



Land and Building at Elmley Castle, Hill Lane,
Pershore, WR10 3HU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Offers Over £100,000

- 1.37 acres (0.55 Ha) of amenity land
- Located in the desirable village of Elmley Castle within the AONB
- Storage building extending to circa 700 sq ft
- Suitable for amenity or equestrian uses STPP

Situation

The land is located in the peaceful village of Elmley Castle, 3.5 miles southwest of Evesham and 3.5 miles southeast of Pershore.

Access

The land is accessed off of Hill Lane via a right of way across the Vendor's retained land, as shown edged and hatched blue on the final page.

Services

Mains water and electricity are not currently connected to the holding. Buyers must rely on their own due diligence to establish such connections.

Sporting, Timber, and Mineral Rights

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

Rights of Way, Wayleaves, Easements & Boundaries

There are no known rights of way over the land.

Designations

The land is located within the AONB and a Nitrate Vulnerable Zone for surface water.

Tenure and Possession

The land is sold Freehold with Vacant Possession available upon completion. The Land Registry title number is WR94216.

Soil Type

The soils are classified as freely draining, lime-rich loamy soils (Soilscape 5).

Plans, Areas and Schedules

These are based on the Land App 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 and boundaries of the property. Any error or mis-statement shall not annul the sale.

Local Authorities

Worcestershire County Council
Wychavon District Council





Method of Sale

The land is offered for sale by Private Treaty and the Vendor reserves the right to reserve for best offers. Freehold with Vacant Possession available on completion.

What3Words

Access - [///tens.disposing.spotted](#)

Land - [///legend.situation.hats](#)

Building - [///daffodils.piglets.grab](#)

Viewings

Interested parties must first register their interest and book a viewing with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 or by email to the Agent, Ella Bentall, at eleanor.bentall@sheldonbosleyknight.co.uk

VAT

Any guide price stated or mentioned is exclusive of VAT. If the sale of the property, or any part thereof, or any right associated with it, is subject to VAT, this tax will be payable in addition.

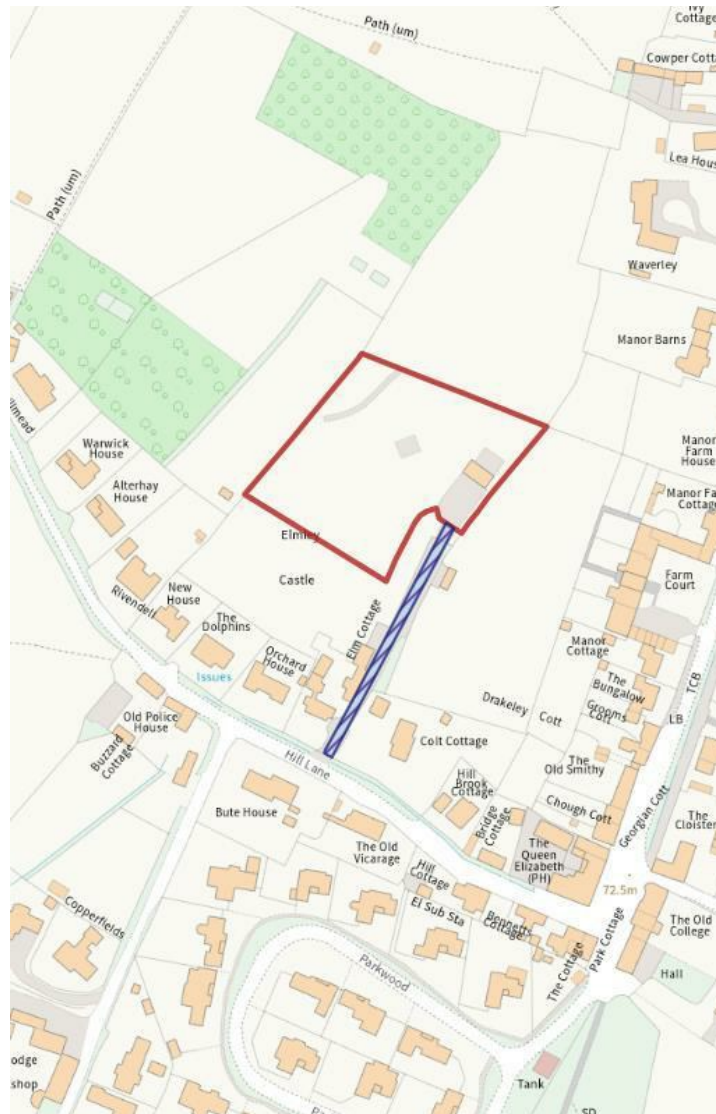
Money Laundering, Terrorist Financing and Transfer

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, 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.

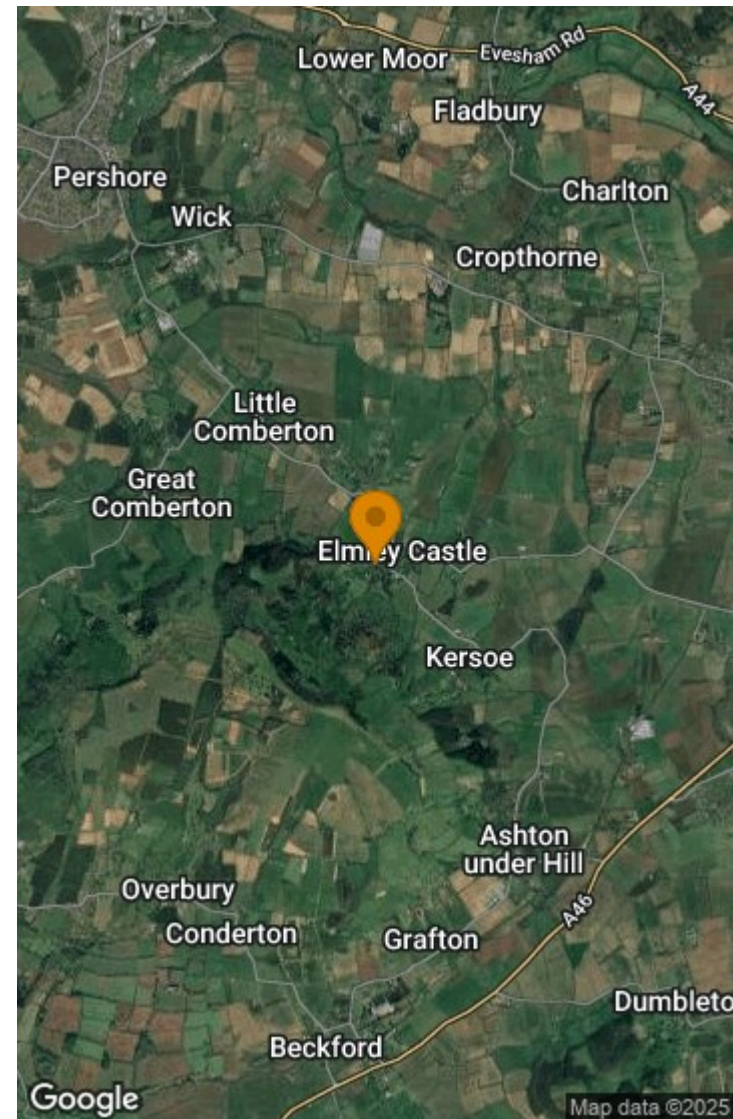
Other Matters

The Purchaser will be required to erect a post and rail fence along the line of the southern boundary.

Site Plan



Location Plan



For further information please email eleanor.bentall@sheldonbosleyknight.co.uk