



69.68 ACRES (28.20 HA) OF PASTURELAND AT UPTON SNODSBURY, WORCESTER
AVAILABLE AS A WHOLE OR IN 2 LOTS

OVERVIEW

The land at Upton Snodsbury totals 69.68 acres (20.20 ha) and is offered for sale as a whole and in 2 Lots. The land is predominantly Grade 3 permanent pasture which has historically been used for grazing and forage production.

SITUATION

The land lies on the edge of the village of Upton Snodsbury in the county of Worcestershire. The land is approximately 13.8 miles northwest of the market town of Evesham and 6.7 miles south of the City of Worcester.

DESCRIPTION

The land at Upton Snodsbury totals 69.68 acres (20.20 hectares) of predominately permanent pasture. The property also benefits from a small woodland block of approximately 1.82 acres (0.74 ha) and a livestock handling area at the entrance to the property.

The pastureland is split into four parcels, with a large parcel of grazing land running along Bow Brook. The remaining parcels have been historically used for a mixture of grazing and forage production.

The land is well maintained and in good condition.

PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority however we understand that there have been no recent or outstanding planning applications. Upton Snodsbury benefits from a village hall, shop and post office, café and pub.

RIGHT OF WAY

The Property benefits from a right of way leading from the Worcester Road (A422) over a neighbouring property (Title HW186238).

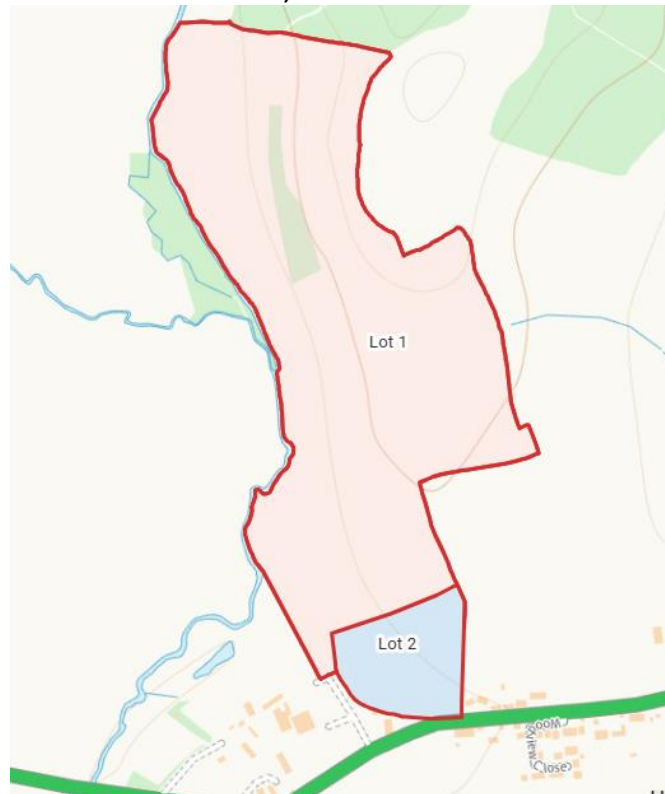
LOTING

Lot 1 – 63.08 acres

- Permanent Grass of 61.2 acres and woodland area of approximately 1.82 acres
- Sloping gently to the west
- Split into four fields
- **Guide Price - £475,000**

Lot 2 – 6.59 acres

- Land lying to the south of the property
- Roadside frontage to Worcester Road and adjacent to residential area
- If sold separately the purchaser of Lot 2 will be required to erect a livestock fence along the boundary to Lot 1
- Subject to development uplift provisions as detailed below.
- **Guide Price - £80,000**



TENURE

The property is offered Freehold with Vacant Possession upon completion.

FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

BOUNDARIES AND 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. The purchasers will be required to take on the liability for all boundaries.

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.

The property is subject to two public footpaths and one public bridleway that cross the property. All public rights of way run between the gated entrance to the property and its northern boundary. Footpath 500(C) runs from the property entrance along the western side of the property. Bridleway 560 (B) runs from the property entrance and connects to bridleway 559 (B) and footpath 563 (C).

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.

Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales.

