



**32 ACRES OF ARABLELAND AND PASTURELAND
AT WHITTINGTON, WORCESTERSHIRE, WR5 2RW**

DESCRIPTION

The land at Whittington lies to the south of the city of Worcester and extends to approximately 32.77 acres (13.26 hectares) of predominantly arable land.

The land is well maintained set within a ring fence and bordered by mature hedgerows. The arable land extends to 29.37 acres (11.88 hectares) and has been in a productive rotation.

The pastureland comprises two separate parcels extending to 2.02 acres (0.82 hectares), benefiting from additional access via a hard core track, suitable for livestock or animal grazing. 0.61 acres (0.25 hectares) of which is scrub land.

The scrub/woodland to the North of the arable land extends to 1.38 acres (0.56 hectares) creating a rich mosaic of habitat.

SITUATION

The land lies to the south of the city of Worcester, in the county of Worcestershire. The land lies west of junction 7 of the M5 and south of the A4440.

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 as far as they are owned.

SERVICES

A mains water connection services the property, however this has not been tested. Interested parties are encouraged to make their own enquiries.

ENVIRONMENTAL SCHEMES

The land is not included in any environmental schemes.

ACCESS

The land is accessed via a right of way over a track and railway leading from Crookbarrow Road, there is gated access off this track directly onto the property.

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.

LOCAL PLANNING AUTHORITY

Wychavon District Council. Tel: 01386 565 565



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.

UPLIFT CLAUSE

The land is to be sold with an Uplift Clause reserving the vendor a 30% share of any uplift in value attributable to a development for anything other than agricultural uses for a period of 20 years from the completion of the sale

"Development" shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent. The vendors are willing to consider offers subject to no uplift clause.

TENURE AND POSSESSION

The property is offered Freehold with Vacant Possession.

VIEWINGS

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

Please note that neither the vendor nor Carver Knowles can take responsibility for any loss or injury caused while carrying out a site visit.

DIRECTIONS

From Worcester: Proceed west towards Crookbarrow Way/A440. At the roundabout, take the first exit onto Norton Road. In 0.5 miles at the next roundabout, take the first exit onto Crookbarrow Road. In 0.5 miles turn left onto Brockhill Road. The access track will be immediately on your right.

what3words location: [research.chop.comply](https://www.what3words.com/research.chop.comply)

Approximate postcode: **WR5 2RW**

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