



**Circa 26.75 acres (10.83 ha) of land on the south side of Ridgeway Court, Wychbold, WR9 0BY**

**TO BE SOLD VIA INFORMAL TENDER DEADLINE 5<sup>TH</sup> AUGUST 2024 AT 12 NOON**

**01562 820880**

[www.hallsgb.com](http://www.hallsgb.com)  
[kidderminster@hallsgb.com](mailto:kidderminster@hallsgb.com)



GUIDE PRICE £280,000



26.75 acres

**SITUATION**

The land is situated west of the village of Wychbold, a small settlement located within the County of Worcestershire. The land is approximately 3.6 miles from the town of Droitwich Spa, whilst also being 1 mile from the J5 Interchange of the M5, which leads from Birmingham to the north and Bristol and beyond to the south.

**DESCRIPTION**

The land is classified as Grade 2 & 3 on the Provisional Agricultural Land Classification (ALC) Maps, comprising a single field of arable extending to approximately 19.38 acres and 7.37 acres of woodland. Additionally, the arable ground is enclosed by cropped woodland that further benefits from a natural water supply courtesy of the River Salwarpe which surrounds the property on the eastern and southern boundaries.

The land is of mostly level topography on a slight gradient, enclosed by a mixture of hedges, trees, fencing and of course the River Salwarpe. It is versatile plot and capable of growing a range of crops or grass. The arable area is complimented by a planted woodland comprising a wide selection of English hardwoods, including Oak, Hornbeam, Ash, Cherry and Apple and is a haven for wildlife. Whilst the additional river frontage also provides further environmental interest, the idyllic flat area bordering the River Salwarpe possibly being suited for siting a caravan, motor home or camping. The vendor is open to separate offers for this woodland.

Whilst currently used for Agriculture, this parcel of land provides future opportunities due to it's desirable location. The planted woodland has founded well, therefore suggesting much potential for BNG opportunities given its proximity to nearby developments.

**VIEWING**

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

**OVERAGE CLAUSE**

The vendor shall not place an overage clause on the land. However, we are informed there is an existing overage clause of 50% for development of a dwelling or building which expires in March 2027.

**BASIC PAYMENT SCHEME**

Future de-linked payments will be retained by the Vendors.

**COUNTRYSIDE STEWARDSHIP**

There are no current CSS Agreements on the land.

**SPORTING, MINERAL & TIMBER RIGHTS**

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

**SERVICES**

There are no services connected to the land. However, the land borders the River Salwarpe, but no water is taken as the water extraction license expired some time ago

**SPECIFICATION**

- 26.75 Acres of Grade 2 & 3 Arable Land and Woodland
- The Vendor is open to separate offers for this woodland.
- Mature Woodland Plantation
- Nearby to Droitwich
- Strategic Location for BNG
- Potential for recreational usage (STPP)
- Riverside Location

| Land Use | Area (acres) | Area (ha) |
|----------|--------------|-----------|
| Arable   | 19.38        | 7.8428    |
| Woodland | 7.37         | 2.9825    |
| Total    | 26.75        | 10.8253   |

| Year | Crop   |
|------|--------|
| 2023 | Oats   |
| 2022 | Barley |
| 2021 | Barley |



**PLANS, AREAS AND SCHEDULES**

These are based on the Ordnance Survey and Rural Land Register or Promap and are for reference only. They have been checked and computed by the agents and the purchaser shall be deemed to have satisfied him or herself as to the description of the property and any error or misstatement shall not annul the sale, nor entitle either party to compensation. The plan is for purposes of identification only and is based on the Ordnance Survey Sheets.

**RIGHTS OF WAY, EASEMENTS AND WAYLEAVES**

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.

We are informed the land is crossed by a public footpath.

**BOUNDARIES**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

**LOCAL AUTHORITY**

Wychavon District Council

**PLANNING**

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

**TENURE**

The property is freehold, but subject to an annual cropping licence which expires on April 1<sup>st</sup> 2025. The Vendor informs us Vacant Possession will be available once the existing crop has been harvested.

**VENDORS SOLICITOR**

HCR Law of Ellenborough House, Wellington St, Cheltenham GL50 1YD

**METHOD OF SALE**

The land is offered for sale by Informal Tender. Tenders are to be received in writing at the Agents offices, Kidderminster on the prepared documentation no later than midday on Monday 5<sup>th</sup> August 2024 Envelopes to be marked "Land at Ridgeway Court Tender" The Vendors reserve the right not to accept the highest or indeed any offers.

The Vendor and their agent reserve the right to withdraw or divide the property and vary the sale method if required.

