



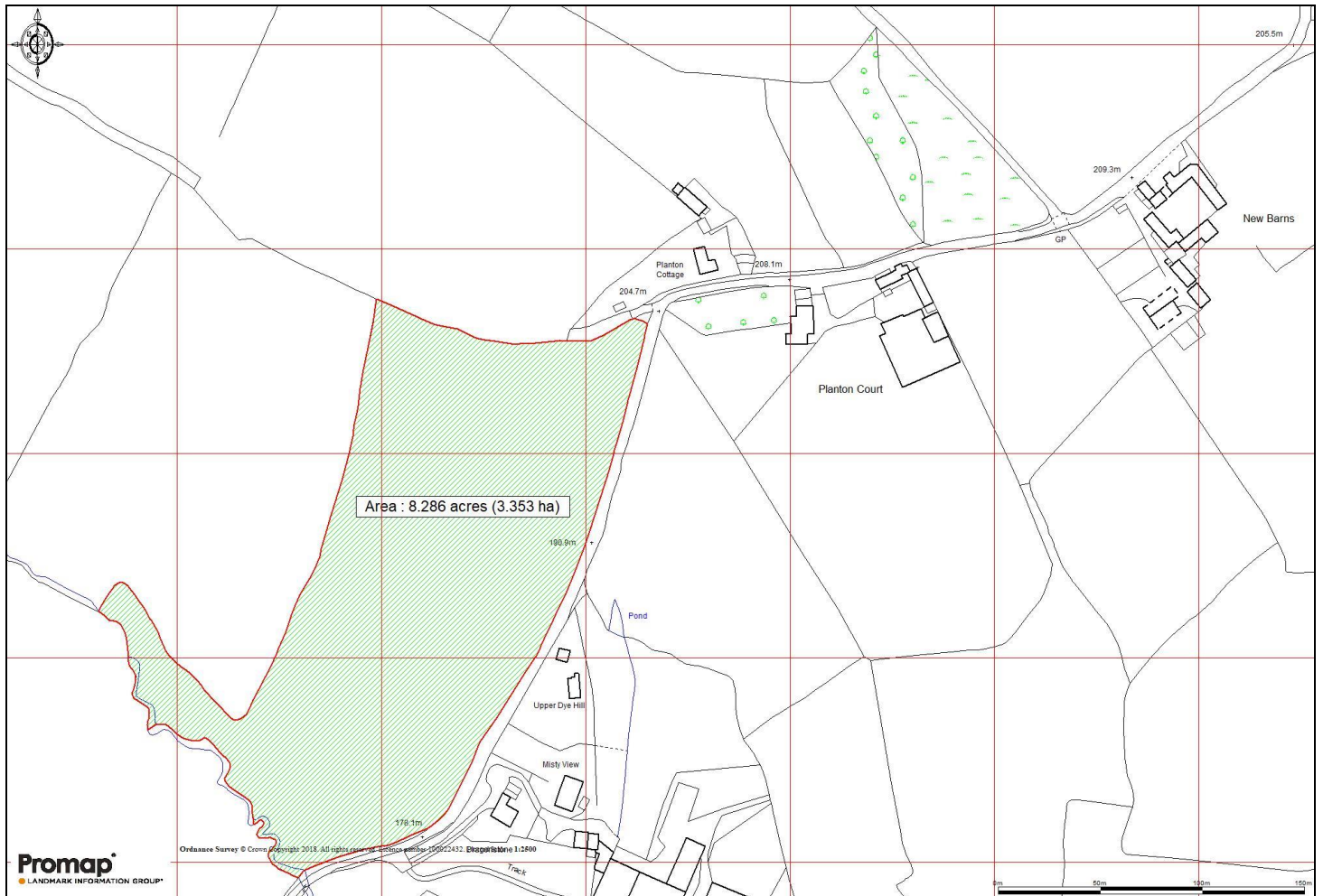
NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LAND AT PLANTON, CORELEY, LUDLOW, SHROPSHIRE, SY8 3AR

