



## 36.05 Acres Arable Land Fronting Broadway Road / Honeybourne Lane

Mickleton, Chipping Campden, GL55 6PU

Offers over: £375,000

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

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An undulating parcel of arable land, with roadside access, extending to approximately 14.59 hectares (36.05 acres). The arable field is served by three separate gateways for ease of access off Honeybourne Lane. The land also fronts the main Broadway Road, to the south of Mickleton village, although there is no vehicular access off this road.

The field parcel slopes towards Broadway Road and is enclosed by mature hedges, with a railway siding to its western boundary.

Agricultural Land Classification Grade 3.

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### Situation

Mickleton is a popular village, 11 miles east of Evesham, 8 miles south of Stratford-upon-Avon and 3 miles north of Chipping Campden, serviced by a good local road network. The field enjoys an elevated position, with views over the surrounding countryside.

The village has several shops including a convenience store, Church, 2 Public Houses a Hotel and a Primary School.

### Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights in so far as they exist are included in the freehold sale.

### Rights of Way, Wayleaves, Easements & boundaries

The land is accessed directly off the Public Highway (Honeybourne Lane). The Gloucestershire Interactive Definitive Map does not list any registered public rights of way.

The selling agent is not aware of any easements or wayleaves across the property. The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities

### Tenure and Possession

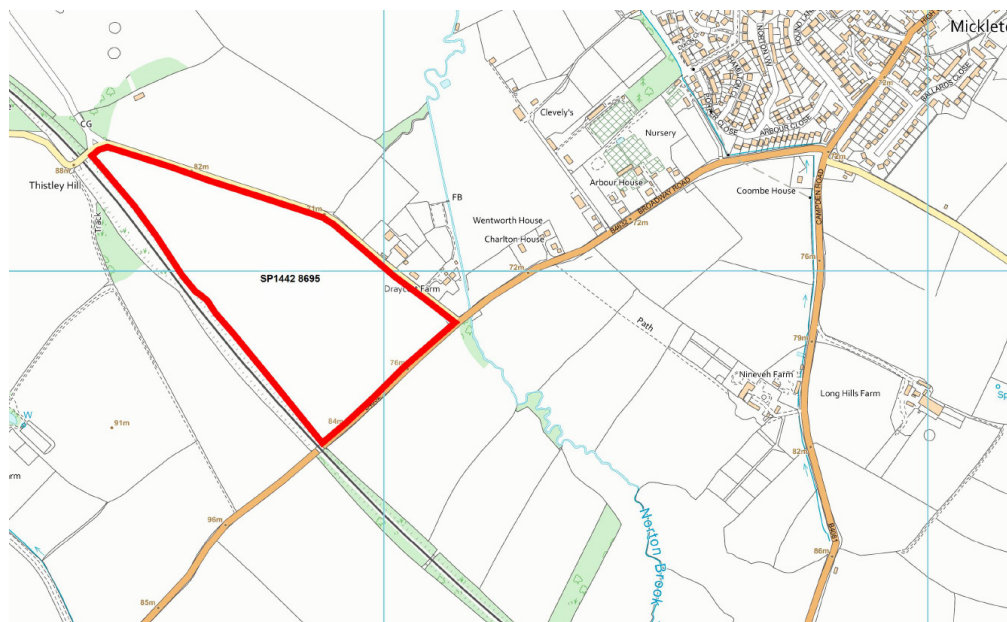
The land is for sale freehold with vacant possession granted upon completion.

### Rural Payments Agency

The Agent understands that the land was registered for the Basic Payment Scheme but there are no Basic Payment Scheme Entitlements included with the sale. The land is not within a Countryside Stewardship Scheme.







### Plans, Areas and Schedules

These are based on the Promap computerised digitised mapping data. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale.

### Viewings

Interested parties may view the land at any time during daylight hours whilst carrying a copy of the Sales Particulars, having first registered their interest with Sheldon Bosley Knight on 01789 387881 or [lrاندall@sheldonbosleyknight.co.uk](mailto:lrاندall@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 personal wellbeing during viewings.

### Local Authorities

Gloucestershire County Council – [www.gloucestershire.gov.uk](http://www.gloucestershire.gov.uk)

Cotswold District Council – [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

### Location

From Evesham, take the A44 Broadway Road. Drive through the village of Wickhamford, up Pitchers Hill. At the next roundabout take the second exit and continue along the Broadway Road/A44. At the next roundabout, take the first exit onto Collin Lane towards Willersey and at the roundabout take the B4632 to Mickleton. Passing under a railway bridge, you will see a turning on the left-hand side up Honeybourne Lane. On taking the Honeybourne Lane turning the property can be found immediately on your left-hand side as indicated by our For Sale boards. There are three gateways off Honeybourne Lane to the property.

From Stratford-upon-Avon take the A3400, then the B4632 Campden Road towards Clifford Chambers. Follow the signs to Mickleton taking the B4632 Stratford Road. On reaching the village of Mickleton, drive through the village, following signs for Broadway and on leaving the village, before the railway bridge, take the Honeybourne Lane turning on the right-hand side. The property will be seen on the left-hand side as indicated by our For Sale sign.

### Method of Sale

Land to be sold with vacant possession upon completion and by Private Treaty, but the Agent reserves the right to ask for Best and Final Offers should several offers be received.

### What3Words

[crusaders.mailboxes.blurred](https://www.what3words.com/crusaders.mailboxes.blurred)

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017** 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, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.



Tel: 01789 387881

Email: [rural@sheldonbosleyknight.co.uk](mailto:rural@sheldonbosleyknight.co.uk)

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



**DISCLAIMER**

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.