



FOR SALE

Offers in the Region of £300,000

17.15 acres of Land St James Close, Littleworth, Worcester, Worcestershire, WR5 2QF

17.15 acres of land, two level productive fields located on the edge of Littleworth, currently in Herbal Ley within the SFI scheme.



2	SO850 7710	4.58	11.32	Herbal Ley (Arable)	SFI - Herbal Ley
2	SO850 8421	2.26	5.40	Herbal Ley (Arable)	SFI - Herbal Ley

- 17.15 acres of land
- Currently in Herbal Ley within SFI scheme
- Edge of Littleworth

DESCRIPTION

17.15 acres of land, two level productive fields located on the edge of Littleworth, currently in Herbal Ley within the SFI scheme.

In addition to its current agricultural and environmental value, the land presents potential for longer-term strategic opportunities, including development or Biodiversity Net Gain (BNG) offsetting, subject to the necessary planning consents. A detailed land schedule is available outlining the specific designations and opportunities across the holding.

METHOD OF SALE

The land is offered for sale by private treaty.

TENURE & POSSESSION

The land is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Wychavon District Council, Queen Elizabeth Drive, Pershore, WR10 1PT

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The land will be sold subject to wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

SPORTING RIGHTS AND MINERAL RIGHTS

The sporting and mineral rights are believed to be in hand and will pass with the freehold.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Rural Professional Department

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