



**APPROX. 6 ACRES OF PASTURELAND
BACK LANE, BRETFORTON, WR11 7JB**

DESCRIPTION

The land at Bretforton lies adjacent to Back Lane and extends to approximately 5.94 acres (2.40 ha).

The land is well maintained productive permanent pasture with excellent road frontage and may be of interest to buyers for equestrian or amenity purposes (subject to planning).

The land benefits from a mains water supply which is located in the north east corner of the field. The land has historically been used for grazing and cut for hay. It is largely flat and is bordered by excellent stock proof fencing with mature hedgerow boundaries on three sides.

Access is through an agricultural gate directly onto Back Lane. All the land is classified as Grade 3 on the Agricultural Land Classification Maps.

SITUATION

The land lies within the village of Bretforton in the county of Worcestershire. The land is approximately 3.8 miles east of the market town of Evesham and 6.8 miles north of Broadway.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Finals offers.

Vacant possession will be granted on completion of the sale.

SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

SERVICES

It is understood that mains water is connected to the land. We are not aware of any other services connected to the land.

BOUNDARIES & AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

LOCAL PLANNING AUTHORITY

Wychavon District Council. Tel: 01386 565000

VIEWINGS

The property may be viewed during daylight hours with a set of sales particulars after first registering your interest with Carver Knowles.



RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

DIRECTIONS

From Evesham: Proceed south on Abbey Road, until you reach the traffic lights to cross the River Avon. Turn left onto the B4035 (Waterside). Follow B4035 for approximately 3.7 miles. Take the right fork onto Back Lane just after the sign for Bretforton. Continue for approximately 0.1 mile. The land will be on the right as indicated by the Agents For Sale board.

what3words location – **mystery.zest.neatly**

Approx postcode: **WR11 7JB**



PLEASE NOTE:

Neither Carver Knowles nor any joint agents have tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspections or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Details prepared April 2024.

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