



Land East of Haselor Lane

Evesham Worcestershire

Carter Jonas

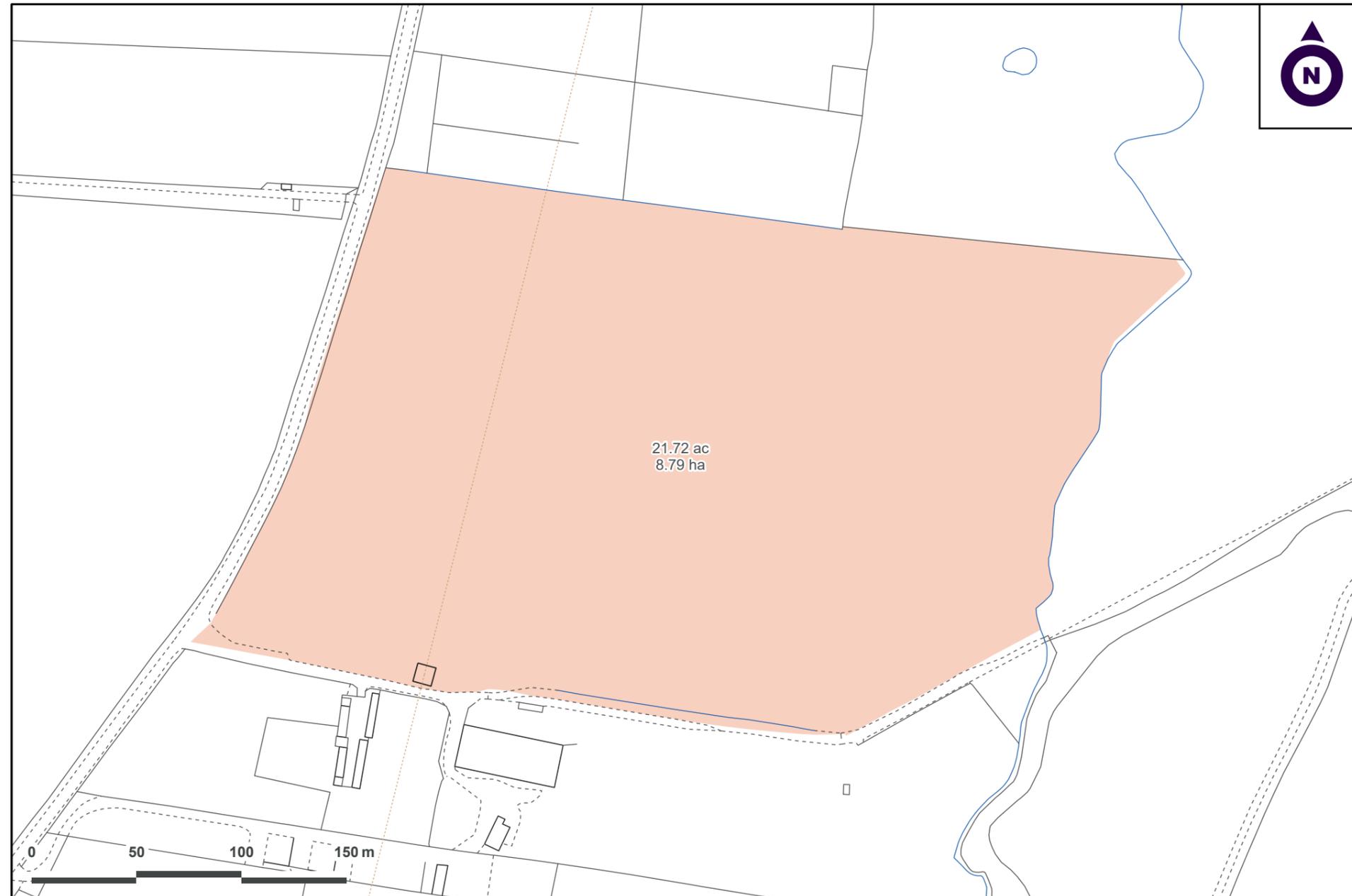
Land East of Hasleor Lane Evesham WR11 2QZ

A ring fence of arable land in the vale of Evesham.

Carter Jonas are pleased to be able to offer to the market this single parcel of productive arable land east of Haselor Lane. The property can be accessed directly off Haselor Lane. The field is level with a small slope to the east boundary. The property has been well maintained and is currently in an environmental scheme, further details can be found below.

In all extending to about 21.72 acres (8.79 ha).

For sale by private treaty as a whole.



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Location

The property is located 2 miles south west of Evesham in South Worcestershire. Evesham is a well serviced town and the surrounding countryside is well known for its highly productive agricultural land made famous for the growing of fruits and vegetables. The property is well connected with access immediately onto Haselor Lane and the A46 is 2.5 miles to the east.

Land

The property comprises 21.72 acres, 8.79 hectares, of Grade 3 arable land. It is bounded by hedgerows to the west, north and east. The southern boundary is partially open but is delineated by a grass margin.

Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold with Vacant Possession on completion

Basic Payment Scheme

All residue payments will remain with the vendor.

Environmental Schemes

The land is currently entered into a Countryside Stewardship Scheme with the following options:

SW1- Buffer strips.

The land is also in SFI 2023, the property is in NUM3 and SAM1 for the next 3 years and has had a compliant mix established. This can be terminated penalty free on the anniversary date.

Overage

There is no overage clause on this property.

Designations

The land is not restricted by any designations.

Services

Mains Water is available in the public highway and the vendor has secured a quotation from Severn Trent for the cost of installing a water supply. Details can be provided from the agent.

Wayleaves Easements & Rights of Way

Crossing the property is an overhead electricity line and the property does have one large pylon tower and two timber poles in the boundary. We are informed there is an underground cable in the east boundary.

Sporting Timber & Mineral Rights

Insofar as they exist these will be included in the sale.

Local Authorities

Wychavon District Council
www.wychavon.gov.uk

Viewings

Viewings can be conducted on foot in daylight hours with a copy of the particulars in hand after having confirmed the viewing with the selling agent. If you prefer a representative from Carter Jonas can meet you on site.

Directions

From the A46 head west at the junction to the south of Evesham that signposts Elmley Castle and Hinton on the Green. Follow the signs towards Elmley Castle for 1.6 miles then turn north into Haselor lane and continue for half a mile. The property will be signposted with a For Sale board.



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