

Land at Snowhill, Broadway, Worcestershire WR12 7JT

70 acres (28.33 hectares)
of arable land for sale on
the outskirts of Snowhill
by private treaty as a whole.

Location

The land lies to the north east of the village of Snowhill near Broadway; a small village located in the north of the Cotswolds. The land stretches up the hill above the village towards the lavender farm and Broadway Wood. The town of Broadway is located approximately 3 miles to the north of the land and provides local amenities.

Description

The land at Snowhill comprises one field parcel of excellent quality free draining arable land and is currently cropped as part of a spring cropping rotation. The soil has been enriched with 12 years of pasture grazed by livestock before being returned to arable.

According to the Land Classification Maps produced by DEFRA, the land is classified as Grade 3 to Grade 4. The soil is shallow well drained and brashy calcareous soil over limestone which is of the Sherborne soil series (0343d). The soil type lends well for cereal production and is situated about 900 feet above sea level. The whole 70 acres is in a Nitrate Vulnerable Zone (Surface Water, Zone ID 590 and Ground Water 83).

Access to the field is located directly off the road heading east out of the village towards Chipping Campden. This provides extremely good double gated access into the field at the southern tip. The boundaries include a mixture of mature hedgerows and post and rail fences which are all in good repair.

General

Method of Sale and Tenure: The Land at Snowhill is offered for sale as a whole by private treaty with vacant possession upon completion as of 29th September 2016 or upon removal of the current growing crop at harvest (whichever is the earlier).

Basic Payment Scheme Entitlements: The land will be sold with the inclusion of the Basic Payment Entitlement and transfer of these to the Purchaser will be upon completion at a cost of £350 plus VAT to be paid for by the Purchaser.

Sporting and Mineral Rights: Are included as far as they are known.

Wayleaves, Easements and Rights of Way:

A footpath runs north to south along part of the eastern boundary of the land. The property is being sold subject to and with the benefit of all rights including Rights of Way whether public or private, light, sport, drainage, water and electricity supplies and all other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Local Authorities: Tewkesbury Borough Council 01684 295010. Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire GL20 5TT

VAT: Is not payable on the purchase price but in the event where VAT is or becomes payable in respect of the property the purchaser will be responsible for the full amount due. All enquiries are welcome and terms to be negotiated.

Viewing: Strictly by arrangement. Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety.

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