ABOUT 8.286 ACRES – 3.353 HECTARES

A PRODUCTIVE PASTURE FIELD WITH ROAD FRONTAGE



FOR SALE BY PUBLIC AUCTION

SUBJECT TO THE CONDITIONS OF SALE

ON TUESDAY, 15TH MAY 2018 AT 6PM

AT CORELEY MEMORIAL HALL, CORELEY, LUDLOW, SHROPSHIRE, SY8 3QT

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Cleobury Mortimer – 4.5 miles, Tenbury Wells – 7 miles, Ludlow – 9 miles.

DIRECTIONS

From Tenbury Wells take the B4214 towards Clee Hill and at the bottom of The Knowle turn right signposted Coreley. Follow the lane and turn right for Coreley Church, at the next T-Junction turn right and then immediately left for Planton/New Barns. Follow the lane for 150 metres and the entrance to the field will be found on the left hand side after crossing over the stream as indicated by a Nick Champion 'For Sale' board.

SITUATION

The land has a gated vehicular access off the council lane and a sunny southerly aspect and rises from about 175 metres to about 204 metres.

NG 7539 – PASTURE LAND – ABOUT 8.286 ACRES, 3.353 HECTARES

A most useful and productive and well fenced grazing and mowing field. The field is free draining and gently sloping and has the benefit of a variety of boundary trees including some mature Oak trees providing shade and shelter, and mains and natural stream water supplies.

SERVICES

Mains water (metered) to a stock drinking trough. Buyers are advised to make their own enquiries about securing any additional mains service connections.

BASIC PAYMENT SCHEME

3.35 BPS Non SDA entitlements will be taken to by the purchaser at a charge of £200 + VAT per entitlement (£670 +VAT) for use from 2019. The vendor will submit a claim for the Basic Payment 2018 on the land and retain the payment and the purchaser will abide by the cross compliance rules for the remainder of the calendar year.

RPA Helpline – Tel: 03000 200301

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000

TENURE

Freehold

BOUNDARIES

Ownership of the boundary fences are as per the 'T' marks as indicated on the plan within the auction pack.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

All prospective purchasers are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

EXCHANGE & COMPLETION

Vacant possession will be given on completion which is set for Tuesday 12th June 2018 or earlier by agreement. The successful purchaser(s) (or their agent) will be required to sign the contract of sale immediately after the auction and pay a 10% deposit by cheque to the vendor's solicitor.

CONDITIONS OF SALE

The property will unless previously withdrawn, be sold subject to the Common Auction Conditions (2009) and the special and general conditions of sale which have been settled by the vendor's solicitors. These conditions are available for inspection at the office of the auctioneers and the vendor's solicitors during the five working days immediately preceding the day of the sale. These conditions may also be inspected in the saleroom at the time of the sale but they will not then be read. The purchaser will be deemed to bid on the terms contained in the Common Auction Conditions (2009) and the special and general conditions and shall be deemed to have purchased with full knowledge thereof, whether or not he shall have read the said conditions.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

To comply with the Regulations, the successful purchaser(s) will be required to provide proof of identity and proof of address on the fall of the hammer which should be a current signed passport and a UK or EEA photocard driving licence; and provide details of funding of the purchase.

BUYER'S ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay a buyer's administration fee of £250 + VAT (total £300) to Nick Champion on the fall of the hammer.

VENDORS' SOLICITORS

Norris & Miles Solicitors, 6 Market Square, Tenbury Wells, Worcestershire, WR15 8BW.

Tel: 01584 810575 – contact Mr Harvey Griffiths

AUCTIONEER

Nick Champion - FNAEA FNAVA - Tel: 01584 810555

VIEWING

At any reasonable time on production of these particulars.

View all of our properties for sale or to let at: -

www.nickchampion.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1k 7AG

Tel: 020 7318 7082



These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.