



**APPROX 26.93 ACRES OF LAND AT CASTLEMORTON  
MALVERN, WORCESTERSHIRE**

## DESCRIPTION

Two productive parcels of relatively level Grade 3 land extending to approximately 26.93 acres (10.90Ha) in total. The land is currently laid to a long term grass ley and has arable potential.

## SITUATION

The land is located approximately 0.4 miles to the east of the village of Castlemorton off Church Road and is accessed by approximately 150m of track leading from Church Road.

## METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Final offers. **The land will be marketed for a minimum of 6 weeks before offers will be considered.**

## SERVICES

We are advised that the existing water supply to the property will be disconnected prior to completion.

## ENVIRONMENTAL SCHEMES

The land is not included in any environmental schemes.

## ACCESS

The land is accessed via a Right of Way over a track approximately 150m from Church Road to the property.

## 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.

## 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.

Footpath CM-571(C) follows inside the northern boundary of the land.

## TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession.

## LOCAL PLANNING AUTHORITY

Malvern Hills District Council. Tel: 01386 862413

## DEVELOPMENT UPLIFT CLAUSE

The property is to be sold with an Uplift Clause reserving the vendor a 40% share of any uplift in value attributable to a development for anything other than agricultural use for a period of 30 years from the completion of the sale. "Development" shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent.

## VIEWINGS

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

## 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 Junction 2 of the M50** – Take the A417 south towards Gloucester. After approximately 0.5 miles turn left signposted "The Malverns". After approximately 2.5 miles, continue straight onto the B4208 towards Malvern. After 1.5 miles turn right just by the Castlemorton Parish Hall onto Church Road (sign posted "Castlemorton Church and School"). Continue for a further 1 mile through the village and out of the otherside and the track entrance is on your right hand side of the bend as indicated by the agent's "pointer" board. The land is located 150m up the track as indicated by the Agent's "For Sale" board.

(Postcode for Sat Nav WR13 6BH)

**What3Words: broker.rooster.clincher**



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