



**APPROXIMATELY 56.85 ACRES OF LAND, AVAILABLE AS A
WHOLE OR IN THREE LOTS
OFF CLAYFIELD ROAD, BRETFTON, WR11 7HS**

DESCRIPTION

The property is being sold as a whole or in three lots.

Lot 1 – Approximately 43.30 acres of Grade 2, productive arable farmland in a single block. Part of the land is within the flood zone but it has been used for regular winter cropping.

Lot 2 – Approximately 11.24 acres of permanent grassland in a single block, bordering the railway line to the north. Suitable for a range of uses, including equestrian and amenity use subject to obtaining any necessary consents.

Lot 3 – Approximately 2.31 acres of land currently in grass. It is understood there have been agricultural structures in the southern corner which is evident when viewing the land.

SITUATION

The land is situated to the north and south of the railway line and accessed from Clayfield Road in Bretforton, Worcestershire.

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

Each lot benefits from a right of access from Clayfield Road. If sold as individual lots, rights of access across Lot 2 would be granted for the benefit of the purchasers of Lots 1 & 3. Access to Lot 1 is over a mainline railway line. For more details, please contact the Agent.

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.

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.

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.

TENURE AND POSSESSION

The property is offered Freehold with vacant possession upon completion.

VENDOR'S SOLICITOR

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

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. It is understood that third parties have a right of access over parts of the access track.

No public rights of way cross the land.

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 currently let and therefore interested parties **must** make an appointment with Carver Knowles prior to viewing the land. Viewings can only be carried out on foot from the route marked with a brown line shown below. Lot 1 is accessed by crossing a mainline railway. Permission from the signal operator must be sought prior to crossing the railway line. Interested parties are advised that all viewings are undertaken entirely at their own risk and that viewing with children is not advised.

DIRECTIONS

From Evesham – From the A46 bypass around Evesham, take the B4035 Weston Road heading towards Badsey and Bretforton. After approximately 1.3 miles take the left hand turn onto Birmingham Road, signposted Bidford B4085. Continue for approximately 1.2 miles before taking a right hand turn onto Clayfield Road. Continue for 1.1 miles and the land will be on the left as indicated by the agent's sales board.

Nearest postcode: WR11 7HS

What3Words access point: [showrooms.daunting.imperious](https://www.what3words.com/showrooms.daunting.imperious)



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