

Land off Astwood Lane

Stoke Prior, Worcestershire, B60 4BA



For Sale

brutonknowles.co.uk

Land off Astwood Lane, Stoke Prior, Worcestershire, B60 4BA

Guide Price £450,000 Freehold



Introduction

An opportunity to acquire a useful block of farmland set in a convenient accessible location between Droitwich Spa and Bromsgrove. In all about 51.88 acres.

The land is situated adjacent to Astwood Lane some 1.8 miles south of Stoke Prior. The land is well connected locally via Hanbury and Worcester Road. Further afield, major transport links are available via the M5 and M42 motorways, as well as Bromsgrove railway station.



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Location

The land is located adjacent to Astwood Lane some 1.8 miles south of Stoke Prior.

Description

The land lies in a ring fenced block with access available via two gateways, both situated directly off Astwood Lane. A partially grassed-over farm track leads from the eastern entrance gate along the eastern boundary continuing to the pasture located to the southern part of the block.

In total, the arable land currently extends to 22.94 acres, with a further 25.18 acres currently fallow however, historically in an arable rotation.

The land is classified as grade 3 on the provisional agricultural land classification maps and is designated as slightly acid loamy and clayey soils with impeded drainage.

The fields are of a reasonable size and suitable for modern farming practices. There is a small permanent pasture field (3.76 acres) to the south of the block, which we understand to be a designated Site of Regional or Local Wildlife Importance. Further information is available on the South Worcestershire Development Plan Review (SWDPR) Regulation 19 Policies Map and the SWDPR 27 Policy. We have been informed that there is no form of management agreement in place over the 3.76 acres, and as such is non-statutory however may be safeguarded under the above-mentioned policies.

Planning Use

The property is situated within the Local Authority of Wychavon District Council and is designated as agricultural land.

Tenure

Freehold with Vacant Possession.

VAT

The property is not elected for VAT.

Legal Costs

Each party is responsible for their own legal and professional fees.

Overage Provision

The land will be sold subject to an overage provision reserving to the vendor a 40% share of any increase in value arising from development for a period of 30 years from completion of the sale.

Development shall include any scheme that would require planning consent, be carried out under Permitted Development rights, or be a change of use.

Method of Sale

The property is for sale by way of informal tender. Offers should be submitted by 12 noon on Thursday 30th October 2025 to the sole selling agents, in writing addressed to:

Archie Stray, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 3NF or by email to archie.stray@brutonknowles.co.uk

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

The land is sold subject to a deed of easement in favour of Esso Petroleum Company Limited dated 2 March 1992 in respect of the Birmingham Airport Link Pipeline. A plan showing the pipeline's route is available upon request. A public footpath crosses the land.

Environmental Schemes

We understand the land is not entered into any agri-environmental schemes.

Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Viewing

Viewings will be strictly by appointment only with Bruton Knowles as sole selling agents.

Health and Safety for Viewers - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing. Viewing without permission or unaccompanied is at your own risk.

Agent's Note

The mines and minerals have been reserved out of the land which is shown tinted pink on the registered title plan. The land is also subject to covenants not to use any of the land for the purpose of getting or producing salt or any salt, brine, alkali or chemical works nor to carry out any noisy, noisome or offensive trade, business or manufacture.

Subject to Contract September 2025
IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchaser(s) must rely on their own enquiries. Details Prepared and Photographs taken September 2025.

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100 m
Scale 1:4000 (at A4)



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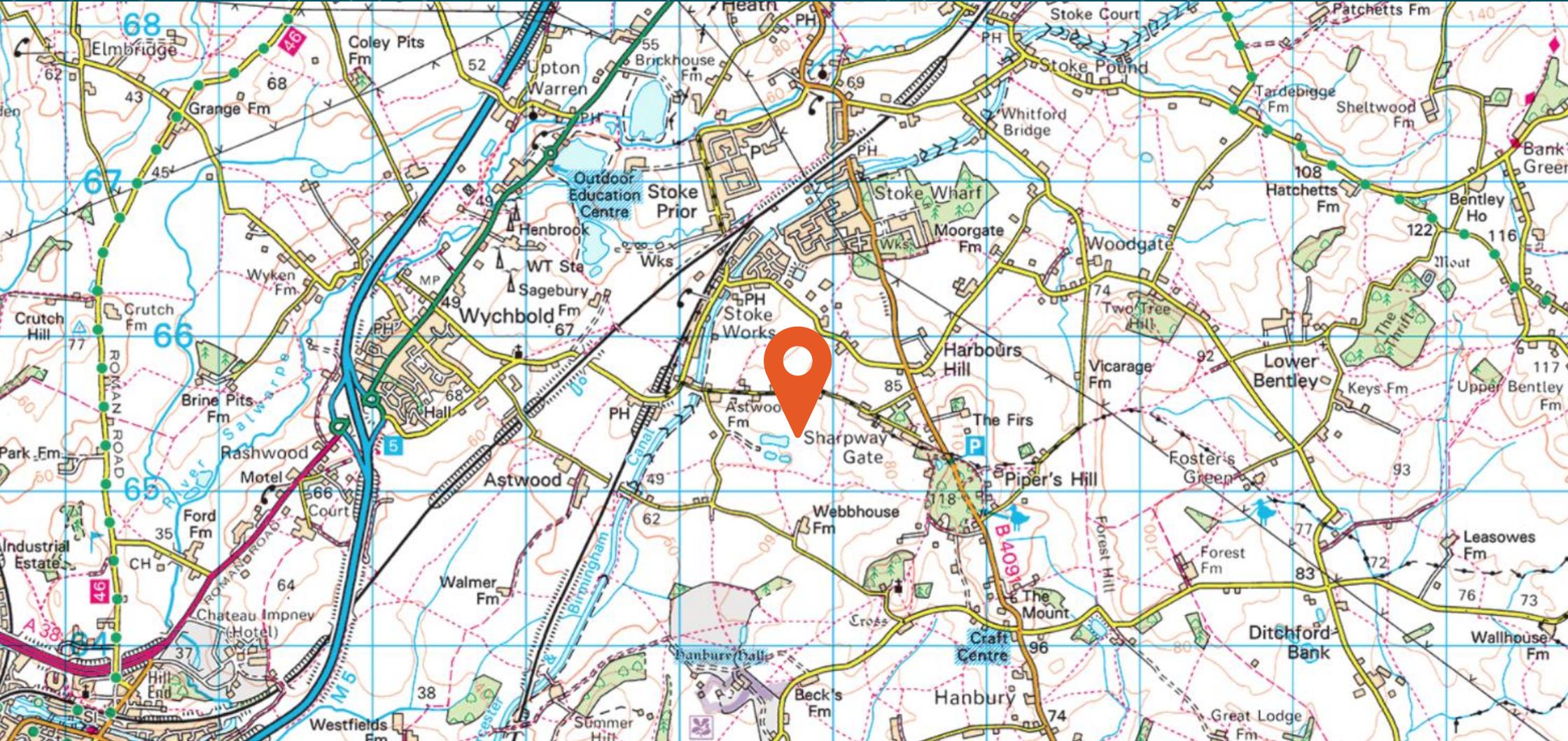
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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