

**13.57 ACRES OF PASTURE LAND
AT BREDONS NORTON, WORCESTERSHIRE**

DESCRIPTION

A block of permanent pasture extending to approximately 13.57 acres (5.49 ha), split into two large grazing paddocks and several smaller paddocks. The land has been used for equestrian and sheep grazing in recent years.

The land is classified as a mix of Grade 2 and Grade 3 on the Agricultural Land Classification Map. It is largely flat and bordered by mature hedgerows with an access track running up one side of the land. The land is within the Cotswold Area of Outstanding Natural Beauty.

SITUATION

The land lies north-west of the village of Bredons Norton, close to the village of Eckington and is accessed from the B4080 Tewkesbury Road leading from Bredon to Pershore. Access is through a five-bar gate.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Finals offers.

SERVICES

It is understood that no services are currently connected to the land. We are advised that there is a right to connect into the adjoining property mains water supply.

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.

TENURE AND POSSESSION

The property is offered Freehold and vacant possession will be granted upon completion of the sale.

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.

We are advised that the land benefits from a right of way in the north western corner over Lower Clattsmore Farm.

We are advised that there is a Gas main on the land and a restrictive covenant that prevents building on the land hatched grey in the below plan



SPORTING AND MINERAL RIGHTS

The rights are included in the sale.

LOWER CLATTSMORE FARM

We are advised that the adjoining property, Lower Clattsmore Farm is also available for sale through Hughes Sealey. The combined purchase provides the potential to create a 13ac Smallholding in a sought after area at the foot of Bredon Hill.

VIEWINGS

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

LOCAL PLANNING AUTHORITY

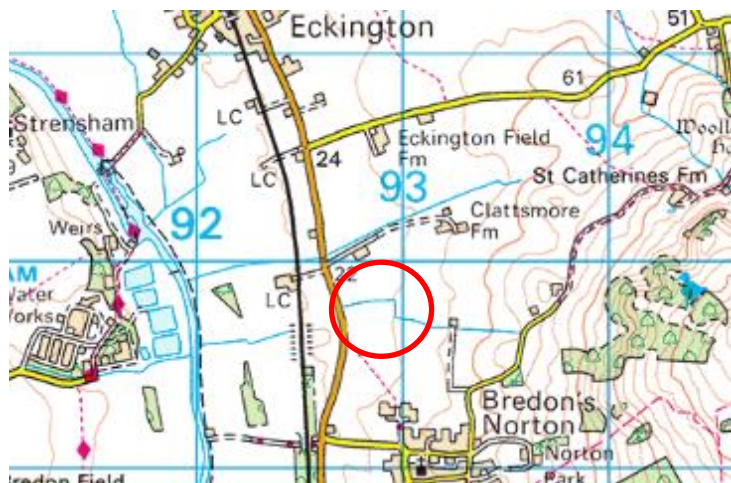
Wychavon District Council - 01386 565000

DIRECTIONS

From Pershore: Leave Pershore on the B4104 towards Upton on Severn. Stay on the B4014 for approximately 1.5 miles before turning left onto the B4080, Eckington Road. Continue on the B4080 through the village of Eckington, when leaving the village continue for approximately 0.5 miles and the land will be on the left indicated by the Agents For Sale board.

From Bredon: Leave Bredon on Moreton Lane (B4080) heading north. After approximately 2.4 miles the land will be on the right indicated by the Agents For Sale board.

what3words location – [neck.steps.calibrate](https://www.what3words.com/location/neck.steps.calibrate)



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PLEASE NOTE:

Neither Carver Knowles nor any joint agents have tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspections or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared May 2023.

