors may consider selling the future delinked payments, subject to eligibility of the purchaser.

## **TENURE & POSSESSION**

All the land is believed to be freehold and vacant possession will be given on completion.

## **VIEWING**

During reasonable daylight hours with a copy of the sales particulars in hand and having registered your interest with the sold agents by telephone 01299 896968.

## **METHOD OF SALE**

The land and buildings are for sale by Private Treaty – Offers Based On £680,000.

**LOCAL AUTHORITY** - Bromsgrove District Council – Telephone 01527 881288

## **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.

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

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.

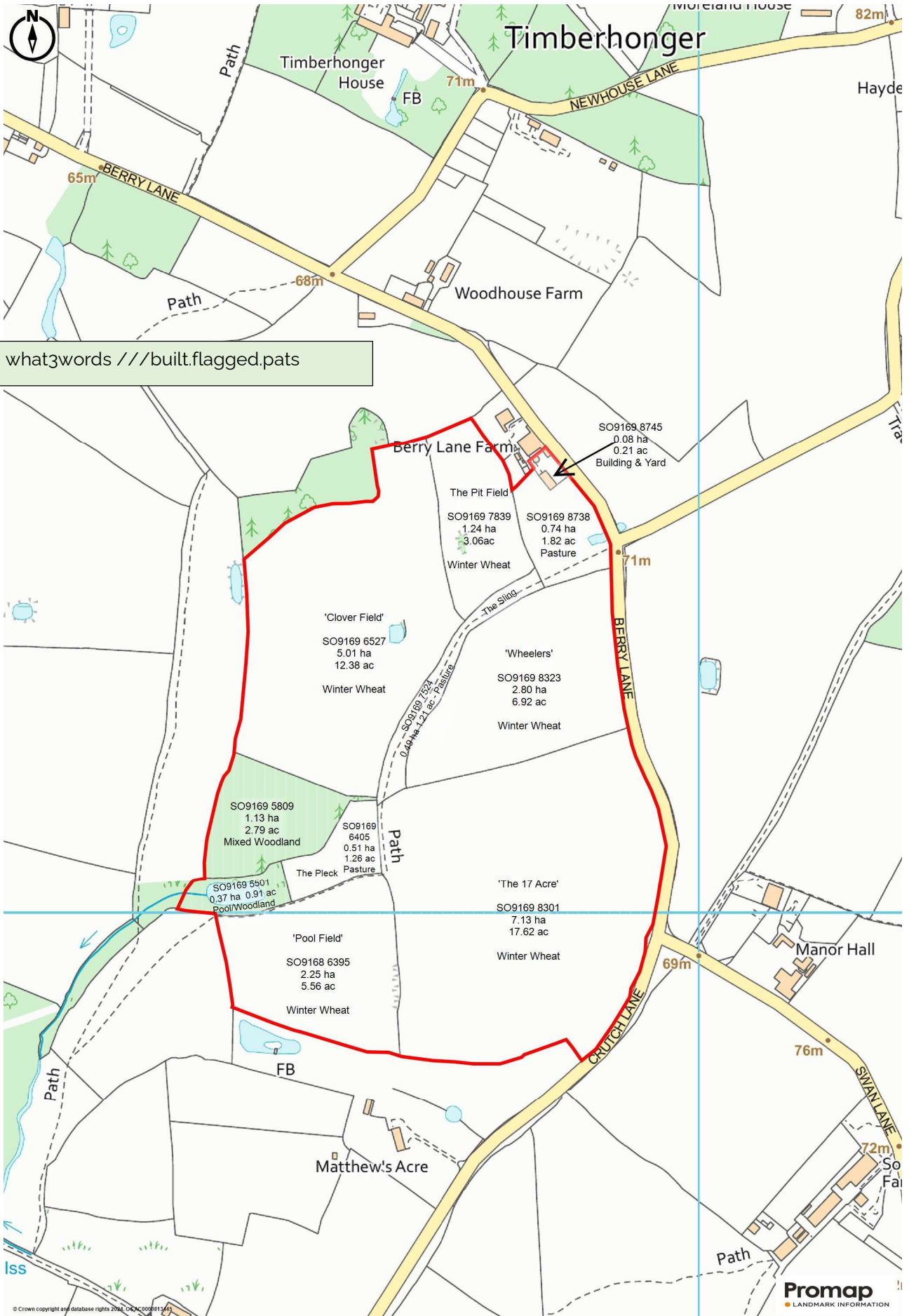
## **PARTICULARS AND PLAN**

- A** The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor G Herbert Banks, the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries of particulars of sale of the property prepared by the said Agents.
- B** 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.
- C** Any error, omission, or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract
- D** 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.

