

G HERBERT BANKS

EST. 1898

3.972 ACRES OF PASTURE LAND WITH PRODUCE STORE

Church Lane
Shrawley
Worcestershire
WR6 6TS



FOR SALE BY INFORMAL TENDER

Guide Price £50,000

Tenders Close at Midday on Friday 22nd November 2024

Viewing: At any reasonable time during daylight hours with sales 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 | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB





**3.972 ACRES OF PASTURE WITH PRODUCE STORE
SHRAWLEY, WORCESTERSHIRE WR6 6TS**

SITUATION

The pastureland and building are situated in the hamlet of Shrawley adjacent to Church Lane.

Approaching from the B4196 Stourport/Shrawley/Worcester Road, take the turning to Shrawley Church being Church Lane, then after about $\frac{3}{4}$ miles the land will be on your right, identified by the Agent's 'For Sale' board.

Alternatively, the land can be accessed off the A443 Great Witley to Worcester Road.

On leaving the village of Great Witley, travelling towards Worcester, take the second left turn to Sankyns Green and Shrawley. After about 2 miles the land will be on the left identified by the Agent's 'For Sale' board.

[what3words ///motive.overpower.weddings](https://www.what3words.com/motive.overpower.weddings)

DESCRIPTION

The land is accessed directly off Church Lane, set in a very pleasant rural location in the hamlet of Shrawley. It slopes slightly in a northerly direction and is currently down to productive pasture.

In addition, adjacent to the eastern boundary is a very useful timber framed produce store.

There is a mains water supply with the land, but this is currently turned off at the stopcock.

The purchaser will be responsible for the boundary fences.

The whole extends to 3.972 acres as outlined in red on the attached plan.

UPLIFT CLAUSE

The land is sold subject to an uplift/overage clause that if planning consent is obtained for any use other than agriculture, being any form of commercial or residential purpose, the vendors or their heirs will be entitled to 25% of any uplift value for a period of 25 years from the completion of sale.

METHOD OF SALE

The land is being offered for sale by Informal Tender. Attached to these details is a tender form which must be completed fully and signed by any interested parties.

Tenders must be received at the offices of G Herbert Banks by midday on Friday 22nd November 2024 with confirmation from your bank or other financial institution confirming that the monies will be available if your best offer is accepted.

Note: The Vendor is NOT bound to accept the highest or indeed any Tender.

TENURE & POSSESSION

All the land is believed to be freehold and vacant possession will be given on completion.

VIEWING

During reasonable daylight hours with a copy of the sales particulars in hand, having first registered your interest with the Agent's Great Witley Office – Telephone 01299 896968.

**PLEASE RESPECT THE FACT THAT THERE MAY BE SHEEP GRAZING THE LAND.
PLEASE ENSURE THE GATE IS KEPT SECURELY CLOSED.**

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.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

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.

PARTICULARS AND PLAN

- A The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor G Herbert Banks, the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries of particulars of sale of the property prepared by the said Agents.
- B The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself 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.
- C Any error, omission, or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract
- D 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.

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 has not entered into this contract in reliance of any of the said statements, that he has satisfied himself 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 Prepared 24th October 2024



Forms
Court

1.607 ha
(3.972 acres)