**SOLE AGENT**

John Smith-Maxwell BSc (Hons) MRICS FAAV, Halls Holdings Limited,  
Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP

[John.sm@halls.gb.com](mailto:John.sm@halls.gb.com)

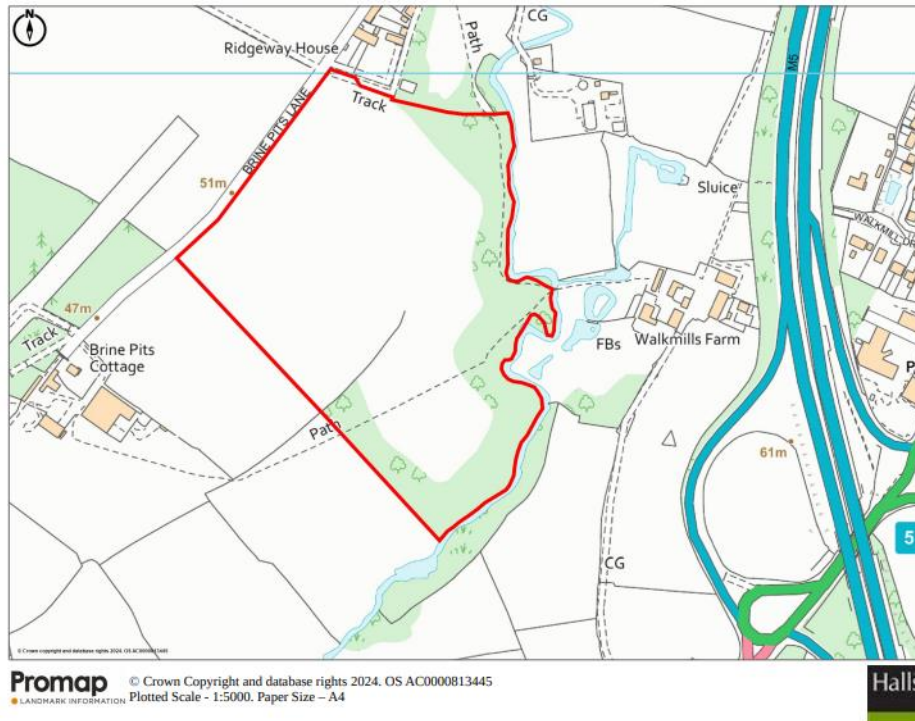
01562 820 880





FOR SALE

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#### WHAT3WORDS

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#### 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.

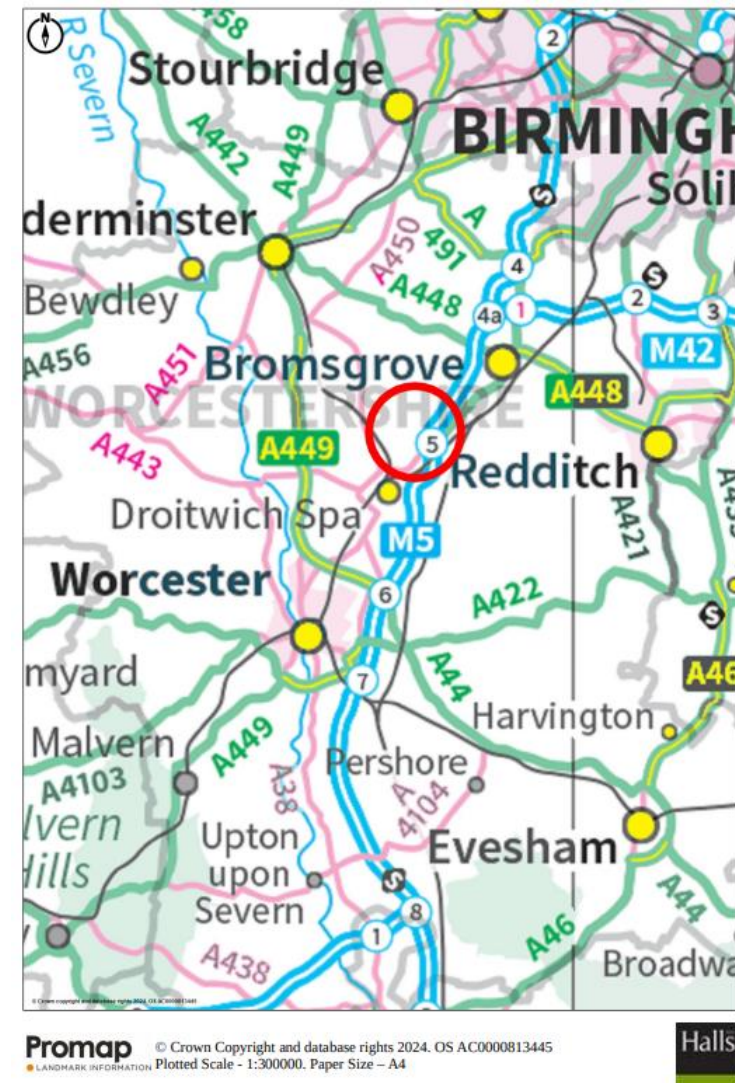
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