

Land off Badsey Lane, Willersey, WR11 7HF

Guide Price £125,000

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

Land off Badsey Lane

Evesham

- Located just outside of Willersey
- Access off of Badsey Lane
- Circa 6.42 acres (2.60 ha) of Grade 3b pastureland
- Vacant possession available on completion
- Additional 9.73 acres available by separate negotiation.



Situation

The land is located just outside the village of Willersey, approximately 3 miles north of Broadway, 6 miles south-east of Evesham, and 15 miles south-west of Stratford-upon-Avon.

Access

The land is accessed off of Badsey Lane via a shared track owned by a neighbouring landowner (What3Words: ///piper.prepare.geek).

Services

There are no known services connected to the land. Buyers must rely on their own due diligence in verifying such connections (or otherwise).

Sporting, Timber, and Mineral Rights

The sporting, timber, and mineral rights, where owned, are included in the freehold sale.





Rights of Way, Wayleaves & Easements
The land is sold subject to all rights of way and easements that may exist.

Designations
The land is located within a Nitrate Vulnerable Zone for surface water.

Soil Type
The soil is Evesham 2 which is lime-rich loamy and clayey soil with impeded drainage and is of high fertility.

Tenure and Possession
The land is sold Freehold with Vacant Possession available on completion.

Land Registry Title number: Part of GR143706.

Planning
Buyers must rely on their own due diligence on planning matters - please contact Cotswold District Council for any planning enquiries.

Rural Payments Agency
No entitlements are included in the sale and there are no known Environmental Stewardship agreements on the land insofar as the agent is aware. Buyers must rely on their own due diligence to confirm as such.

Local Authorities
Gloucestershire County Council
Cotswold District Council

Disclaimer
These particulars do not form part of any offer or contract and must not be relied upon. The Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale. The plans (based on Land App digitalised mapping data), measurements, text, and photographs are for identification purposes only.

Viewings
Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and time and date of inspection with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 or by email to the Agent, Ella Bentall, on Eleanor.bentall@sheldonbosleyknight.co.uk

Health and Safety
We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own wellbeing during viewings.

Method of Sale
The land is offered for sale by Private Treaty and the Vendor reserves the right to an Informal Tender.

Money Laundering and Transfer
We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act to purchase this Property. Without identification, a sale cannot proceed.

VAT
The Property has not been elected to tax for VAT insofar as the Agent is aware.



SBK Rural, Land & Development

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