

# G HERBERT BANKS

EST. 1898

FOR SALE BY PRIVATE TREATY

A PRETTY PARCEL OF GENTLY SLOPING PASTURE  
EXTENDING TO 4.848 ACRES (2.366 HECTARES)

SOUTH OF CHERRY COTTAGE, OFF THE B4197, HILLSIDE,  
MARTLEY, WORCESTERSHIRE WR6 6QW



A gently sloping parcel comprising 3.776 acres (1.528 Ha) Pasture  
and 1.06 Acres (0.431 Ha) of woodland with small stream

**GUIDE PRICE: £50,000**

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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Approximate Distances (Miles): -

Great Witley 2 ½ \* Martley 2 \* Stourport on Severn 8 \* Worcester 9 \* Birmingham 31

**SITUATION** The land is situated between the villages of Martley and Great Witley. Taking the B4197, from Great Witley to Martley the land is on your right-hand side after approximately 2 ½ miles from the village of Great Witley, as indicated by our 'For Sale' board. The land is approximately 9 miles west of Worcester and 31 miles from Birmingham. A location plan is enclosed, along with a land plan, to the rear of these particulars.



**What 3 Words:** approvals.gladiators.novelists

**DESCRIPTION** The land extends to 4.84 acres (1.959 hectares) of gently sloping pasture and woodland with direct access onto the B4197 Great Witley to Martley road. The ground is classified Grade 3. The parcel of land should be of interest to those with equine and hobby farming interests or those just wishing to own a beautiful piece of Worcestershire countryside. There is also a small stream in the woodland. The property is bordered to the west by a nature reserve, owned by the Worcestershire Wildlife Trust

**SERVICES** There are no mains services connected to the land. There is a Severn Trent Water main located in the public highway opposite the southeast corner of the property, as shown on the below image. It is therefore assumed that a connection could be made, subject to an application to Severn Trent Water.



**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.

**TENURE & POSSESSION** The land is Freehold and vacant possession will be given upon completion. The property is registered with the Land Registry Title WR45401.

**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/she has not entered into this contract in reliance of any of the said statements, that he/she has satisfied himself/herself 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 April 2024.

