



**8.32 ACRES OF PASTURELAND AND WOODLAND
AT GREAT WITLEY, WORCESTERSHIRE, WR6 6JU**

DESCRIPTION

The land at Great Witley lies to the south of the A443 and extends to approximately 8.32 acres (3.37 hectares) of pasture and woodland.

The land is well maintained with the northeastern side being woodland and the southwestern side largely pasture. The land may be of interest to buyers for equestrian or amenity purposes (subject to planning).

The land benefits from a natural water supply and has historically been used for horse grazing and cut for hay. The land is largely flat and is bordered by a mixture of stock netting and post and wire fencing.

SITUATION

The land lies to the south of the village of Great Witley, in the county of Worcestershire. The land is approximately 6.5 miles from the city of Worcester and benefits from excellent access to the A443.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Finals offers.

SPORTING AND MINERAL RIGHTS

The rights are included in the sale as far as they are owned.

SERVICES

There are no mains services connected to the property. Interested parties are encouraged to make their own enquiries.

ENVIRONMENTAL SCHEMES

The land is not included in any environmental schemes.

ACCESS

The land is accessed via a right of way over a track leading from the A443, there is gated access off this track at two points 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.

LOCAL PLANNING AUTHORITY

Malvern Hills District Council. Tel: 01684 862221



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.

TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession.

VIEWINGS

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

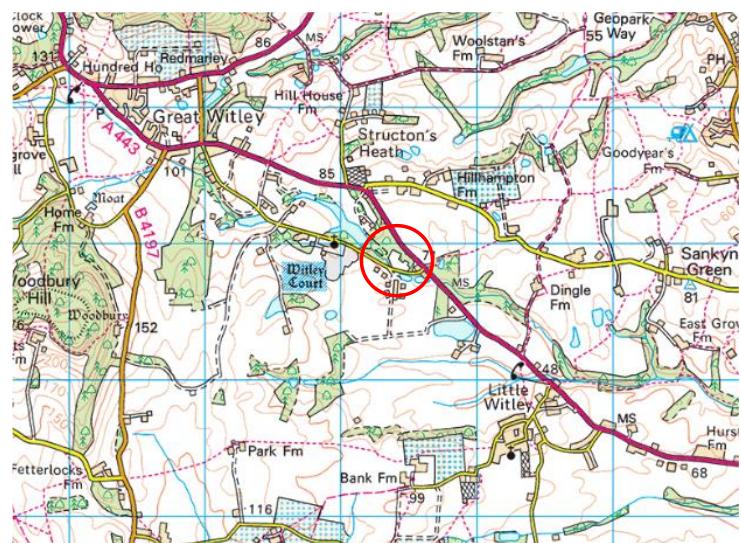
Please note that neither the vendor nor Carver Knowles can take responsibility for any loss or injury caused while carrying out a site visit.

DIRECTIONS

From Worcester: Proceed north along the A443 passing through the village of Hallow. Continue for approximately 6.2 miles and the access track to the land can be found on your left. Turn up this track and the land will be on the right as indicated by the Agents For Sale board.

what3words location: eyeful.motels.hillsides

Approximate postcode: **WR6 6JU**



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