

## **Property Auction Report**

Nick Champion Auctioneers held a very successful auction sale at The Fountain Inn, Oldwood of a Bothy and land at Farlow, South Shropshire and pastureland near Tenbury Wells on Wednesday 27<sup>th</sup> April 2022.

Lot 1, the Farlow property comprised of a single room stone bothy without residential rights set in about 2.13 acres of young plantation woodland on the edge of Silvington Common and with access off a byway which was guided at £50,000. The packed saleroom saw the bids quickly rise from £30,000 to £120,000, whereupon two bidders battled away to the winning bid of £158,000 from a family from Hertfordshire. The price left the vendor speechless and very happy.

Lot 2, was a single pasture field of 4.21 acres accessed off a byway leading off Haresbrook Lane and guided at £60,000. Bidding opened at £50,000 and quickly rose to the final bid of £66,000 with a buyer from the West Midlands area seeing off a local farming bidder. The sale price equated to £15,677 per acre which reflects the increasing demand for land as a safe haven.

The auction again highlighted the strength of demand for country properties and land and auctioneer Nick Champion was delighted that the live auction method of sale yet again produced such a successful result for our vendors.