**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 Prepared 5<sup>th</sup> April 2024



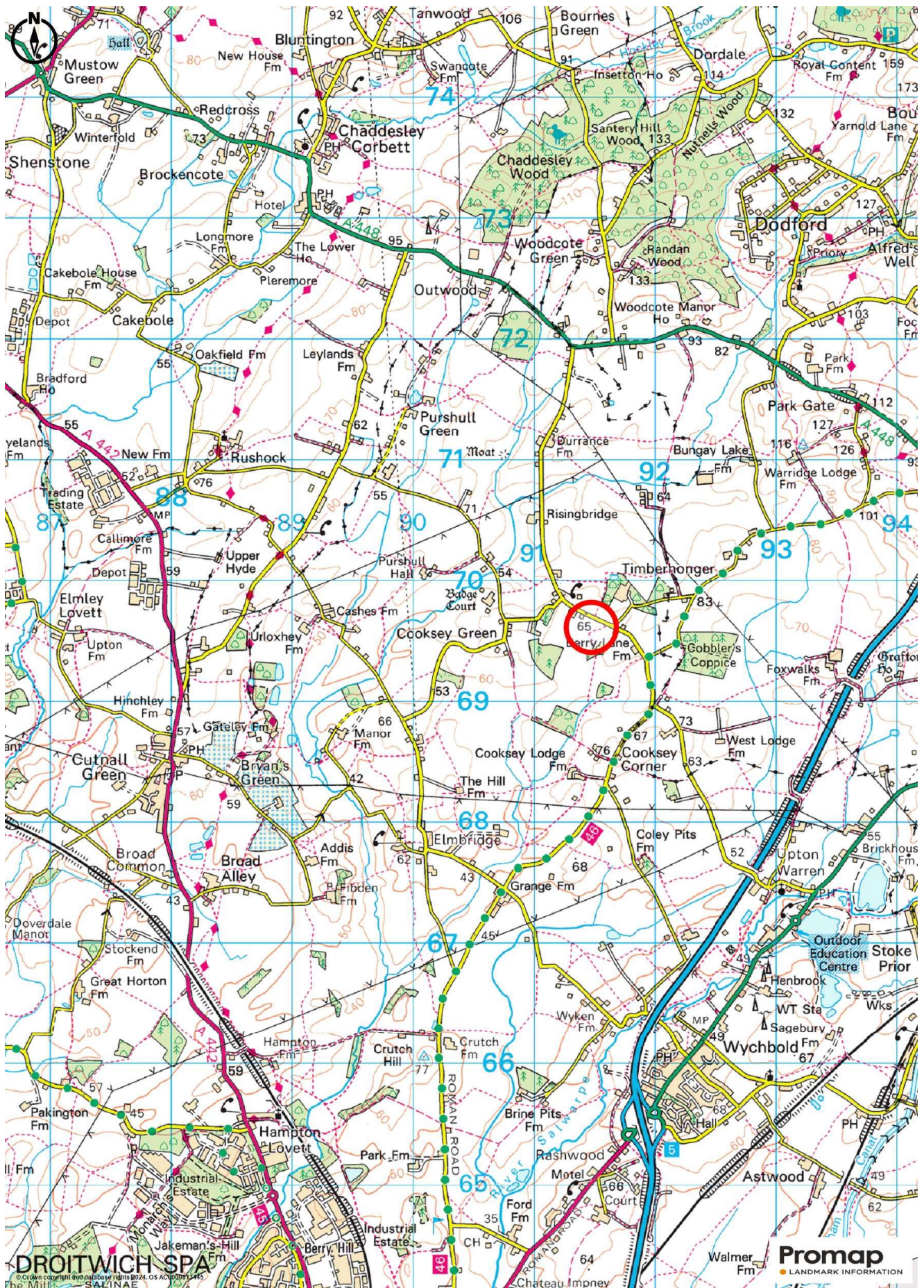


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