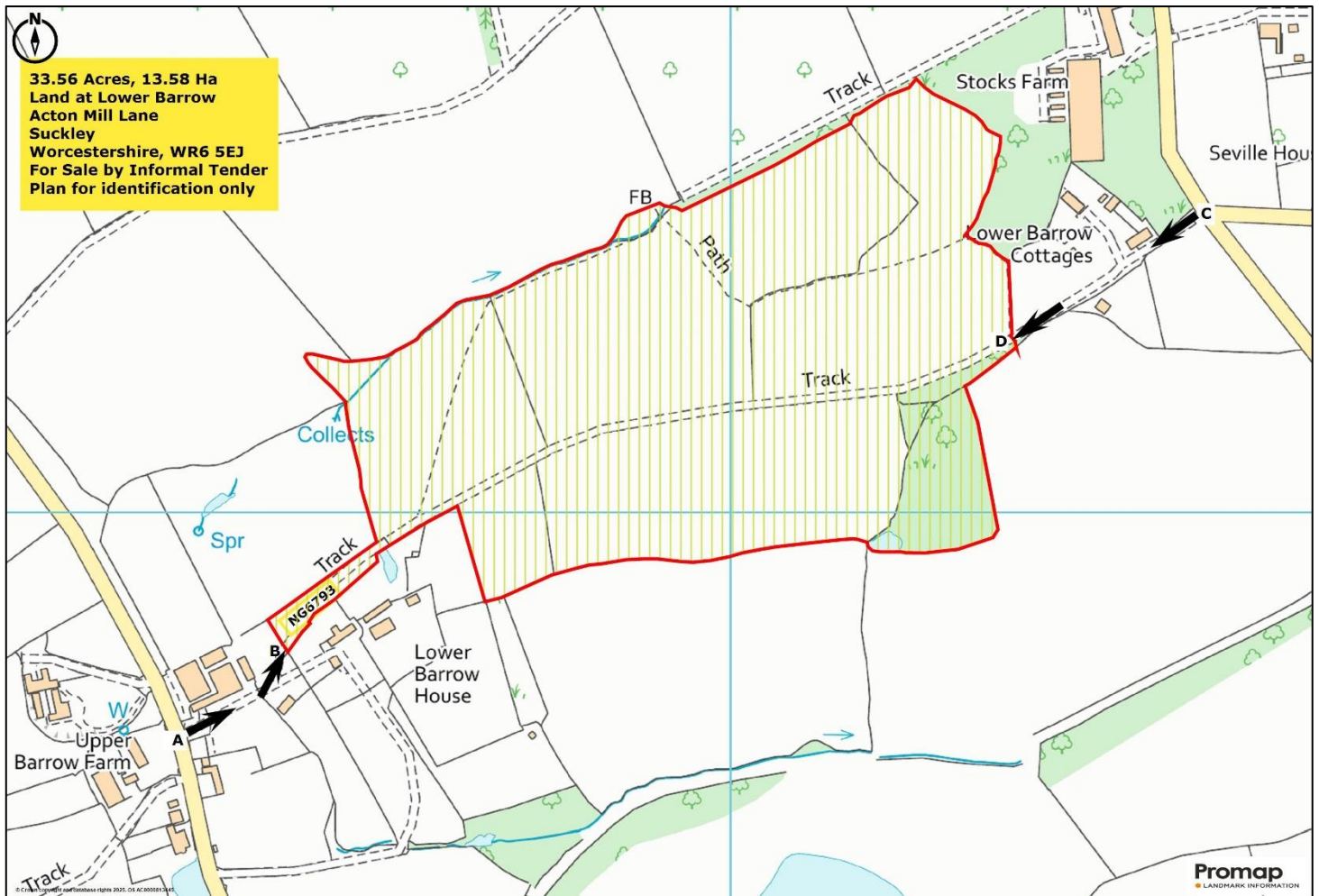




LAND AT LOWER BARROW, ACTON MILL LANE, SUCKLEY, WORCESTERSHIRE, WR6 5EJ

About 33.56 Acres, 13.58 Hectares.

