CPW DANIELL

RURAL LAND & PROPERTY CONSULTANTS

www.cpwdaniell.co.uk



Land at Luckwards Hill, Jennet Tree Lane, Callow End, Worcester

A superb opportunity to acquire a 9.20 acre (3.73 hectares) field in a beautiful, secluded position with outstanding views. The field also has the benefit of an agricultural pole barn which may be suitable for alternative uses, subject to gaining any necessary consents.

The land gently slopes up to a peak known as Luckwards Hill and has outstanding views of the Malvern Hills.



Guide Price: £75,000

For more information please contact Charles Daniell on 01684 325215, 07814 033449 or charles@cpwdaniell.co.uk

RICS Registered Valuer

CPW Daniell Ltd is a company registered in England and Wales. Registration Number 8176043.
Registered Office: Green Farm, Queenhill, Upton-upon-Severn, Worcestershire WR8 0RD. This company is regulated by RICS.

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Description

The field is located to the west of Callow End and is accessed off Jennet Tree Lane via a shared driveway. Access is available from the driveway via a right of way across a concrete yard. There is also potential for a separate, independent access to be created to avoid the need to cross the yard.

The land consists of one grass field extending to approximately 9.20 acres (3.73 hectares). The field has most recently been grazed with sheep and cattle and was historically used for arable cropping. The land gently undulates and benefits from far reaching views in all directions from the peak of Luckwards Hill.

The pole barn is approximately 4.60m x 15.35m (15ft x 50ft) and is made of a variety of materials, but is mainly timber framed with a corrugated tin roof and part tin sides. The flooring is part concrete and part unmade. Please note that the barn requires maintenance and care should be taken during viewings.

Method of Sale

The property will initially be available for sale by private treaty. The vendor reserves the right to ask for best and final offers to draw matters to a conclusion.

Local Authority

Malvern Hills District Council - Tel: 01684 862151
www.malvernhills.gov.uk

Basic Payment & Environmental Schemes

There are no environmental schemes on the land and no Basic Payment Scheme entitlements are included with the sale.

Designations

The field is owned freehold with commoners rights exercisable one year in three. No commoners rights have been exercised during the current ownership and an annual agreement with the Powick Commons Committee has been in place since 1984 to waive the commoners rights. Please contact the selling agent for more details.

Viewings

Viewings can be made on foot at any reasonable daylight hour subject to registering your interest with the selling agent. Please park considerately at the entrance to the land so as not to block the track or any adjoining gateways. All visitors are expected to follow the Countryside Code and abide by current Government social distancing guidelines.

Rights of Way, Wayleaves & Easements

No footpaths cross the land. There is a public footpath along the route of the access drive. The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage,



water and electricity and other rights and obligations, easements, and restrictive covenants and all existing and proposed wayleaves, masts, pylons, stays, stables, drains, water, gas and other pipes whether referred to in the particulars of sale or not and to the provisions of any planning scheme of County or Local Authority.

Services

There is no mains water or electricity connection.

Directions

The closest postcode to the property is WR2 4UA. What3Words: define.gearing.tasks

From the middle of Callow End head north on the B4424 towards Worcester. On leaving the village take the first left onto Jennet Tree Lane keeping Stanbrook Abbey on your left. After exactly 0.5 miles, take the left hand turning up an unmade track. Follow the track up the hill until you reach a sharp right hand bend where the land can be found directly in front of you through the double gates and across the concrete yard.

Important Notice – C P W Daniell Ltd, their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and C P W Daniell Ltd has not tested any services, equipment or facilities. The Purchaser must and shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.