



Land at Woodland Close Aston Somerville, Worcestershire

A valuable parcel of attractive amenity land located
within an established residential area

- Level parcel of amenity land adjacent to existing dwellings •
- Situated within the village of Aston Somerville •
 - Accessed via Woodland Close •
- Approximately 0.22 Acres (0.087 Hectares) •



Land at Woodland Close

Aston Somerville, Worcestershire, WR12 7JL

An attractive and valuable parcel of amenity land located within the attractive Worcestershire village of Aston Somerville.

Evesham – 3.5 miles

Broadway – 4 miles

Worcester – 18 miles

- excellent location and position within Aston Somerville village
- attractive level parcel of amenity land with a number of Lime trees (subject to Tree Preservation Orders)
- open grass area with potential for parking, storage or garden use (subject to obtaining the relevant planning consents)
- accessed via & frontage to Woodland Close

Location & Situation

The land is well located within the Worcestershire village of Aston Somerville, a short distance from the popular Cotswold village of Broadway and busy town of Evesham on the Worcestershire / Gloucestershire border. The land is situated within the existing residential area of Aston Somerville accessed via Woodland Close.

Description

The land comprises of a compact and level parcel of amenity land with open frontage to Woodland Close. A number of Lime trees and a Sycamore tree are situated on the land and these are Subject to Tree Preservation Orders.

There are some open grass areas between the trees which have been used for parking / storage. The motorhome currently parked on the land is shortly to be removed. The boundaries of the land are clear on the site. There is an enclosed area to the north of the site which contains three Calor Gas storage tanks for the adjacent properties. This area is separately owned and is excluded from the sale. In total the land extends to approximately 0.087 Hectares (0.22 Acres).

Services

There are no mains services directly connected to the land but due to the number of residential properties situated in the vicinity, it is understood that mains services connections would be available nearby. It is for any interested party to investigate and satisfy themselves on the ability to connect to any services they require.



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Planning

The land is not sold with the benefit of any Planning Consents. The land is within the village development boundary of Aston Somerville and interested parties are advised to direct any planning enquiries to the Local Planning Authority – Wychavon District Council. Telephone: 01386 565565 / Email: planning@wychavon.gov.uk. The existing Lime Trees & Sycamore Tree on the land are subject to Tree Preservation Orders.

Overage Clause

The land is subject to any existing Overage Clause in favour of the previous vendors which will also be binding on future owners until 30th September 2019. It is understood that this Overage Clause applies to any planning permissions on the land which is contained within a Transfer dated 30th September 1998. Interested parties can request a copy of this Transfer.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether they are specifically referred to, or not, in these particulars. It is for any interested party to seek their own legal advice in respect of any existing easements or wayleaves that may affect the title of the land.

Sale Method

The land is offered for sale by Private Treaty. The Agents reserve the right to sell the land by Tender or Auction at a later stage, to conclude the sale process.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please note that care should be exercised by any interested parties viewing the land and any person viewing the land does so at their own risk.

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared March 2013.