A fertile block of grade 2 land, amenity woodland and two ponds.



For Sale by Informal Tender as a Whole

Tender Closing Date – 12 Noon on Friday, 23rd May 2025

GUIDE PRICE: OFFERS OVER £400,000.

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Approximate Distances (miles)

Bromyard - 6, Malvern – 5

Directions

From Bromyard, take the A44 east, turn right onto B4220 (Malvern), at Acton Green, turn left for Suckley and follow the lane for 1 mile, turn right onto Acton Mill Lane and proceed for 0.5 mile and the access track to the land is on the left (WR6 5EJ). **What3words: ///podcast.chairing.dumplings.**

From Malvern take the B4129 to Storridge and turn left onto the A4103, proceed for 0.9 mile and at Stiffords Bridge turn right for Suckley and follow the lanes for about 2 miles and the access track to the land is on the left leading past Lower Barrow Cottages, (WR6 5EQ).

What3words:///swells.lentil.shifters.

Situation and Description

The land is situated amidst attractive rolling countryside within the renowned highly fertile hop and fruit farming area of Suckley. The land comprises of a ring-fenced block of mainly level productive grade 2 grassland and suitable for arable/root/top/soft fruit cropping. The land has an easterly facing aspect and rises gently up from 80m to about 95m. The land is mostly contained within five fields with some strong hedged boundaries and some oak and ash trees providing ample shade and shelter for livestock. A pool (FB) lies against the northern boundary. To the southeast corner is about 2 acres of amenity oak and ash woodland with holly trees, a carpet of bluebells and primrose and a duck flighting pond.

Services

Metered mains water (shared) connected to two field troughs (see contract). A 3-phase overhead electricity line crosses over the land.

Nitrate Vulnerable Zone (NVZ)

The land is not within a NVZ.

Timber, Sporting and Mineral Rights

So far as they are owned these are included in the sale.

Basic Payment Scheme and Countryside Stewardship

The land is not in a Countryside Stewardship or a Sustainable Farming Incentive agreement. No delinked BPS payments are included. Rural Payments Agency – Tel: 03000 200 301

Easements, Wayleaves and Rights of Way

The land has vehicular rights of way leading off the public highway from both the west and the east (see A -> B & C -> D on plan). Public footpaths cross over the land. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

Natural Capital, Carbon Sequestration, Biodiversity Net Gain

The land may offer some investment potential.

Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey and Land Registry Title data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining boundaries nor the ownership thereof.

Planning Uplift

An overage of 25% for 25 years will be included on planning consents for a change of use to residential, commercial (excluding agricultural/private equestrian) or renewables.

Restrictive Covenant

A restrictive covenant in perpetuity in favour of Lower Barrow Kiln will be applied to **NG6793 only**, restricting the use to grazing and access. No stables, agricultural buildings or change of use will be permitted on NG6793 without the consent of Lower Barrow Kiln owner and successors.

Local Authority

Malvern Hills District Council - Tel: 01684 862151

Method of Sale

The property is for sale by informal tender with best offers invited on the Official Tender Form (available on request from the Selling Agents) from proceedable applicants on or before the closing date at **12 noon on Friday, 23rd May 2025**.

Tenure, Possession and Completion

Freehold – Part of LR Title HW186166. Vacant possession on completion on 18th July 2025 (or earlier).

Anti-Money Laundering

The Money Laundering Regulations 2017 require **all bidders** for the property to include certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) and proof of funding with their Tender Form – please contact the Agents for further information.

Vendor's Solicitors

Knights, 9-10 The Tything, Worcester, WR1 1HD.
Tel: 01905 896321 – Contact: Tony Gibb.
Email: tony.gibb@knightsplc.com

Viewing

Contact Nick Champion – Tel: **01584 810555**
Ref: **NIC1277** – Email: info@nickchampion.co.uk

View all of our properties for sale or to let at:
www.nickchampion.co.uk

Photographs & Particulars: April 2025. N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.



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