



Land Off Birmingham Road, Badsey, WR11 7TD

Guide price £170,000





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# Land Off Birmingham Road

Badsey, WR11 7TD

A rarely available parcel of permanent pastureland, currently used for equestrian grazing, together with a stable yard comprising six stables. The property is located on the outskirts of the Worcestershire village of Badsey. This appealing amenity holding extends to just under 10.5 acres and is divided by a brook into three distinct paddocks. The boundaries are defined by established mixed-species hedgerows and electric fencing.

There is a field shelter in one of the fields and mains water via a trough is available in this field.

There are 4 designated areas.

Access - The land is accessed via two rights of way, one to the south of the property off the Bretforton Road, and one to the north-east of the property off the Birmingham Road.

Rights Of Way - A footpath runs across the property, however there are no other known rights of way.

Services - It is understood that both water and electricity are available to connect to, however these have not been connected by the current Owner. Purchasers are advised to make their own enquiries.

Boundaries - The Purchaser shall be deemed to have a full knowledge of all boundaries, and neither the Vendor nor the Selling Agents will be responsible for defining the boundaries and ownership thereof.







Track

Pp Ho

29m

Path

FB

BIRMINGHAM ROAD

Black Banks

Track

Track

BANKS RD

PH

B4085

B4035

OAK CLOSE

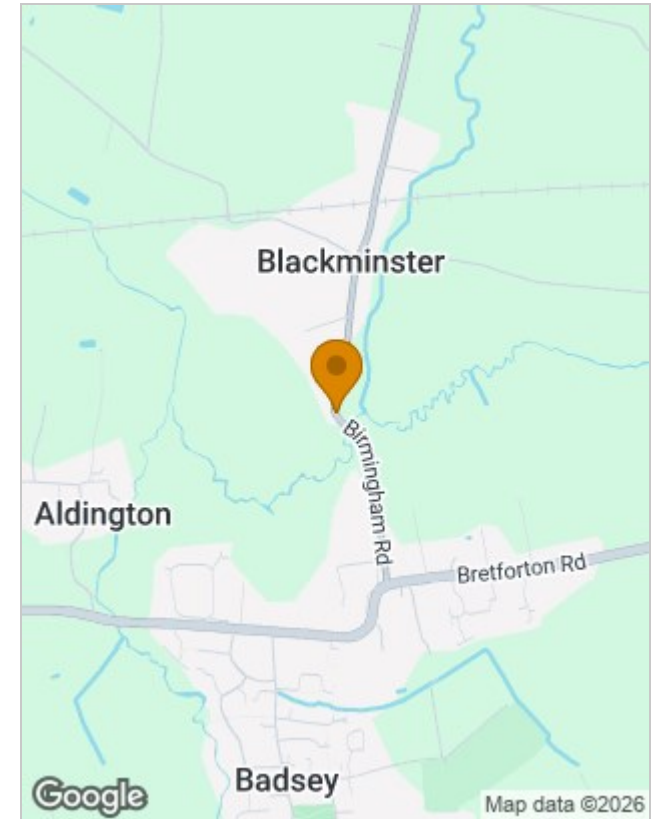
Hall

39m

## Floor Plans



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.