



**Land off Birmingham Road (B4085),
Blackminster, Evesham, WR11 7TD**

BK | Bruton
Knowles

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A rare opportunity to acquire 34.74 acres of land with the benefit of planning consent for the erection of a stable block and associated works.

- Evesham—3.8 miles
- Cheltenham—18.8 miles
- Worcester— 19.1 miles
- Birmingham—33.7



LOCATION

The land is located on the outskirts of Blackminster, a Hamlet in Worcestershire. It is located directly off the B4085 which provides further network links to the A44 and A46, connecting Evesham and Stratford upon Avon. The M5 is accessible at junction 9, lying 13.9 miles west. The M40 can also be accessed from junction 15, which lies 24.5 miles to the north east of the land.

DESCRIPTION

The land comprises of 34.74 acres of pasture land, bound by mature hedgerows and post and rail fencing. It is accessed via a privately owned hard standing track, directly off the Birmingham Road.

According to the agricultural classification maps, we understand the land to consist of Grade 3 productive land and lies over lime-rich loamy and clayey soils, with slightly impeded drainage.

The access track to the property is a restricted byway. There are public footpaths over the land.

Severn Trent Water have an easement over the track to access their treatment plant.

AGRI ENVIRONMENTAL SCHEMES

The land is subject to a Countryside Stewardship agreement until the 31st December 2024. Any purchaser must comply with the agreement.

SERVICES

We understand the land to be connected to mains water. Potential purchasers should undertake their own searches to confirm this.

PLANNING CONSENT

Wychavon District Council have granted planning consent under reference W/23/00895/FUL on 15th August 2023 for the erection of a standard Monarch Equestrian stable block, associated hardstanding and boundary post and rail fencing.

OVERAGE CLAUSE

The land is subject to a proposed overage clause and is currently subject to an overage clause of 30% for 30 years for any non agricultural/equestrian use.

LEGAL COSTS

Each party is responsible for their own legal costs. Please note there is a buyer's premium of £750 plus VAT payable by the purchaser to Bruton Knowles in addition to the purchase price.

VAT

The property is not elected for VAT.

TENURE

The land is for sale freehold with vacant

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such

possession. We understand part the land is unregistered.

VIEWINGS

Viewing will be strictly by appointment only with Bruton Knowles as the sole selling agents.

HEALTH AND SAFETY

Given the potential hazards of a working farm, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

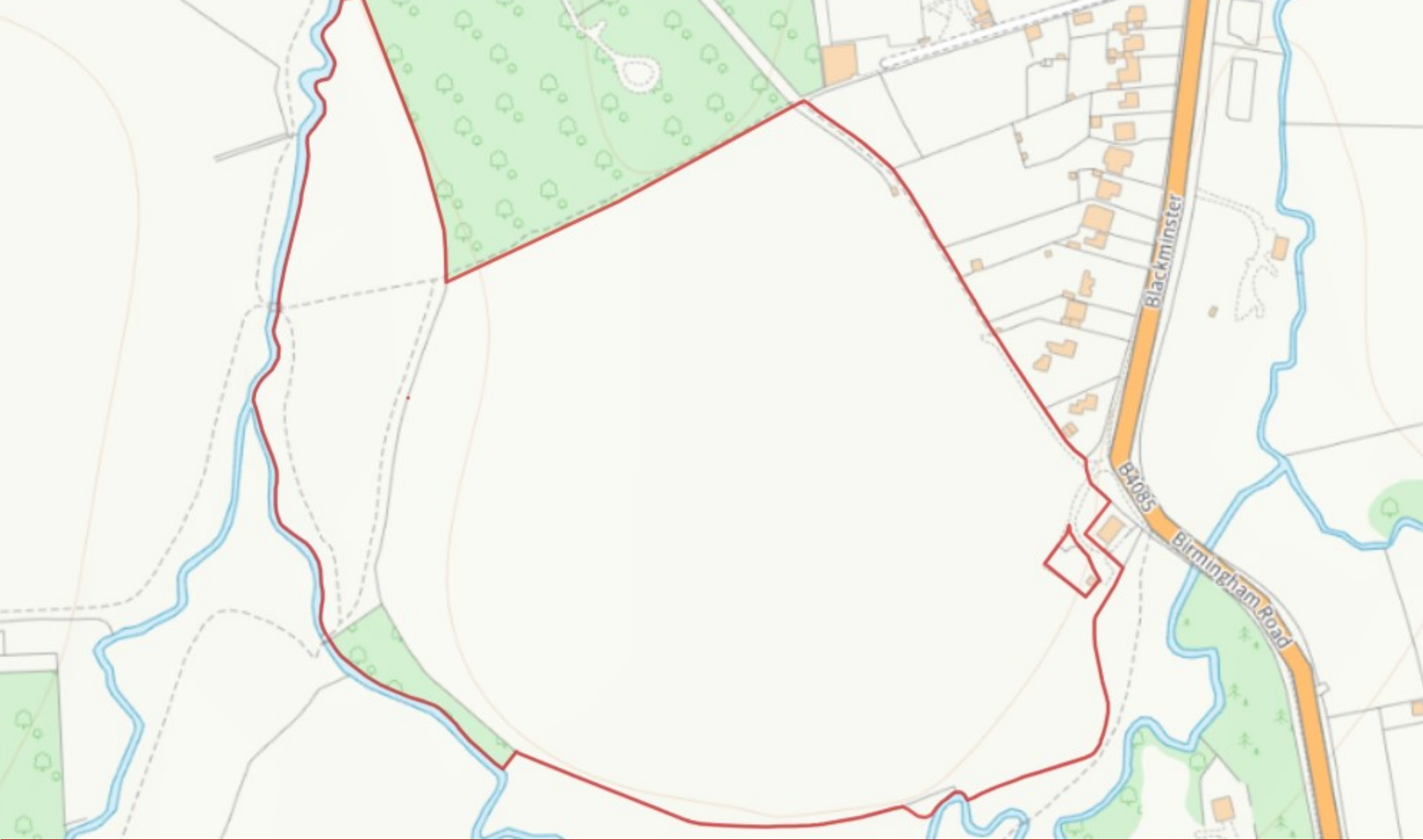
OFFERS

The property is For Sale by way of Private Treaty. Offers should be submitted in writing to the below.

Eleanor Isaac at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF.

eleanor.isaac@brutonknowles.co.uk





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