UPLIFT CLAUSE

Lot 2 is to be sold with an existing Uplift Clause reserving a previous owner a 40% share of any uplift in value attributed to a development for anything other than agricultural uses. This clause expires in October 2047.

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.

SERVICES

There are no services connected.

LOCAL PLANNING AUTHORITY

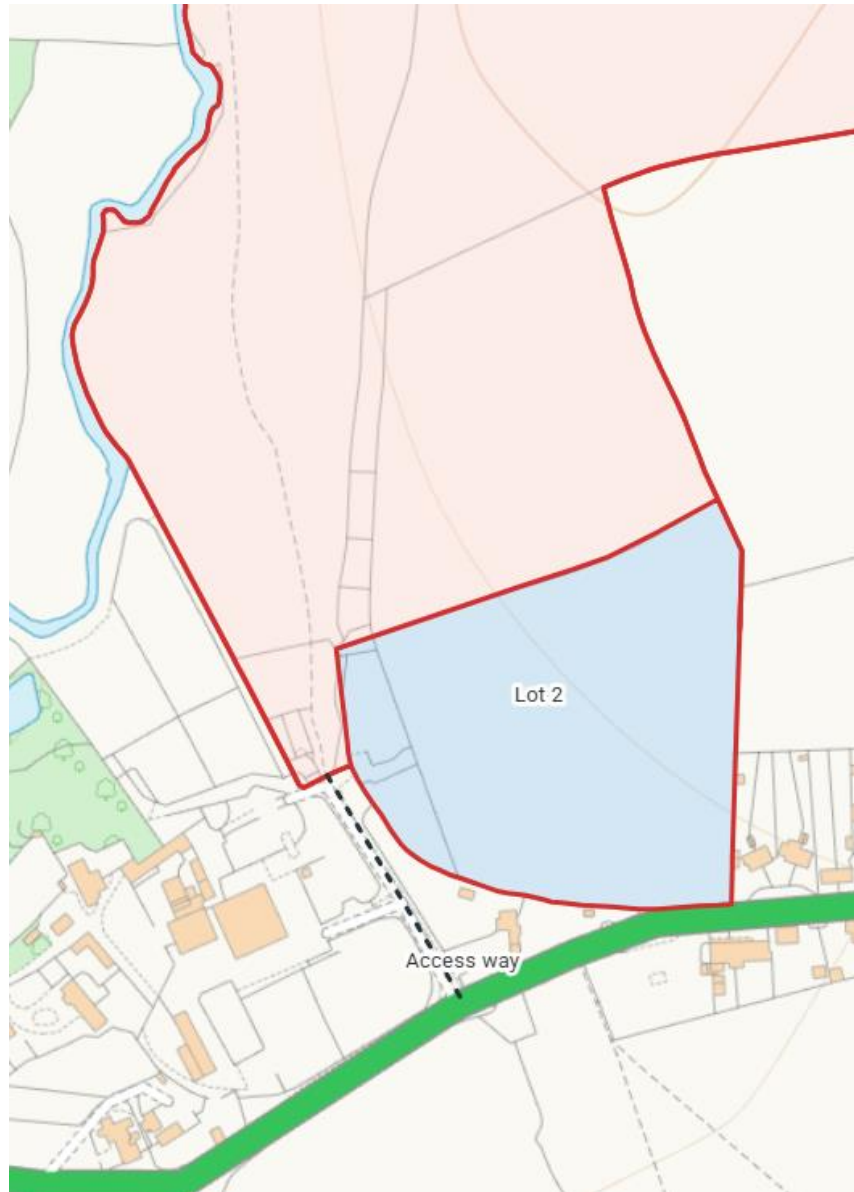
Wychavon District Council – 01386 565000

