



**9.79 ACRES OF PASTURE LAND
AT BIRLINGHAM, PERSHORE, WORCESTERSHIRE
AVAILABLE AS A WHOLE OR IN TWO LOTS**

Guide Price: £100,000 as a whole **Tel: 01684 853400**

Lot 1 – 3.77 ac £40,000

Lot 2 – 6.02 ac £60,000

DESCRIPTION

The land lies near to the village of Birlingham in Worcestershire and extends to approximately 9.79 acres (3.96 ha).

The land is flat and is bordered by mature hedgerow boundaries and post and wire fencing. It is currently split into 2 – 3 paddocks and has most recently been used for grazing.

The land has been used for agricultural purposes but may be suitable for equestrian or amenity purposes (subject to planning). The land is classified as Grade 1 / 2 on the Agricultural Land Classification Maps and has historically been used for vegetable growing. There are no public rights of way which cross the land.

SITUATION

The land lies close to the village of Birlingham along Berwick Lane which is a no-through road. Access is at the end of Berwick Lane. From this point, the lane becomes a single track which in turn becomes a footpath.

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.

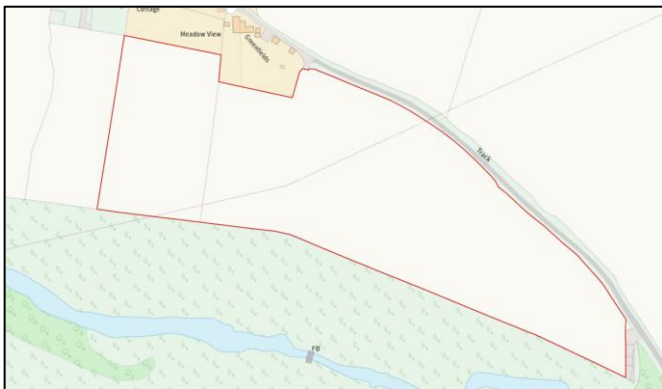
LOTING

The land is available as a whole or in two lots.

Lot 1 – 3.77 acres £40,000

Lot 2 – 6.02 acres £60,000

Whole - £100,000



If the property is sold as two lots, the purchasers will be jointly responsible for erecting a fence to the specification agreed between both parties along the boundary line within 28 days of completion. The purchasers are to each pay 50% of the fencing costs.

If the property is split the purchaser of Lot 2 will be granted a right of access in order to access the land.

SERVICES

We are advised that mains water is connected to Lot 1. The purchaser of Lot 2 will have the right to install a sub-meter should they wish and they will be responsible for any installation costs. We are not aware of any other services connected to the land.

LOCAL PLANNING AUTHORITY

Wychavon District Council – 01386 565000

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.

SPORTING AND MINERAL RIGHTS

The rights are included in 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.

TENURE AND POSSESSION

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

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 Pershore: Take the A4014 out of Pershore towards Upton on Severn. Turn left onto the B4080 Eckington Road. After approximately ¼ mile turn left signposted Birmingham Village Only. After approximately 0.4 miles at the church cross turn right onto Broadway. After a further ½ miles turn right onto Grange Road (by the post box). Continue for approximately 200 yards and turn right onto Berwick Lane. Continue for approximately 200 yards past the residential properties and the land will be found on the right hand side as indicated by the agents for sale board.

what3words location – **relishing.causes.trend**

Approx postcode: **WR10 3AD**



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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.



Regulated by

