



**26.25 ACRES LAND AT BREDONS NORTON  
TEWKESBURY**

## DESCRIPTION

The land extends to approximately 26 acres of prime Grade 2 arable land, it has been used most recently for growing winter wheat but spring onions have been grown in the past. The land is divided into two parcels by the main access track. The parcels extend to approximately 15.40 acres and 9.60 acres with the remaining area consisting of tracks and the irrigation pond.

## SITUATION

The land is conveniently located off the B4080 Bredon/Eckington road, about halfway between Pershore and Tewkesbury. The land is located approximately 1 mile outside of the hamlet of Bredons Norton. Junction 9 of the M5 is located approximately 5.5 miles to the south west of the land.

The land benefits from two accesses onto the B4080.

## 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.

## SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

## SERVICES

The land benefits from an irrigation pond and abstraction licence.

## BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register for the purpose of the Basic Payment Scheme. BPS entitlements are not included in the sale.

## 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.

Nortonside Farm benefits from a right of way over the northern access track.



## LOCAL PLANNING AUTHORITY

Wychavon District Council. Tel: 01386 565000

## TENURE AND POSSESSION

The property is offered Freehold. Vacant Possession will be available from the end of August onwards after the current crop is harvested and the current Tenant has vacated.

## DEVELOPMENT 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 date of completion. The overage will be payable on the grant of each and every non-agricultural or equestrian planning consent for the 30 year term.

## VIEWINGS

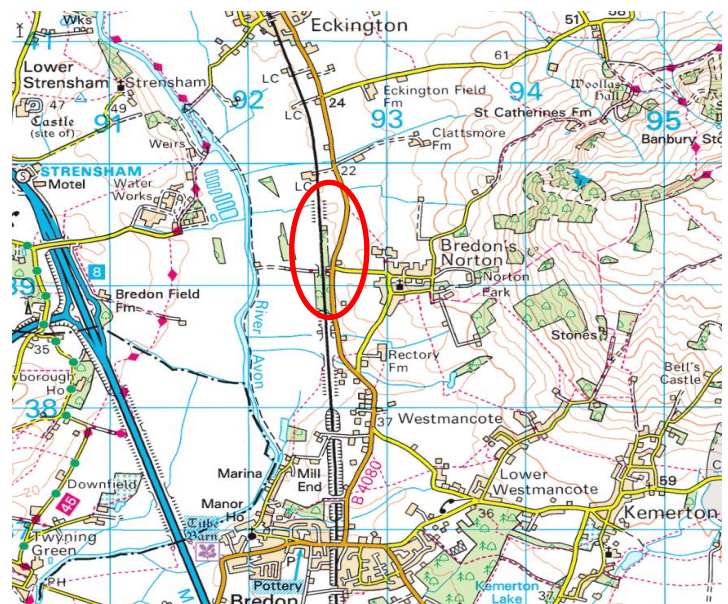
The property may be viewed during daylight hours with a set of sales particulars after first registering your interest with Carver Knowles.

## DIRECTIONS

**From Tewkesbury:** Take the B4080 (Bredon/Tewkesbury Road) for 3.5 miles before turning left in Bredon onto the Moreton Lane. Continue on the Moreton Lane for 1.5 miles and the land is located on your left indicated by the Agents For Sale board.

Approx postcode: **GL20 7HD**

**What3Words: likewise.cheerily.existence**



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