



**APPROX 43.65 ACRES OF GRADE 2 ARABLE LAND
OFF STONEFORD LANE, BRETFORTON, WR11 7HG**

DESCRIPTION

The property comprises approximately **43.65 acres (17.66 hectares)** of productive Grade 2 arable land.

The land has been actively farmed and is currently in stubble following a recent wheat crop, demonstrating its established use as productive arable farmland.

The land offers a substantial acreage, good accessibility and provides an attractive opportunity for farmers, neighbouring landowners and agricultural investors.

SITUATION

The land occupies a readily accessible rural position at the end of Stoneford Lane, Bretforton.

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 off Stoneford Lane.

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 Bretforton 523 follows part of the eastern boundary of the land.

PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority: Wychavon District Council – www.wychavon.gov.uk or 01386 565565.

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.

VIEWINGS

The land is let under a FBT until 28 September 2026 and therefore interested parties must make an appointment with Carver Knowles prior to viewing the land. Any viewings can only be carried out from the public highway and the public right of way.

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 Bretforton – Head south on the B4035 Weston Road out of the village. Take the first right, Stoneford Lane. Continue to the end of the lane, with the land on the left as indicated by the agent's sales board.

Nearest postcode: WR11 7HG

What3Words: [savers.inched.paler](https://www.what3words.com/savers.inched.paler)



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