

# G HERBERT BANKS

EST. 1898

FOR SALE BY PRIVATE TREATY

A PRETTY PARCEL OF GENTLY SLOPING PASTURE  
EXTENDING TO 5.848 ACRES (2.366 HECTARES)

NEXT TO WITLEY MANOR, OFF THE B4197,  
GREAT WITLEY, WORCESTERSHIRE WR6 6JH



Direct access to the B4197 Great Witley to Martley road  
Pasture suitable for grazing or mowing  
5.848 acres (2.366 hectares)

**GUIDE PRICE: £60,000**

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

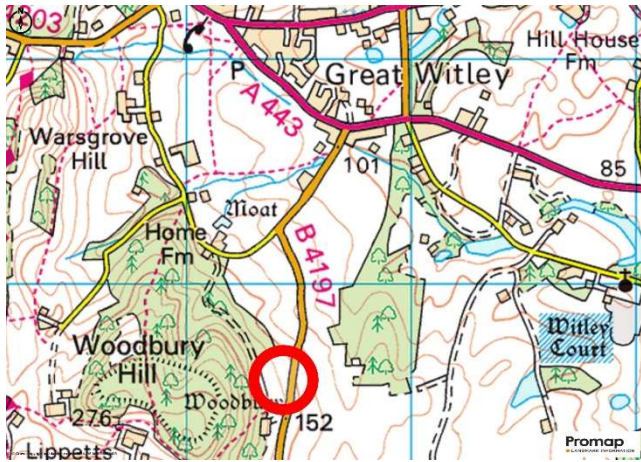
01299 896 968 | [gherbertbanks.co.uk](http://gherbertbanks.co.uk) | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



Approximate Distances (Miles): -

Great Witley 1 \* Martley 3½ \* Stourport on Severn 6½ \* Worcester 11 \* Birmingham 32½

**SITUATION** The land is situated between the villages of Great Witley and Martley, in the county of Worcestershire. Taking the B4197, from Great Witley heading south to Martley, the land is found on your right-hand side after approximately 1 mile, as indicated by our 'For Sale' board.



**What 3 Words:** counters.briskly.corkscrew

**DESCRIPTION** The land extends to 5.848 acres (2.366 hectares) of gently sloping pasture. The land has fantastic far reaching views to the east. There is a field gate giving direct access to 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. The land is not fully stock fenced, with the recent occupant using electric fencing to keep sheep contained.

**SERVICES** There are no mains services connected to the land. Furthermore, we understand that there is no mains water to connect to in the public highway.

**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.

