

**APPROX 20.75 ACRES OF LAND AT UPTON SNODSBURY,  
WORCESTERSHIRE**

## DESCRIPTION

The land at Upton Snodsbury offers an attractive opportunity to purchase approximately 20.75 acres (8.40 Ha) of land in an edge of village location. The land consists of three productive parcels of Grade 3 pastureland abutting the A422. The land is gently sloping with a small pond located towards the eastern boundary and is bordered by mature hedgerows.

## SITUATION

The land is located on the edge of the village of Upton Snodsbury, approximately 7 miles from the city of Worcester. Accessed via approximately 75 m of track directly off the A422, the property provides easy access to the M5 and wider motorway network.

## 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

There are no services connected to the land. It is understood mains water may be available in the locality but interested parties are encouraged to make their own enquiries.

## ENVIRONMENTAL SCHEMES

The land is not in any environmental schemes.

## ACCESS

The land is accessed via a Right of Way over a track of approximately 75m from the A422 to a pair of gates entering onto 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 wayleaves 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 US-557 crosses the property.  
Electricity poles cross the property.

## TENURE AND POSSESSION

The property is offered Freehold with vacant possession.

## PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority: Wychavon District Council – [www.wychavon.gov.uk](http://www.wychavon.gov.uk) or 01386 565565.

## 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.

Please note that neither the vendor nor Carver Knowles can take responsibility for any loss or injury caused whilst carrying out a site visit.

## 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.

## VENDOR'S SOLICITOR

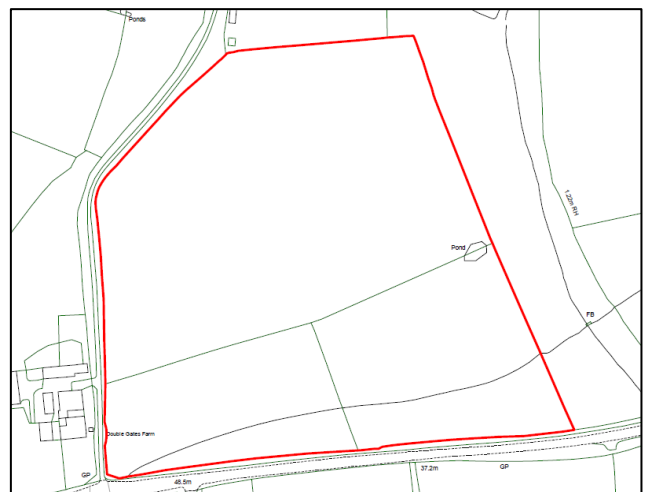
Legal Services, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP.

## DIRECTIONS

**From Junction 6 of the M5** – Take the A4538 south towards Pershore. Continue along the A4538 for approximately 2.2 miles, at the roundabout take the first exit onto the A422 towards Stratford-upon-Avon. After approximately 2.5 miles turn left onto an unnamed track as indicated by the agents "pointer" board. The land is located to your right, with access to the land approximately 75m along the track.

Nearest postcode: WR7 4NW

**What3Words: purchaser.gravel.teach**



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 OnTheMarket

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