

**2.14 Acres of Equestrian Paddocks or Agricultural Land at Gorst Hill Road, Rock, Kidderminster DY14 9YR**

01562 820880

[www.hallsgb.com](http://www.hallsgb.com)

[kidderminster@hallsgb.com](mailto:kidderminster@hallsgb.com)

**TO BE SOLD VIA PRIVATE TREATY**

Offers in Excess of £50,000

**DESCRIPTION**

The land is situated within the village of Gorst Hill, Far Forest and extends to 2.14 acres of well-maintained equestrian, or agricultural pasture land.

**THE LAND**

The land is split in two useful paddocks, split by a natural hedgerow boundary, the larger paddocks extends to 1.25 acres and the smaller paddock 0.89 acres. The smaller of the paddocks is gently sloping to the north west, and the larger slopes more steeply to the north west, before flattening out at the bottom of the field which provides superb access onto the road. The land is down to permanent pasture and is healthy and thriving.

The land benefits from newly erected 6 ft fencing around the perimeter with a 12ft galvanized gate giving access onto the road in the south west corner and is classified as Grade 4 on the ALC Land Classification Maps.

**DEVELOPMENT CLAWBACK**

The uplift clause will be a percentage of the increase of the value of the bare area of land. The percentage of uplift will be 40% and the uplift provision is of residential and commercial development. The development clawback will commence upon completion of the sale and will last for 15 years.

**VIEWING**

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

**BASIC PAYMENT SCHEME**

The land has not been used to support a claim for the Basic Payment Scheme and no BPS Entitlements are to be included in this sale.

**COUNTRYSIDE STEWARDSHIP**

To the best of our knowledge the land is not in any environmental scheme.

**TIMBER, MINERAL & SPORTING RIGHTS**

All standing timber, mineral and sporting is included in the sale.

**SPECIFICATION**

- **2.14 Acres of Pasture Land**
- **6ft Ring Fenced**
- **Good Roadside Access**
- **Two Convenient Sized Paddocks**
- **Suitable for Equestrian or Agricultural use.**



## PLANS, AREAS AND SCHEDULES

These are based on the more 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. The vendor is retaining a four meter strip along the north east boundary which will be fenced to the cost of the vendor.

## SERVICES

Water is connected to the land via the property to the north east, this will stay in place until the purchaser has sought a water connection from the adjacent highway.

## METHOD OF SALE

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

## MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

## FIELD FIXTURES AND FITTINGS

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

## TENURE

Freehold with vacant possession upon completion.

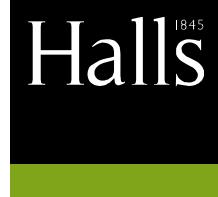
## Further Information

For additional information please contact Charlotte Hurley at our Kidderminster office on 01562 820880  
Email: [churley@hallsgb.com](mailto:churley@hallsgb.com)



**DIRECTIONS**

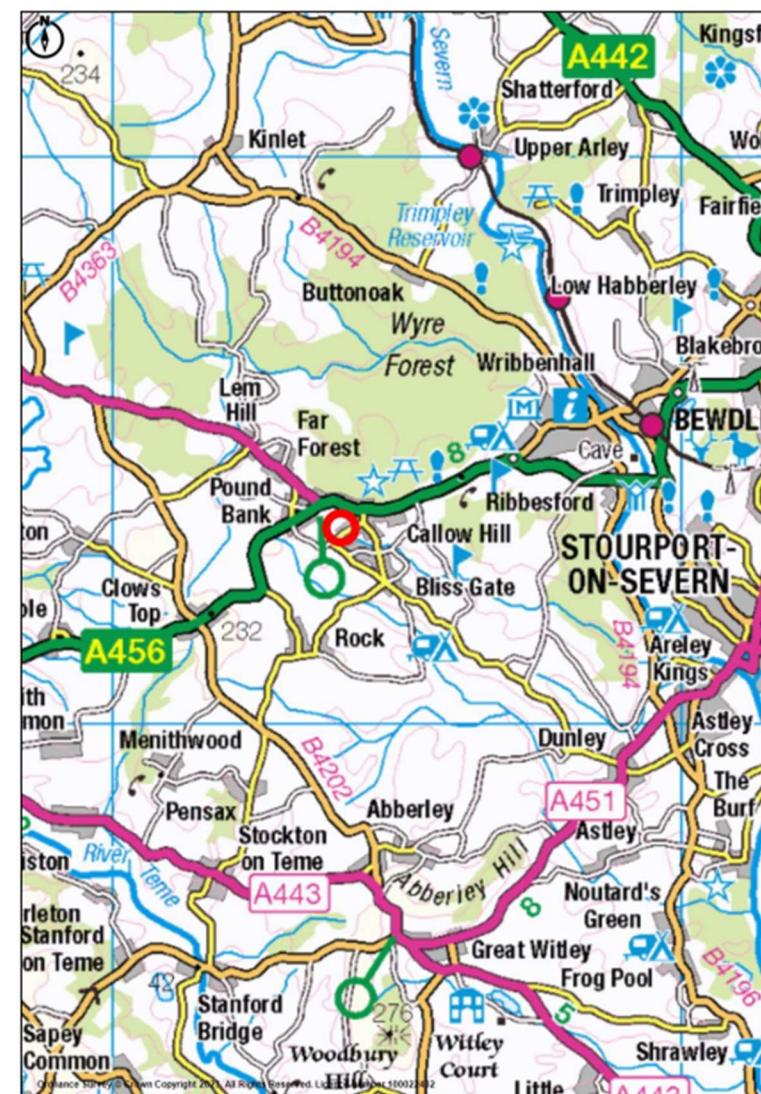
From the nearest town of Bewdley, take the B4180 west out of Bewdley towards Long Bank for 1.3 miles to the roundabout. Take the third exit onto the A456 and continue on this road for 1.7 miles, turn left immediately after the Royal Forester Country Inn Pub, onto Blissgate Road, after 0.2 miles bare right onto Pound Lane. The land is on your right after approximately 310 feet.



**01562 820 880**

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

Email [kidderminster@hallsgb.com](mailto:kidderminster@hallsgb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in England 06597073.