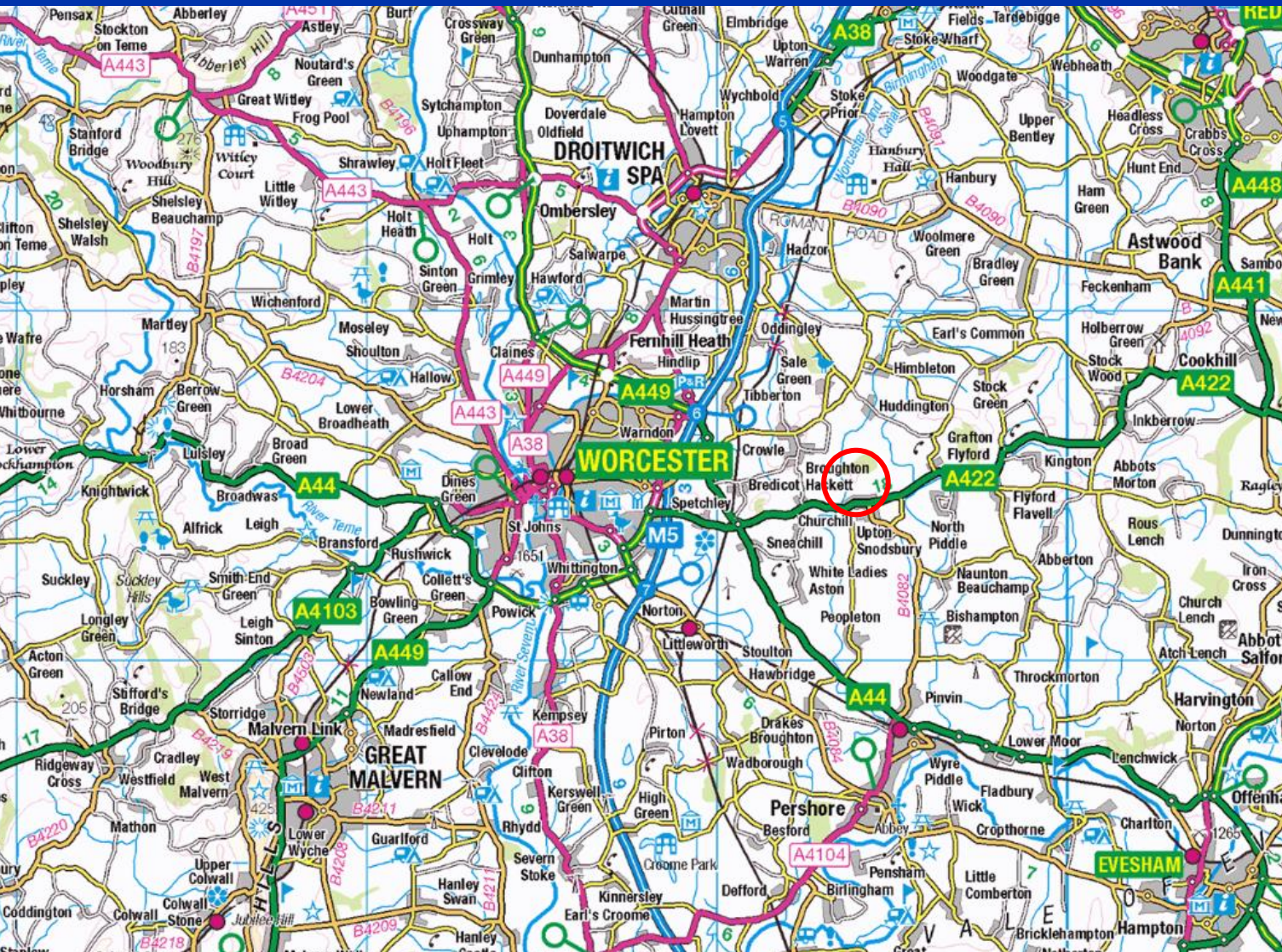
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VIEWINGS

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

Please note that Carver Knowles do not take responsibility for any loss or injury caused whilst carrying out a site visit.





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DIRECTIONS TO WORMINGTON:

From Worcester: Proceed east on London Road (A44) until you reach the roundabout connecting to the A4440. Take the first exit onto Swineherd Way (A4440). At the next roundabout take the third exit onto the A44 heading east and crossing over the M5. At the next roundabout, after crossing over the railway line, take the 2nd exit onto the A422. Continue for approximately 2 miles. The land will be on the left, assessed from Bow Wood Lane, as indicated by the Agents For Sale board.

What3Words– systems.buzz.golden
Nearest postcode: WR7 4NW

PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared March 2024.

