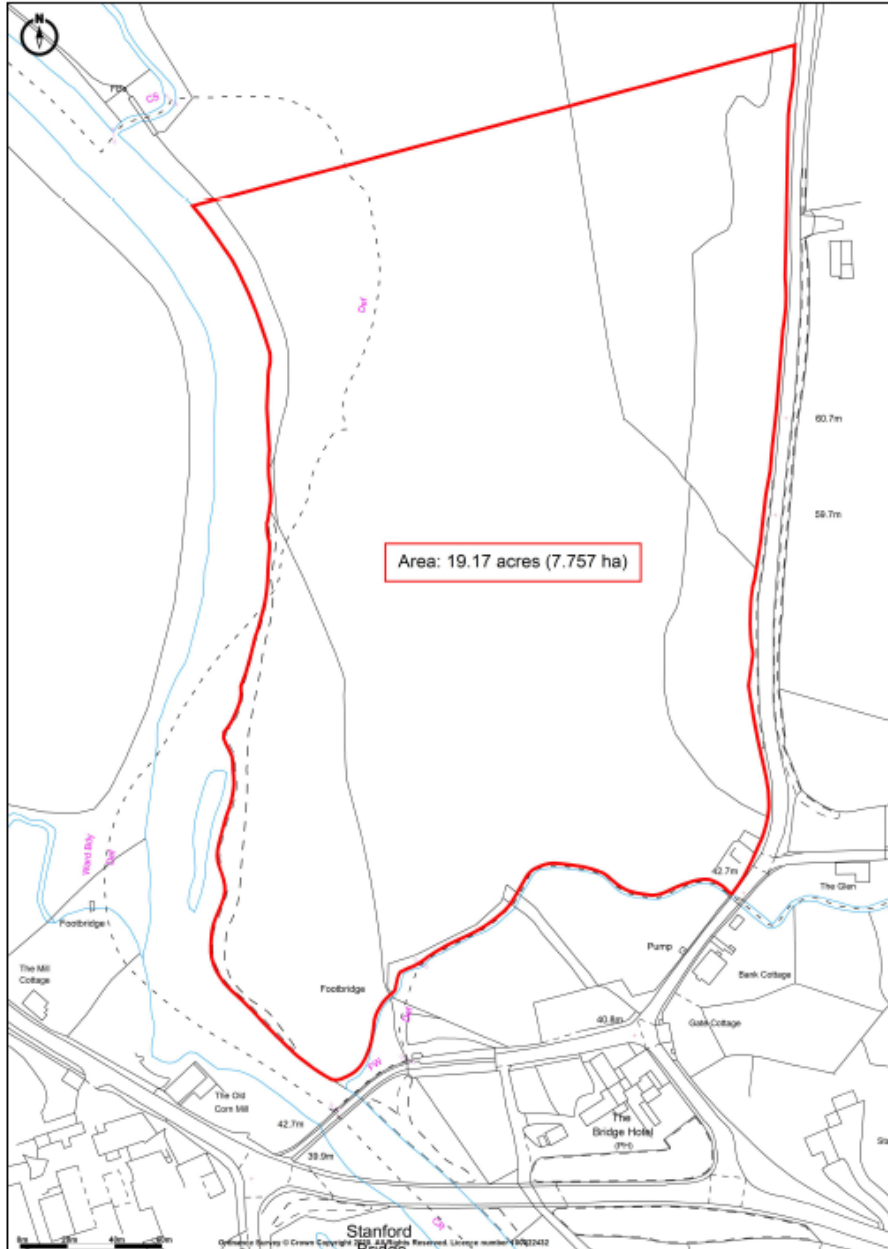




LAND AT STANFORD BRIDGE, WORCESTERSHIRE, WR6 6RU

ABOUT 19.17 ACRES – 7.757 HECTARES

A FERTILE BLOCK OF GRADE 2 RIVERSIDE PASTURE LAND



Promapv2
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:2500, Paper Size - A4

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £125,000 + (£6,500 + per acre)

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Stourport – 8.2 miles, Tenbury Wells – 9.1 miles,
Bromyard – 9.5 miles, Bewdley – 10.2 miles,
Worcester – 13.8 miles.

DIRECTIONS

From Worcester take the A443 in the direction of Tenbury Wells. In Great Witley turn left onto the B4203 signed Bromyard, and follow the road for 2.3 miles before turning right onto the road signed Stockton and The Bridge Hotel. The entrance to the land is on the left after 0.1 mile as indicated by a Nick Champion 'For Sale' board.

SITUATION

The land has frontage to the lane and borders the River Teme on its western edge.

THE LAND – 19.17 ACRES – 7.757 HECTARES

The land is a mainly level fertile Grade 2 grazing and mowing field which would also ideally suit arable cropping. A separate paddock/amenity land rises up to the road and provides dry runback for livestock. Substantial stretches of the field boundaries are newly fenced and a catching/loading pen is set to the side of the field entrance.

SERVICES

The land has access to natural water for stock drinking purposes and mains water is believed to be available within the vicinity. Purchasers are advised to make their own enquiries about the availability of mains services.

FISHING RIGHTS

The fishing rights are not included in the sale and the owners of the fishing rights have a 10 feet wide pedestrian access way along the river bank for fishing and vehicular access for maintenance (tbv).

BASIC PAYMENT SCHEME

The land is registered and eligible for the Basic Payment. 7.77 Non SDA entitlements will be taken to in addition to the purchase price at a cost of £150 per entitlement (£1,165.50). Rural Payments Agency - Tel: 03000 200 301

BOUNDARIES

It is believed that the field boundaries belong to the land.

DRINKING WATER SAFEGUARD AND NITRATE VULNERABLE ZONES

The land is situated within a Drinking Water Safeguard Zone for Surface Water but not for Ground Water. The land is not currently within a Nitrate Vulnerable Zone.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

All prospective purchasers are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor. A public footpath crosses over the land.

TENURE

Freehold – Vacant possession on completion.

RESTRICTIVE COVENANTS/OVERAGE

The land is subject to a time limited overage and a restrictive covenant, further details available from the Solicitors on request.

METHOD OF SALE

The land is for sale by private treaty at a guide price of £125,000 + for the whole (£6,500 + per acre).

SOLICITORS

Mason Baggott & Garton Solicitors
13/19 Wells Street, Scunthorpe, North Lincolnshire, DN15 6HN
Contact: Richard Mason – Tel: 01724 868611
E-mail: richardmason@lawlincs.co.uk

VIEWING

By appointment with the sole selling Agents:-
Nick Champion - Tel: 01584 810555
E-mail: info@nickchampion.co.uk
Ref: NIC989

View all of our properties for sale or to let at: -

www.nickchampion.co.uk

Photographs taken: 20th August 2020

Particulars prepared: August 2020



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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.