

**LAND AT ROBERTS END  
HANLEY SWAN  
WORCESTER  
WORCESTERSHIRE  
WR8 0DW**



A valuable opportunity to acquire a sizeable parcel of pastureland extending to approximately 5.05 hectares (12.48 acres), which is conveniently situated on the outskirts of the sought-after village of Hanley Swan.

The property lends itself for equestrian usage with the land being relatively flat in topography, benefitting from roadside access, three loosebox stables, an adjoining tack room, and a separate single storey garage.

**GUIDE PRICE £120,000 - £180,000**

To be offered for sale by public auction, subject to conditions of sale and unless previously sold, at

***The Feathers Hotel, Ledbury on Thursday, 20<sup>th</sup> September 2018 at 6:30pm***

Vendors Solicitors: Paytons Solicitors, 287 Worcester Road, Malvern, Worcestershire, WR14 1AB. Mr Simon Quilley acting. 01684 563318



## **LAND AT ROBERTS END, HANLEY SWAN, WORCESTER, WORCESTERSHIRE, WR8 0DW**

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### **TENURE**

The land is freehold and offered with vacant possession upon completion.

### **BASIC PAYMENT SCHEME**

There are no Basic Payment Entitlements included in the sale. Should the purchaser adhere to the qualification requirements of the Basic Payment Scheme, the selling agents have a number of entitlements for sale on behalf of other clients, subject to negotiation.

### **SPORTING RIGHTS**

The sporting rights are in hand and are included in the sale of the freehold.

### **SERVICES**

We understand from the Vendors that there is a mains electricity connection supplying the stable yard, and a mains water connection supplying the in-field troughs.

### **RIGHTS OF WAY**

It was noted that the property is subject to two public footpaths, which commence from the existing point of access off the adjacent public highway, and exit the land to the south at separate points. Furthermore, it is also understood that the adjoining landowner benefits from a right of access via the existing gateway entrance, and along the initial part of the trackway for the purposes of entering the adjacent field parcel to the west.

### **VIEWING**

At any reasonable time. Please respect the countryside code at all times.

### **AUTHORITIES**

Malvern Hills District Council. 01684 862221  
Rural Payments Agency. Telephone 0300 0200 301

### **AUCTION GUIDE PRICE**

£120,000 - £180,000.

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

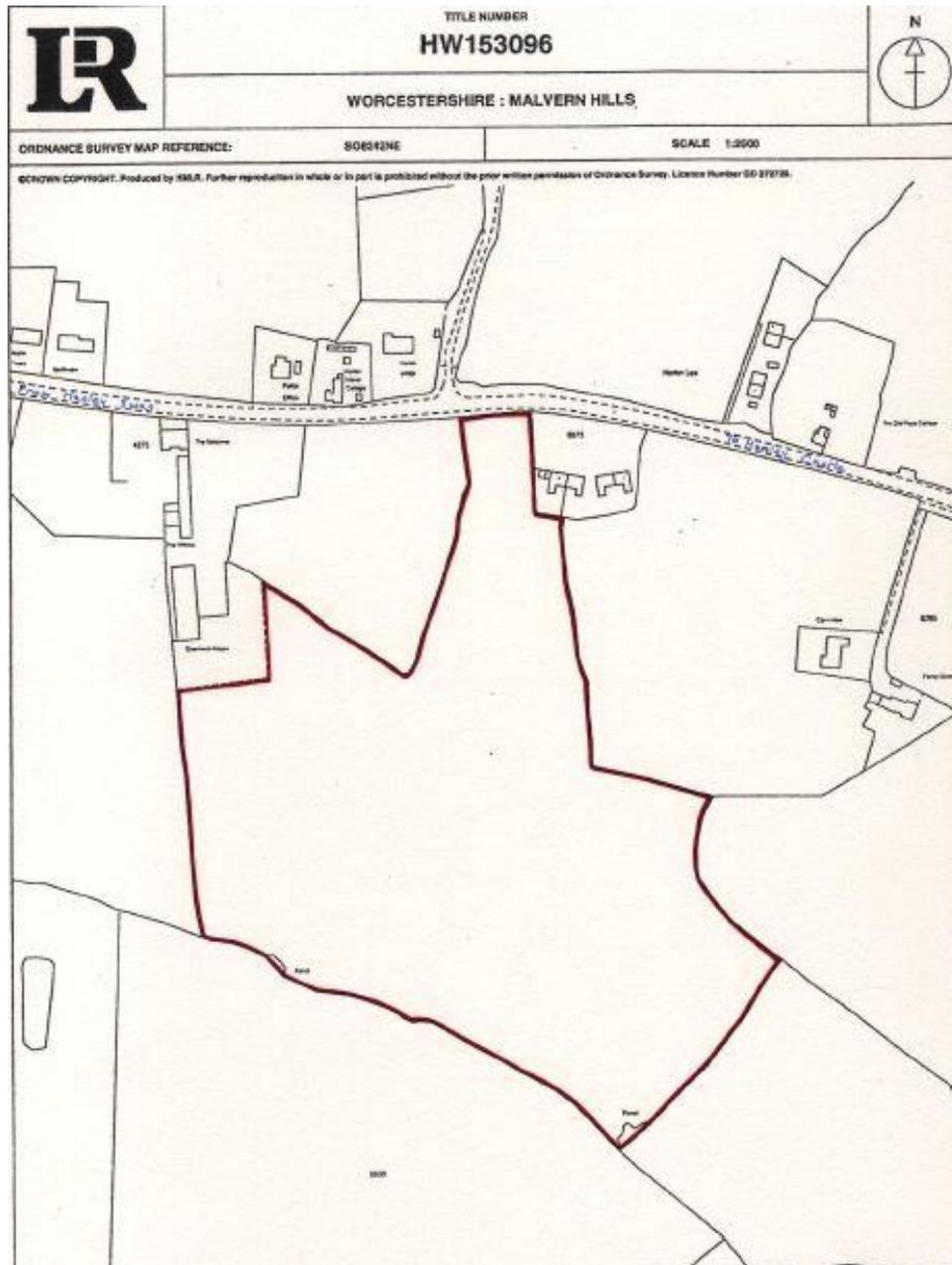
### **FOR SALE BY PUBLIC AUCTION**

To be offered for sale by public auction, subject to conditions of sale and unless previously sold at the Feathers Hotel, Ledbury on the 20th September 2018 at 6.30pm.

### **DIRECTIONS**

From Ledbury head towards Malvern on the Worcester Road (A449) for approximately 5.7 miles; upon reaching Malvern Wells take the sharp right-hand turn onto Green Lane, and proceed down the hill. At the junction, turn right onto Hanley Road signposted Upton (B4209), continue on this road for approximately 3 miles passing through the village of Hanley Swan. The property can be found on the right-hand side as indicated by our For Sale board.





The conditions of sale will be deposited at the offices of the auctioneers and vendors solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the saleroom half an hour prior to the sale. They will not be read at the sale, and any purchaser will be deemed to have knowledge of such conditions of sale whether he inspects them or not and will bid on this understanding. In the event of any variance between these particulars and the conditions of sale, the latter shall apply.

#### RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders, etc. As may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

#### FOR SALE BY PUBLIC AUCTION

The property is to be offered for sale by public auction (unless previously sold by private treaty). In order to comply with anti-money laundering regulations buyers and the purchaser will be required to provide:

1. Proof of identity in the form of a photographic ID such as a current passport or UK driving licence
2. Proof of current residential address i.e. Utility bill or building society or bank statement, credit card bill etc issued within the previous 3 months.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken August 2018