



**APPROX 45 ACRES ARABLE & 32 ACRES OF GRASSLAND
AT HEATH HILL FARM, UPTON, WR8 0RQ TO LET
– 6 MONTHS GRAZING / CROPPING LICENCE**

DESCRIPTION

The land extends to approximately 78.17 acres (31.64 ha) of arable and pasture land and is being let as a whole or split into two lots (the arable and the pasture).

The arable land is approximately 45 acres of prime Grade 3 land split into three parcels. Two of these parcels are left fallow but have been used to grow wheat and maize in the past. The remaining parcel is laid to grass.

Additionally, there is a good block of productive permanent pasture extending to approximately 32 acres. The land is gently undulating, sloping down to the water meadows which run along Longdon Brook.

It is understood that a water connection is available to the grazing land but a licensee would need to install a sub-meter.

Access to the land is from an unnamed road off the B4211. If the arable land is let separately, there will be a right of access along a track through the pasture land.

SITUATION

The land is situated just 1 mile outside of Longdon and is located on the road between Queenhill and Heath Hill in the county of Worcestershire. There is good access from the road.

LETTING OPPORTUNITY

The land is available on a 6-month Grazing / Cropping Licence.

LICENSE FEE

Interested parties are invited to make an offer for the land by 12pm on the 20th April 2023 by writing on the form attached.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

A right of access will be reserved for the shoot to access woodland and game cover. The main parcel of game cover is central to the land between the pastureland and the arable land. It is shown as a non-hatched triangular piece of land on the particulars map.

Three public footpaths cross the land.

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SERVICES

We are advised that there is mains water connected to the largest permanent grass field, however, a sub meter will need to be installed by the licensee.

BOUNDARIES & AREAS

As per the plan provided, the licensee shall be deemed to have full knowledge of the boundaries.

LAND SCHEDULE

| Field Number | Hectares | Acres | Use |
|--------------|--------------|--------------|-----------------|
| 6673 | 4.93 | 12.17 | Arable |
| 6845 | 4.29 | 10.60 | Arable |
| 5434 | 2.46 | 6.09 | Permanent Grass |
| 7725 | 2.25 | 5.55 | Permanent Grass |
| 8655 | 8.49 | 20.97 | Permanent Grass |
| 0369 | 9.22 | 22.79 | Arable |
| Total | 31.64 | 78.17 | |

VIEWINGS

The property may be viewed during daylight hours with a set of letting particulars once you have registered your interest with the Letting Agent.

DIRECTIONS

From Tewkesbury head towards Long Green on the A438. Take the right hand turn signposted 'Upton, B4211 & Longdon'. Continue on the B4211 through the village of Longdon until you reach a turning on the right signposted Queenhill. The land is situated on the right hand side approximately half a mile along this road. Approx. postcode: **WR8 0RQ**. what3words location: **closes.bluff.spray**



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