Wood
ottage

75.9m

75.3m

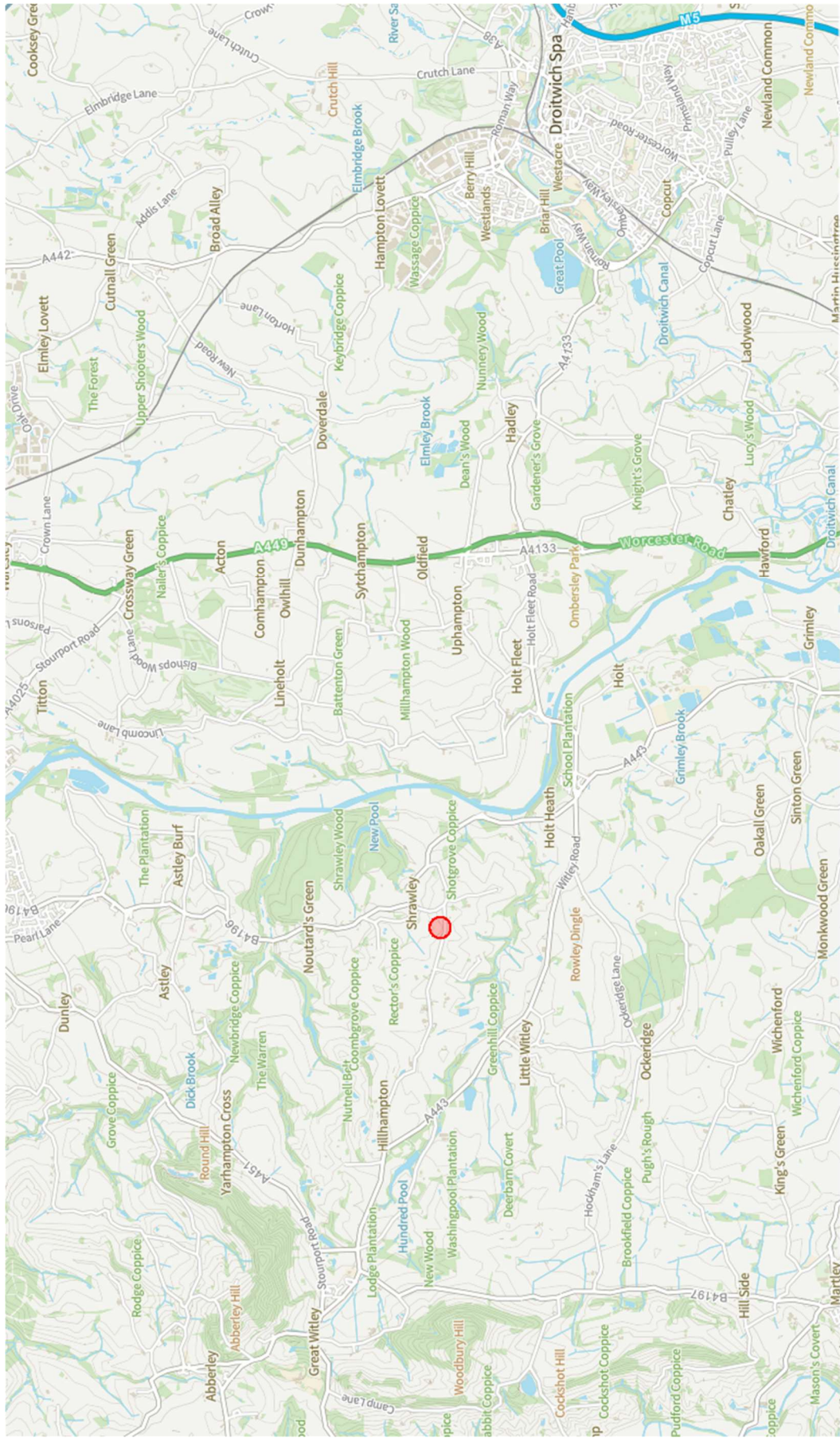
Pond

Bowpit
Farm

0m 15m 30m 45m

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Promap
LANDMARK REGISTRATION



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INFORMAL TENDER

for

3.972 ACRES OR THEREABOUTS OF PASTURELAND WITH PRODUCE STORE

CHURCH LANE

SHRAWLEY

WORCESTER

WR6 6TS

1. Personal Details

Name _____

Address _____

Telephone: Daytime: _____ Evening: _____ Mobile: _____

2. Details of Financing Arrangements

Confirmation from Bank, Building Society or other financial institution confirming funds are available if your offer is accepted.

3. Details of your Solicitor

Name _____

Address _____

Telephone: _____

4. I/We wish to offer the following in respect of the sale of 3.972 acres of pastureland with produce store at Church Lane, Shrawley, Worcestershire WR6 6TS

Amount [words and figures] £ _____

Signed _____ Dated _____

This form must be returned to:

ROBERT PARRY (marked '**Shrawley 15153**')
G HERBERT BANKS
THE ESTATE OFFICE
HILL HOUSE
GREAT WITLEY
WORCESTER
WR6 6JP

By midday Friday 22nd November 2024