

11.14 acres of Equestrian/Agricultural Land at Crown Lane, Wychbold, Droitwich, WR9 0BZ

TO BE SOLD VIA PRIVATE TREATY

01562 820880

www.hallsgb.com

kidderminster@hallsgb.com



OFFERS IN THE REGION OF £150,000

11.14 acres

**LOCATION/SITUATION**

Situated in the highly desirable Wychbold/Elmbridge area, the land combines superb access, privacy and rural location. A metal gate provides access via Crown Lane, with good links to Droitwich Spa and surrounding towns.

This is an especially rare opportunity to acquire a functional, level and versatile parcel of land in a sought-after rural location, ideal for equestrian, agricultural, or amenity use.

DESCRIPTION

Extending to approximately 11.14 acres (4.5 hectares), this versatile land offers an outstanding opportunity for equestrian or agricultural use.

The land benefits from roadside access off Crown Lane and has good links to the A38 and beyond.

The land is arranged in two level parcels of Grade 3 pasture, extending to approximately 4.5 acres and 6.64 acres, divided by a well-established hedgerow. The smaller field features a dilapidated barn extending to approximately 100m² providing potential for refurbishment or alternative uses (subject to the planning). Both parcels are enclosed by good stock-proof hedges and fencing, offering secure boundaries and flexible use.

VIEWING

At any reasonable daylight hours with a copy of these particulars to hand.

What3Words: ///choppy.richly.slugs

FIELD FIXTURES AND FITTINGS

Only those items described in these sale particulars are included within the sale.

AGRICULTURAL SCHEMES AND GOVERNMENT GRANTS/SUBSIDIES

There are no current CSS/SFI Agreements on the land. The land has not been claimed on under the Basic Payment Scheme recently and there are no Basic Payment Entitlements included within the sale.

SPECIFICATION

- Equestrian/Agricultural Land
- Agricultural Building (Redundant)
- Natural Water Source
- Level to gently sloping pasture, providing excellent usability and accessibility
- Secure boundaries with established hedgerows and fencing
- Good Roadside Access
- Desirable Rural Location

SPORTING, MINERAL & TIMBER RIGHTS

All standing timber and timber rights are included in the sale. All sporting rights are included in this sale. All mineral rights are included in this sale.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey ProMap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied himself as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and roads and neither the vendor nor the agent will be responsible for defining the ownership.

METHOD OF SALE

The land is to be offered for sale via Private Treaty.

MONEY LAUNDERING REGULATIONS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

TENURE

Freehold with vacant possession upon completion.

FURTHER INFORMATION

For additional information please contact Charlotte Hurley at our Kidderminster office on:

01562 820880

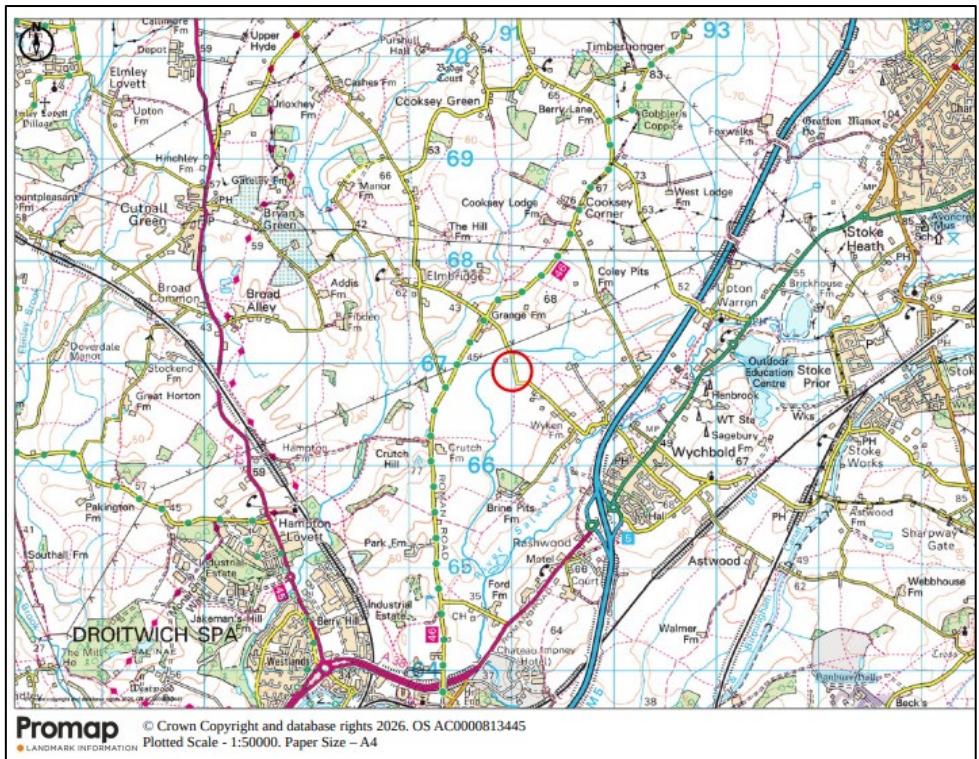
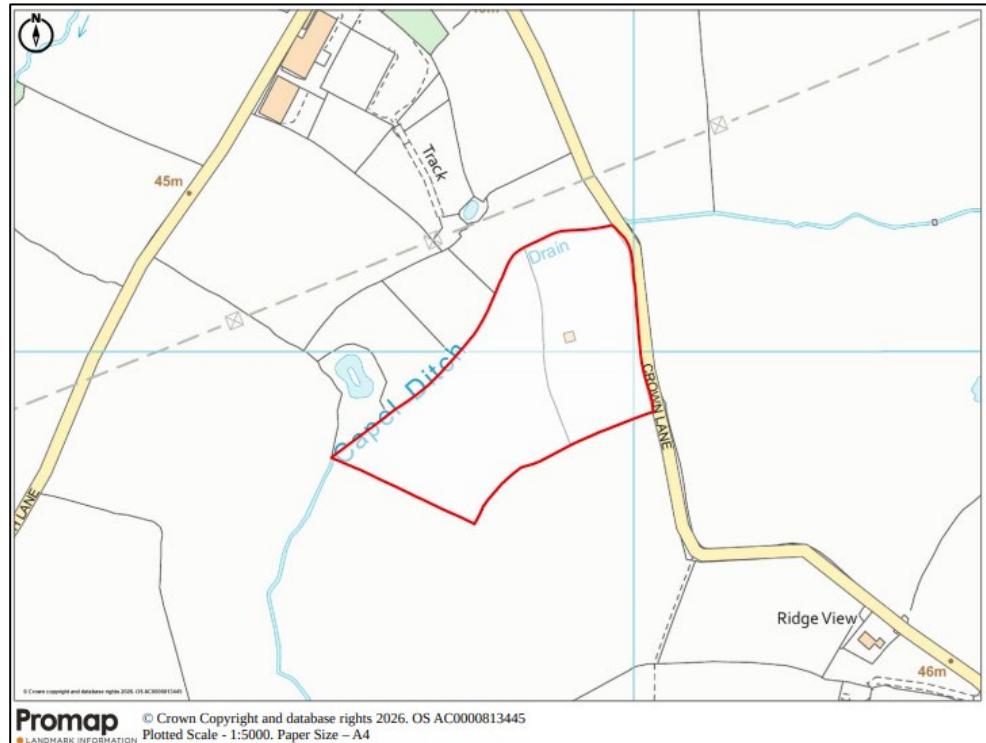
Email: churley@hallsrgb.com

Mob: 07983 271543



FOR SALE

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Halls¹⁸⁴⁵

01562 820 880

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP

Email kidderminster@hallsgb.com

rightmove  RICS

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