



**2.55 ACRES OF PASTURELAND  
AT THE OXHEY, BUSHLEY, NR TEWKESBURY, GL20 6HP**

## DESCRIPTION

The land at The Oxhey lies to the south of the A438 and extends to approximately 2.55 acres (1.03 hectares) of pastureland. There is also a pole barn located at the northern edge of the property that measures approximately 50ft x 15ft.

The land is well maintained and is bordered on two sides by council-maintained roads and the third by neighbouring agricultural land. The land may be of interest to buyers for equestrian or amenity purposes (subject to planning).

The land benefits from a mains water supply and has historically been used for livestock 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 west of the town of Tewkesbury, in the county of Worcestershire. The land is approximately 16 miles to the south the city of Worcester and benefits from excellent access to the A438.

## 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

It is understood that a mains water supply is connected to the barn. 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 two sets of gates off the lane running up the west side of 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 Tewkesbury:** Proceed north along the A38 taking the first exit at the roundabout onto the Mythe Road. After approximately half a mile turn left crossing the river onto the A438. Continue for half a mile and the land can be found on the left as indicated by the Agents For Sale board.

**what3words location: desks.corrode.adverbs**

Approximate postcode: **GL20 6HP**



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