



Land at Bretforton
Evesham, Worcestershire



BNP PARIBAS GROUP 

Land at Bretforton Weston Road, Evesham, Worcestershire, WR11 7HN

Well located arable and grassland with road frontage, situated on the edge of village.

Evesham 4 miles, Chipping Campden 6 miles,
Stratford upon Avon 14 miles, Worcester 20 miles

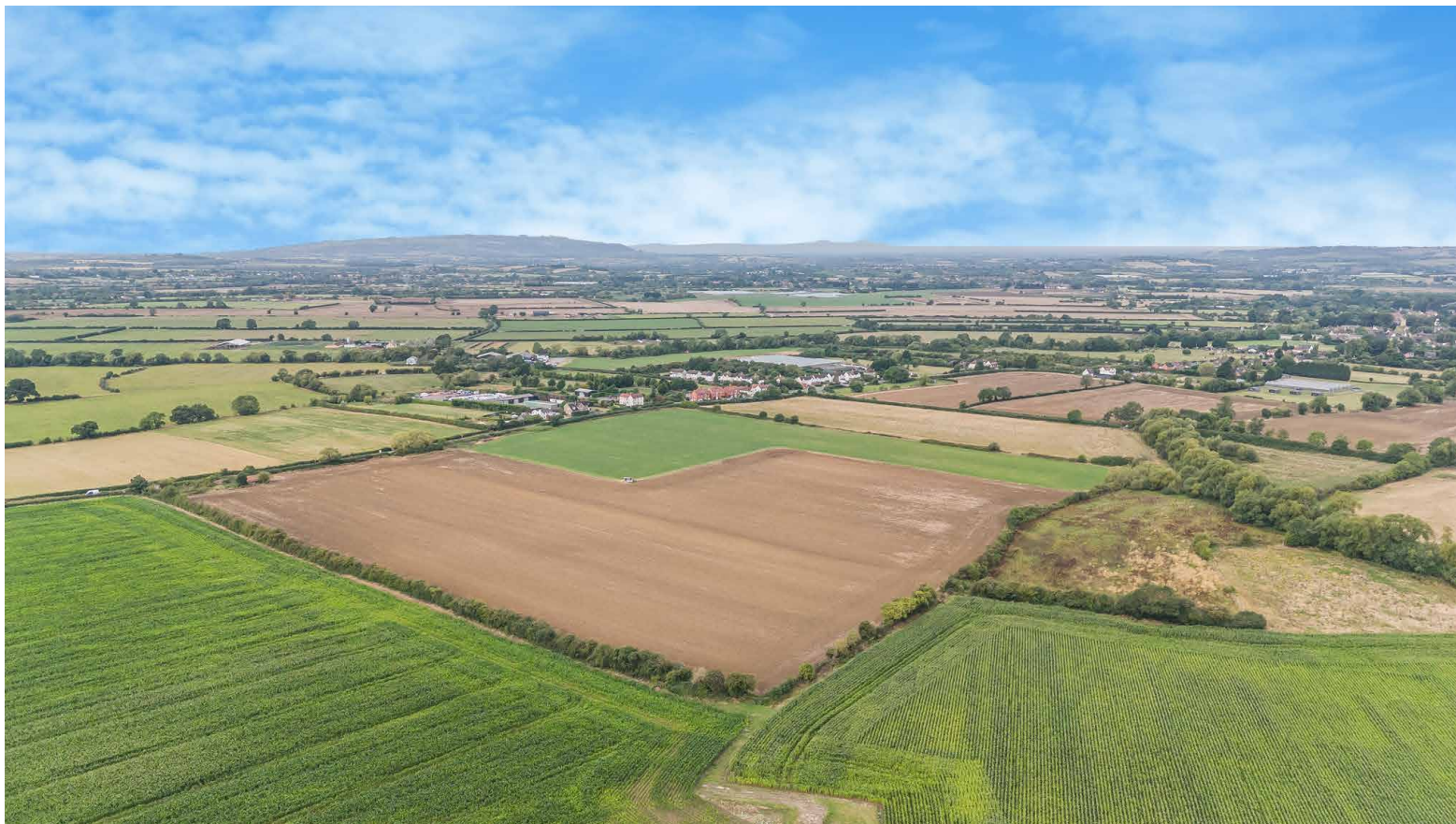
Well located arable land | Road frontage
About 46.77 acres (19 Ha) in total
Available as a whole

