

## Uplowman

£ 200,000

📍 Uplowman, South West

The extremely productive, 47 acre run of grade 2 arable land is divided into three, mainly level enclosures. The land is well drained with grade 2 typical brown earth soil from the Bromsgrove series. Ideally, the land is suited to agriculture however also suitable for equestrian and amenity purposes.

Lot 1 is a productive, level arable/pasture field with road frontage extending to approximately 13.01 acres. Within lot 1, there is a good range of modern agricultural buildings extended from an original, steel framed apex building. There is also a traditional, timber framed stone building with natural stone wall and hard standing area. The buildings offer potential (STP) for alternative uses.

Lot 2 is a gently sloping, highly productive grade 2 arable field, currently drilled to spring barley with direct road access just north of the A361 bridge. Approximately 15.20 acres.

Lot 3 is level and gently sloping grade 2 arable field with two access points via a RoW from a privately owned track. Currently drilled into winter wheat. Approximately 18.80 acres.

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