

# G HERBERT BANKS

EST. 1898

FOR SALE BY PRIVATE TREATY

AN ATTRACTIVE AND WELL LOCATED PARCEL OF LAND  
WITH A USEFUL RANGE OF FARM BUILDINGS  
PART OF  
CHURCHILL FARM, CHURCHILL,  
KIDDERMINSTER DY10 3LY



PASTURE LAND 3.238 Acres (1.31 Hectares)  
FARM BUILDINGS combined Gross External Area of 4,478 ft<sup>2</sup> (416.04m<sup>2</sup>)

GUIDE PRICE: Offers in excess of £125,000

Viewing: Strictly By Appointment Only via the Selling Agent



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

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Approximate Distances (Miles): -  
Stourbridge 3 ½ \* Hagley 4 \* Kidderminster 4 \* Birmingham 16

**SITUATION** The land is located in the attractive and ever popular Hamlet of Churchill which is situated a short distance north of the larger village of Blakedown. Blakedown is located approx. halfway between the towns of Kidderminster and Stourbridge. Site and location plans are incorporated within these sales particulars.

**What 3 Words:** ///populate.rejects.puns

**DESCRIPTION** This is a lovely parcel of ground extending to 3,238 acres (1.31 hectares). The land is level to gently sloping and is all in pasture apart from the area upon which the farm buildings stand. The farm buildings comprise two structures which have been constructed next to each other and are open to each other effectively creating one large space. The two buildings combined measure 4,478 ft<sup>2</sup> (416.04m<sup>2</sup>) and it should be noted that this is a Gross external measurement taken off the digital Ordnance Survey data (Promap).

One building is a steel portal framed cattle shed being open to both sides, open at one end and with some Yorkshire boarding at the other end.

The second building has a part steel and part timber frame under a pitched roof. The sides are concrete block with timber boarding above. Both buildings have pitched fibre cement (possibly asbestos containing) roofs. The land where the buildings stand is level with the pasture then gently sloping down towards the east. The property has a private point of access off the Public Highway known as Churchill Lane.

**SERVICES** There are currently no private mains services connected to the land. The buildings have previously had been connected to the mains electricity but this supply will need to be re-energised. Currently water is via a supply from the adjoining farmhouse but this arrangement will not continue. The selling agent has looked at the availability of a water main in the adjoining public highway and below is an extract of the Severn Trent map. It is therefore assumed that a connection could be made, subject to an application to Severn Trent Water.



**LOCAL AUTHORITY** Wyre Forest District Council.

**VIEWING** Strictly by Appointment only via the Agents

**TENURE & POSSESSION** The land is Freehold and vacant possession will be given upon completion.

**RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES** The selling agent is also not aware of any private or public rights of way over the property.

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

**RESTRICTIVE COVENANT** When the property was sold in 1987 by the Hagley Hall Estate a restrictive covenant was applied. The covenant reads '*not to erect or construct any building or other construction whatsoever other than agricultural buildings on that part of the property as is shown hatched orange on the plan annexed hereto without the written licence of the vendor and approval of the vendor to detailed plans and specifications.*' The area cross hatched orange includes all of the property that is now being offered for sale. If interested parties wish to explore having this restrictive covenant removed they are asked to please come direct to speak with Richard Banks of G Herbert Banks.

**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 November 2024.





