

**LAND AT
DRUGGERS END LANE
MALVERN
WORCESTERSHIRE
WR13 6JD**

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre,
Ross Road, Ledbury, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
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Approximately 8.21 acres (3.32 hectares) of pasture along Druggers End Lane near the popular village of Castlemorton with the added benefit of planning permission to erect an agricultural building for storage of hay and machinery. The location of the field is ideal for riding out along peaceful lanes.

AUCTION GUIDE PRICE
£120,000 - £180,000

To be offered for sale by Public Auction at The Hazle Meadows Auction Centre, Ross Road, Ledbury, HR8 2LP on 2022 at 6:30pm

Vendor's Solicitor: Whatley Recordon, 12 Worcester Road, Malvern, Worcestershire, WR14 4QU Tel. 01684 892939. Mr David Parry acting





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Land At, Druggers End Lane, Malvern, Worcestershire, WR13 6JD

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PLANNING REFERENCE

21/02313/FUL

Malvern Hills District Council telephone 01684 862151

TENURE

We understand that the property is freehold and offered with vacant possession

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07836320330 James Pugh

AUCTION GUIDE PRICES

£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

At Hazle Meadows Auction Centre, Ross Road, Ledbury, Herefordshire, HR8 2LP on
2022 At 6.30 pm.

AUCTION PACK

The link to the Auction pack will be made available shortly.

Any queries of a legal nature, please direct to the vendors solicitor, preferably via your own conveyancer

ONLINE BIDDING

The auction will be live and online, if you wish to register to bid online please contact the office. All online bidders must be registered by 12noon on the day of the auction.

VENDOR SOLICITORS

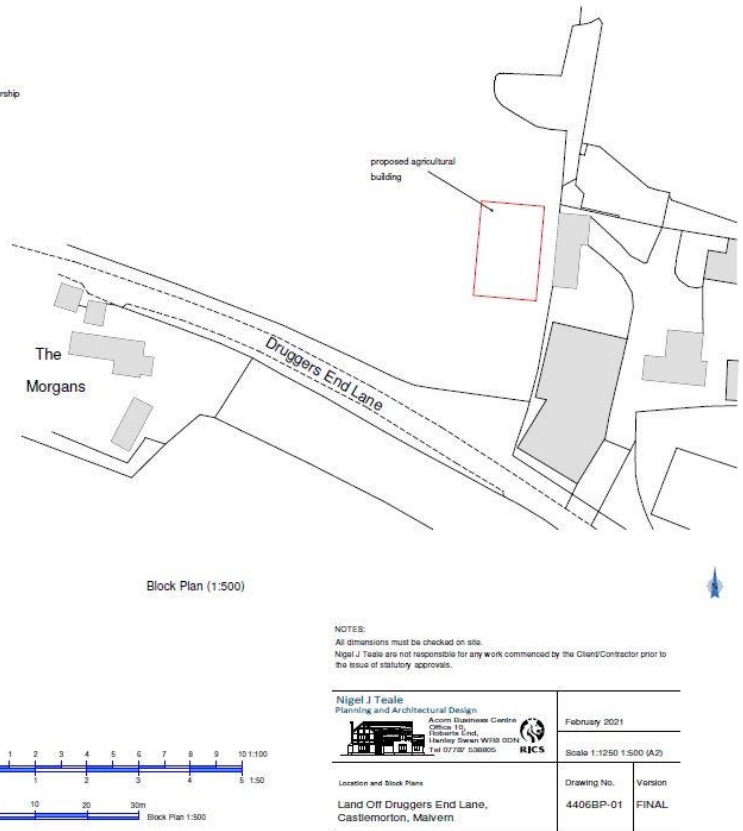
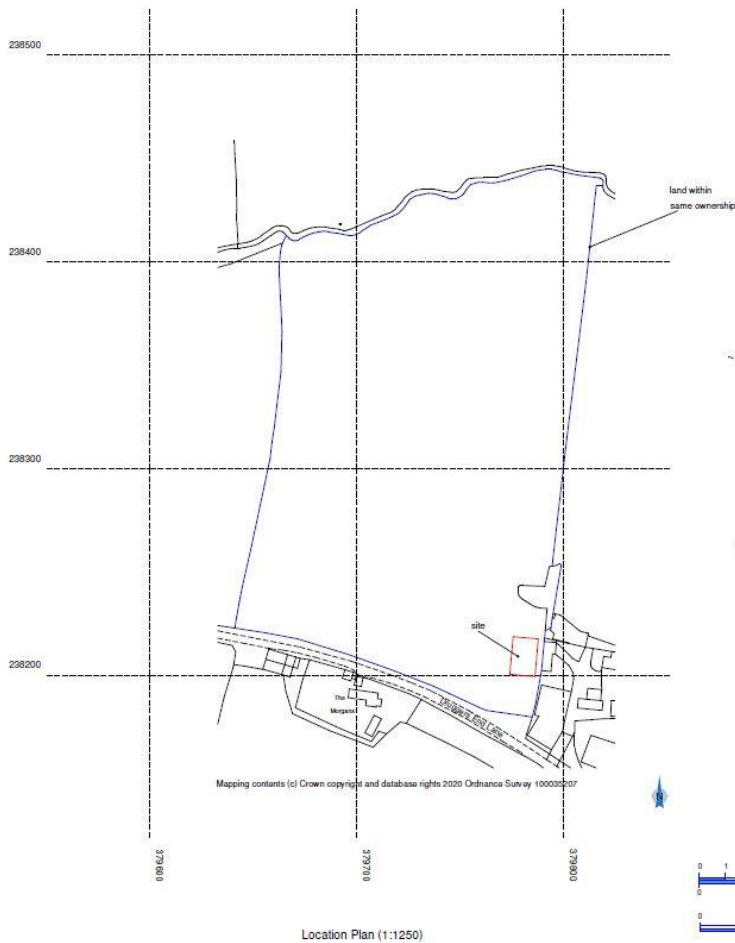
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DIRECTIONS

From Ledbury proceed through Hollybush and turn left at Rye Cross. Continue along the B4208 towards Castlemorton Common, proceed for 2 miles and take the right hand turning into Druggers End. Continue along the lane where the land is found on the left hand side. Please see Agent's board

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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 February 2022