



**7.96 ACRES LAND AT GRIT LANE,
LEIGH SINTON ROAD, MALVERN**

DESCRIPTION

A productive parcel of Grade 3 arable land extending to 7.96 acres in one field parcel. The land is located between Great Malvern and Leigh Sinton and accessed via a right of way over a track from the Leigh Sinton Road. Historically the land has been in an arable rotation but could lend itself to equestrian or amenity uses.

SITUATION

The land is located between Great Malvern and Leigh Sinton. The land is accessed via a Right of Way from the Leigh Sinton Road (B4503) shown in brown on the plan.

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.

SERVICES

There are no mains services connected to the land. Interested parties are invited to make their own enquiries.

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The Landowner does not hold any BPS entitlements for the land and the land is not in any Environmental Schemes.

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 wayleaves 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 land is accessed by a right of way. There is a public footpath that crosses the land.

VIEWINGS

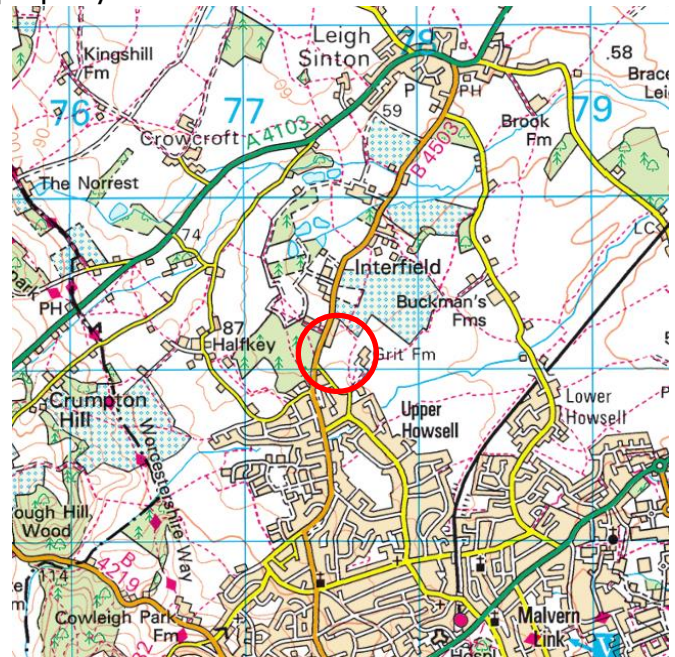
The land may be viewed during daylight hours with a set of particulars after first registering your interest with the Selling Agent. Purchasers enter the land entirely at their own risk.

UPLIFT CLAUSE

The land will be sold subject to an uplift clause reserving a 30% share of any uplift in value attributable to a development for anything other than agricultural or equestrian uses for a period of 30 years from the completion of the sale. The uplift clause would be triggered by the grant of planning consent for any non-agricultural use and apply to each and every consent for the term.

DIRECTIONS

The approximate postcode for the land is **WR14 1UT**. The What3Words location is **jigsaw.swooned.line**. From Malvern, following A449 north towards Great Malvern. Continue along the B4503 (Newton Road – Leigh Sinton Road). Continue until you pass the turning for Grit Lane on your right hand side. After the Grit Lane turning continue for approximately 300 m before turning into the lay-by/pull-in in front of the residential properties. The right of way to access the land is then along the hardcore track between the last property and orchard.



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Regulated by

