



**APPROX. 88.10 ACRES OF GRADE 3 ARABLE LAND  
WITH PLANNING CONSENT FOR A GRAIN/MACHINERY STORE  
AT ROBERTS END (A438), LONG GREEN, WORCESTERSHIRE**



## DESCRIPTION

A productive block of Grade 3 arable land extending to approximately 88.10 acres (35.65 ha) with full planning consent to build a grain/machinery store and agricultural access track. The majority of the land is currently down to maize but in recent years has been used for combinable cropping. There is one access into the land from the A438. The northern parcel of land borders the M50.

## SITUATION

The land lies off the A438, just before Roberts End Lane between Upper Pendock and Long Green. The town of Tewkesbury, providing access to the M5 motorway network, lies approximately 4.3 miles to the east.

## 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

We are advised there are no mains services connected to the land but that mains water is available in the locality. Interested parties are to make their own enquiries.

## BASIC PAYMENT / AGRI-ENVIRONMENT SCHEMES

The land is not being sold with the benefit of any Basic Payment Scheme claim history. The land is currently within a Mid-Tier Countryside Stewardship (CS) scheme. Further details available from Carver Knowles. The CS scheme can either be terminated or transferred to the Purchaser.

## 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.

Field Ref.	Area (Ha)	Area (Acres)
SO8334 8858	4.29	10.60
SO8334 6753	3.10	7.66
SO8334 9536	7.10	17.54
SO8434 1418	3.02	7.46
SO8334 9121	1.80	4.45
SO8334 9212	3.45	8.52
SO8433 1199	5.10	12.60
SO8334 8701	2.35	5.81
SO8333 9590	5.44	13.45
<b>Total</b>	<b>35.65</b>	<b>88.10</b>

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

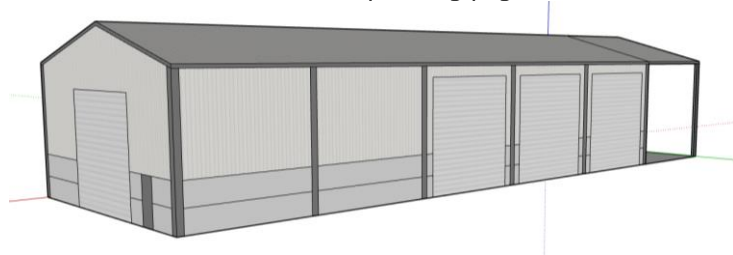
The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, 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. There are a number of public footpaths that cross the land.

## TENURE & POSSESSION

The property is offered Freehold. Vacant Possession will be available after the current maize crop is harvested.

## AGRICULTURAL BUILDING & ACCESS TRACK

Planning consent was granted by Malvern Hills District Council on the 28<sup>th</sup> March 2023 under reference M/23/00142/FUL for the erection of a grain/machinery storage building and construction of a hardcore agricultural access track. The proposed building measures 120 ft (36.57m) x 40 ft (12.19m) with an eaves height of 20 ft (6.09m) and a ridge height of 25 ft (7.72m). The proposed building is shown below. It has five enclosed bays with one open bay. The new hardcore track from the access is 230 m long and 2.4 m wide. Please see MHDC's planning pages for full details.



## LOCAL PLANNING AUTHORITY

Malvern Hills District Council (MHDC) Tel: 01684 862221.

## VIEWINGS

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

## DIRECTIONS

**From Tewkesbury:** Proceed north along the high street before turning left at the mini roundabout onto the Mythe Road / A38. Turn left towards Ledbury A438 and cross the Mythe Bridge. Continue for approx. 3.3 miles. The land will be on your right as indicated by the Agents for Sale board.

what3words Access location – [lively.crumples.cargo](https://www.what3words.com/#!/lively.crumples.cargo)

Approx postcode: **GL19 4QJ**



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Details prepared July 2023.

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