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01582 788878

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LAND FOR SALE IN FECKENHAM, REDDITCH, WORCS

LAND ON BERROWHILL LANE, FECKENHAM, REDDITCH, B96 6QJ

GRAZING LAND FOR SALE IDEAL FOR PADDOCK USE CLOSE TO REDDITCH,
WORCESTER, BIRMINGHAM, THE A441 AND M5 & M42 MOTORWAYS



This substantial parcel of lush grazing land measures just under 3 acres and enjoys extensive road frontage onto Berrowhill Lane. The land is suitable for a variety of recreational & amenity uses and could also offer potential for equestrian use with an extensive network of bridle paths lying $\frac{1}{4}$ mile to the north, which is directly accessed off Berrowhill Lane.

The land is pleasantly situated within the highly sought-after and affluent village of Feckenham; south-west of Redditch, east of Worcester and south of Birmingham. The village has a thriving rural community and house prices here are *53% above* the county average and *77% above* the regional average reflecting the desirability of the area as a place to own property – including land.

Size: 2.88 acres

SOLD



POSTCODE OF NEAREST PROPERTY: B96 6QJ

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TRAVEL & TRANSPORT

- ◆ 2.6 miles to the A441
- ◆ 4.9 miles to Bromsgrove Train Station *
- ◆ 5.6 miles to the M5 (junction 5)
- ◆ 6.3 miles to the A46
- ◆ 7.6 miles to the M42 (junction 2)
- ◆ 17.4 miles to Birmingham Airport

* Journey Times: 18 mins to Worcester Foregate Street; 26 mins to Birmingham New Street; 53 mins to Birmingham International

LOCATION

- ◆ North-west of Feckenham
- ◆ 4.2 miles to Redditch
- ◆ 6.0 miles to Bromsgrove
- ◆ 6.4 miles to Droitwich Spa
- ◆ 10.4 miles to Worcester
- ◆ 13.2 miles to Stratford-upon-Avon
- ◆ 15.9 miles to Birmingham City Centre

Feckenham is a desirable and affluent 'chocolate-box' village within the Borough of Redditch in Worcestershire, close to the border with Warwickshire. It lies 4 miles south-west of Redditch, 10 miles east of the city of Worcester and south of Birmingham.

Feckenham is a very sought-after village and is home to a family owned pub, a gastro-pub, an award winning community village shop, village green, village hall and a good primary school.

Redditch town centre is just over four miles away, providing a wide selection of indoor and outdoor leisure activities including, theatres, pubs, restaurants a cinema and an excellent selection of local shopping.

The beautiful cathedral city of Worcester is further afield and offers visitors a wealth of interesting architecture, history, culture and leisure amenities, with a very wide selection of high street names and independent boutiques.

Birmingham to the north is the second biggest city in the country. It is one of the largest international commercial centres in the world and an important transport, retail & events hub.

From museums and attractions to Michelin starred restaurants and the world-famous Bullring shopping centre, Birmingham has something to offer for everyone.

The land enjoys easy access to both the M5 and M42 motorways. The M5 links the Midlands to the South West and along with the M42, form the Birmingham Outer Ring Road. Nearby Bromsgrove Train Station provides frequent and direct links into Birmingham in just 26 minutes.

LEISURE & EQUESTRIAN

The land offers great potential for equestrian use as it is perfectly situated in the centre of an extensive network of bridleways. Access to these bridle paths is off Berrowhill Lane just ¼ mile north of the site.

The land lies on the edge of Feckenham, a very sought-after area with a traditional village green and a cricket club. It is home to a range of community activities including an annual two-day horse show.

The surrounding countryside is an idyllic place to explore with an abundance of well-marked walking and riding routes.

The nearby Monarch's Way is a historic 615 mile long-distance footpath that passes approximately 1.5 miles to the east Feckenham. It takes you through two World Heritage Sites, one National Park and six Areas of Outstanding Natural Beauty plus some of the finest scenery in western and southern England.

A range of attractions can also be found farther afield including the beautiful 900 acre Arrow Valley Country Park & Lake in Redditch, the iconic Malvern Hills Area of Outstanding Natural Beauty and the hugely popular tourist town of Stratford-upon-Avon; the birthplace of William Shakespeare.



The land is bordered by mature hedgerow on two sides and enjoys extensive road frontage



A substantial parcel of grazing land that could be ideal for paddock conversion

LAND VALUES

Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted.

Robust demand and limited supply help to explain why the land market remains relatively steady. Supply of farmland saw a year-on-year decline of 48% (*Carter Jonas*).

Investors have played an increasing role in the farmland market with over 1-in-5 new buyers citing investment as the key reason for buying last year (*Savills*). Land continues to be an appealing and tangible asset that remains in considerable demand for capital investment.

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

ACCESS

The land enjoys 111m of road frontage onto Berrowhill Lane. Full vehicular right of way is provided via an easement from the secure gated access adjacent to the north-west corner of the land.

