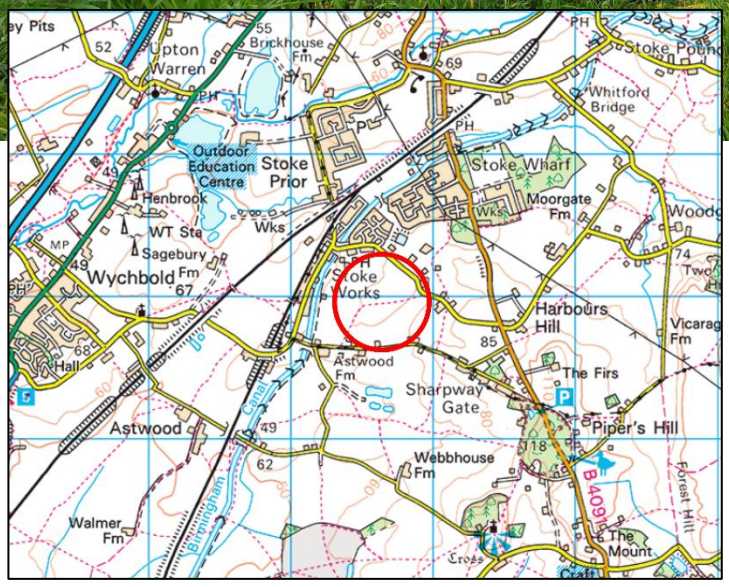
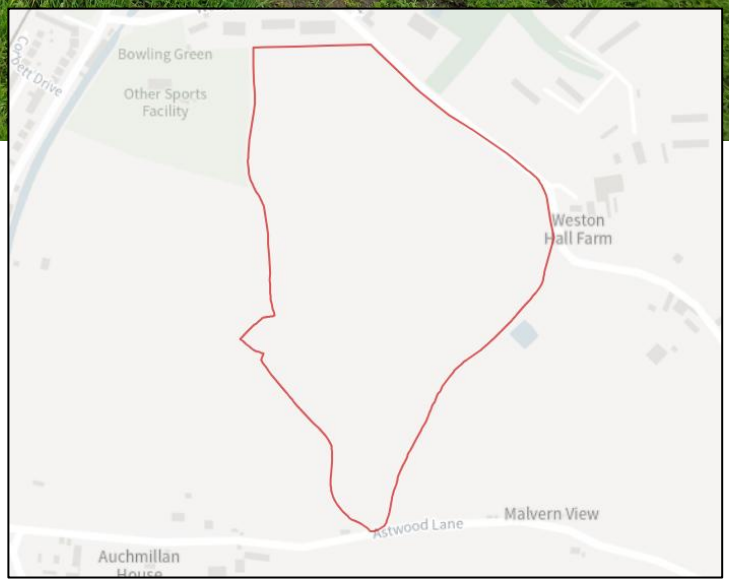






APPROX 41.35 ACRES OF GRADE 3 ARABLE LAND OFF WESTONHALL ROAD, STOKE PRIOR, B60 4AH

Guide Price: £413,500 Tel: 01684 853400

DESCRIPTION

The property comprises approximately **41.35 acres (16.73 hectares)** of productive Grade 3 arable land.

The land offers a substantial acreage, good accessibility and provides an attractive opportunity for farmers, neighbouring landowners and agricultural investors. It has historically been farmed in a conventional arable rotation.

The land is currently within the Bromsgrove Greenbelt.

SITUATION

The land occupies an edge-of-village rural position south of Stoke Prior with nearby access to the B4091.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Final offers. **The land will be marketed for a minimum of 4 weeks before offers will be considered.**

SERVICES

We understand that the land is not connected to mains services. Purchasers should make their own enquiries regarding the availability of water, electricity and other services.

ENVIRONMENTAL SCHEMES

It is understood that the land is not in any environmental schemes.

ACCESS

The land benefits from direct access from Westonhall Road.

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.

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.

Public footpath Stoke Prior 526(C) runs across the land.

PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority: Bromsgrove District Council.

TENURE AND POSSESSION

The property is offered Freehold with vacant possession upon completion.

DEVELOPMENT UPLIFT CLAUSE

The property is to be sold with an Uplift Clause reserving the vendor a 40% share of any uplift in value attributable to a development for anything other than agricultural use for a period of 30 years from the completion of the sale. "Development" shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent.

MINERAL RIGHTS

The mines, minerals, and mineral substances are excluded from the sale. More details are available from the selling agent upon request.

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 whilst carrying out a site visit.

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.

VENDOR'S SOLICITOR

Legal Services, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP.

DIRECTIONS

From Stoke Prior – Head south out of Stoke Prior on the B4091 Hanbury Road. Continue on this road for approximately 1.5 miles, then take a right-hand turn onto Westonhall Road. Follow this road for approximately 0.5 miles until you see the sales board on the left.

Nearest postcode: B60 4AH
What3Words: radar.ahead.tiles



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