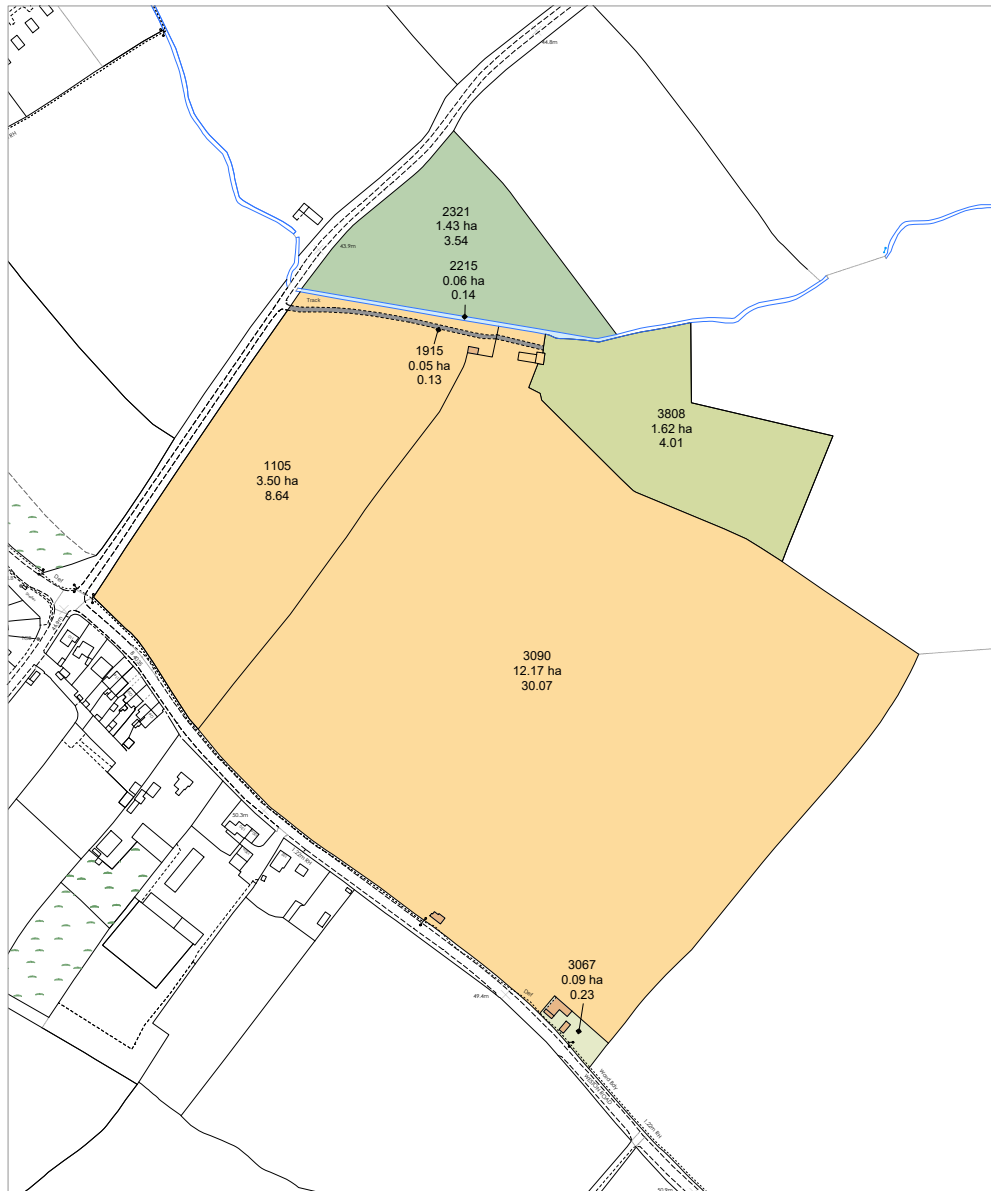
Situation

The land is well located 0.5 miles to the southeast of the village of Bretforton, approximately 4 miles east of Evesham in Worcestershire. The land benefits from road frontage with access directly taken from Weston Road (B4035) to the south and Gloster Ades Road to the west.

The Land

Extending to approximately 46.77 acres as a whole, the land at Bretforton comprises a well located block of arable land, temporary grass, permanent pasture and mature woodland which benefits from good road frontage. The topography of the land is generally level, and the soil is classified as Grade 3, being lime-rich loamy and clayey soils. There are two agricultural buildings located on the land, a derelict traditional stone building is located towards the northern boundary and a timber pole barn located on the southern boundary is currently utilised for storage purposes. The land is currently used for agricultural purposes however has the potential for amenity or environmental opportunities (subject to planning permission).





Land at Bretforton



Total Area (18.92 ha / 46.76 ac)

Key

- Permanent Pasture
- Temporary Grass
- Arable

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Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Y21991-01 | Date 11.11.24



General

Method of sale: The land at Bretforton is offered for sale as a whole by private treaty.

Wayleaves, easements and rights of way:

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Designations: The land lies within a Nitrate Vulnerable Zone (NVZ). We are not aware of any other designations affecting the land.

Holdover: A period of holdover may be required to permit the harvesting of all growing crops, subject to the timing of completion. Further information is available from the vendor's agent.

Sporting, timber and mineral rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Overage: An overage clause shall apply to the land with further details available from the vendor's agent upon request.

Environment Schemes: The land has historically been registered for payments under the Basic Payment Scheme and all delinked payments and entitlements relevant to the land will not be available to the Purchaser on completion of the sale.

Services: We have not been made aware of any services connected to the land.

Covenants and/or restrictions: There are restrictions/covenants listed on the Land

Registry Title deed. Further details are available upon request from the vendor's agent.

Fixtures and fittings: All items usually regarded as fixtures and fittings and equipment are specifically excluded from the sale.

Local authority: Wychavon District Council (wychavon.gov.uk); Worcestershire County Council (worcestershire.gov.uk).

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Wright Hassall, Olympus Ave, Royal Leamington Spa, CV34 6BF

Postcode: WR11 7HN

What3words: ///domain.manager.fruit

Guide Price: £500,000

Directions

From Chipping Campden take the B4035 Weston Road towards Bretforton, on entering the village of Bretforton access to the land is situated directly on the right-hand side.

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Cirencester 01285 653101



Cirencester

15 Dyer Street, Cirencester, Gloucestershire GL7 2PP

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Over 50 offices across England and Scotland,
including Prime Central London

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