HOUSE PRICES

The land is situated in an extremely affluent area. **House prices in Feckenham are 53% above the county average and 77% above the regional average** (*Zoopla*).

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

OVERAGE

Uniquely there are **no overage payments on this land** – rare in today's land market.

PLANNING

The land is designated as green belt. Any development would be subject to the appropriate planning permission.

LOCAL AUTHORITY

Redditch Borough Council
www.redditchbc.gov.uk

VIEWING

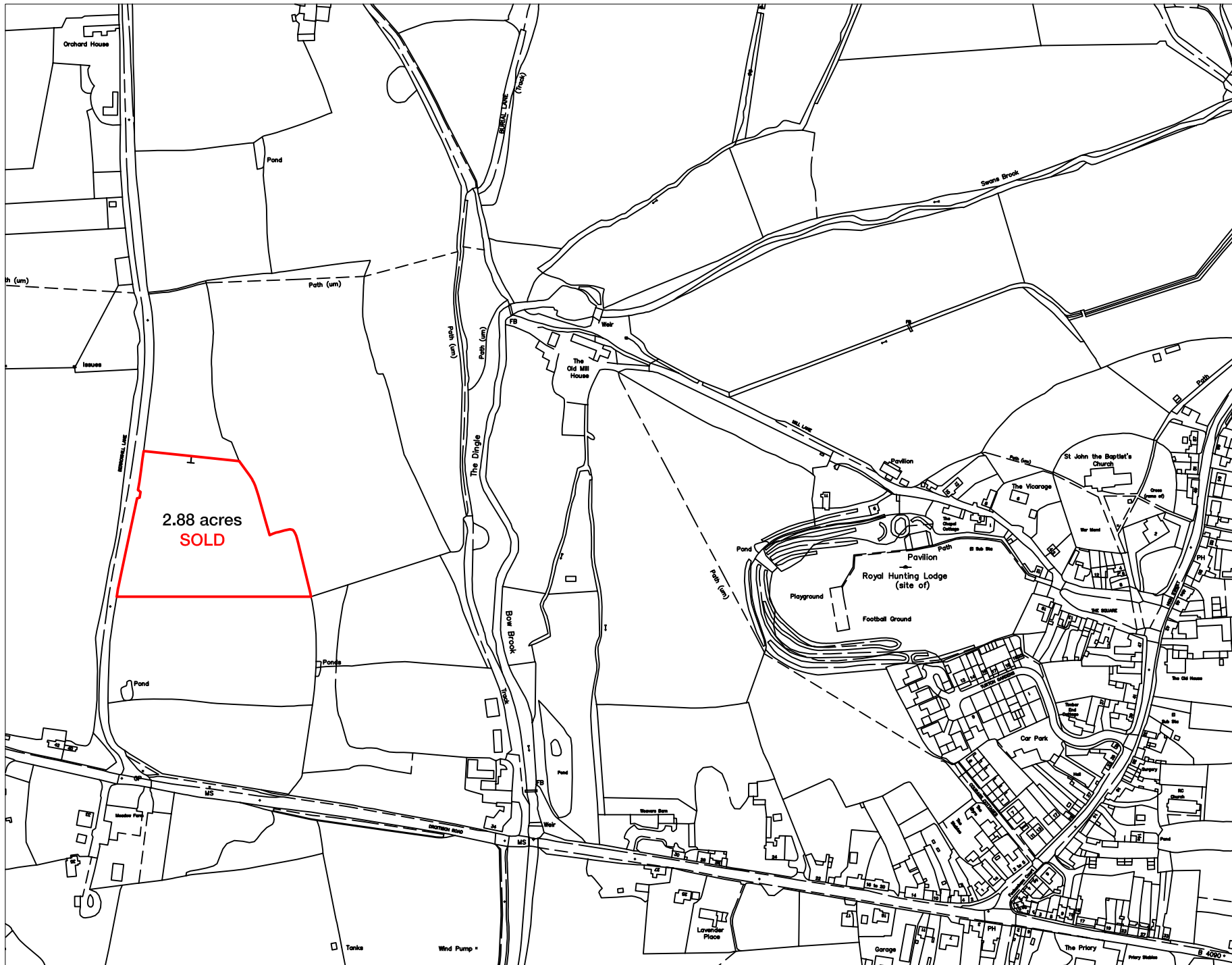
To arrange a site visit, please call 01582 788878 or email enquiries@vantageland.co.uk.



Road frontage and secure gated access from Berrowhill Lane

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.



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REDBOURN
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SITE NAME:

**Feckenham,
Redditch**

WORCESTERSHIRE

POSTCODE: B96 6QJ

ORIENTATION:



SCALE:

not to scale

TOTAL ACREAGE OF OWNERSHIP:

2.88 ACRES
The freehold land for
sale is edged red

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