



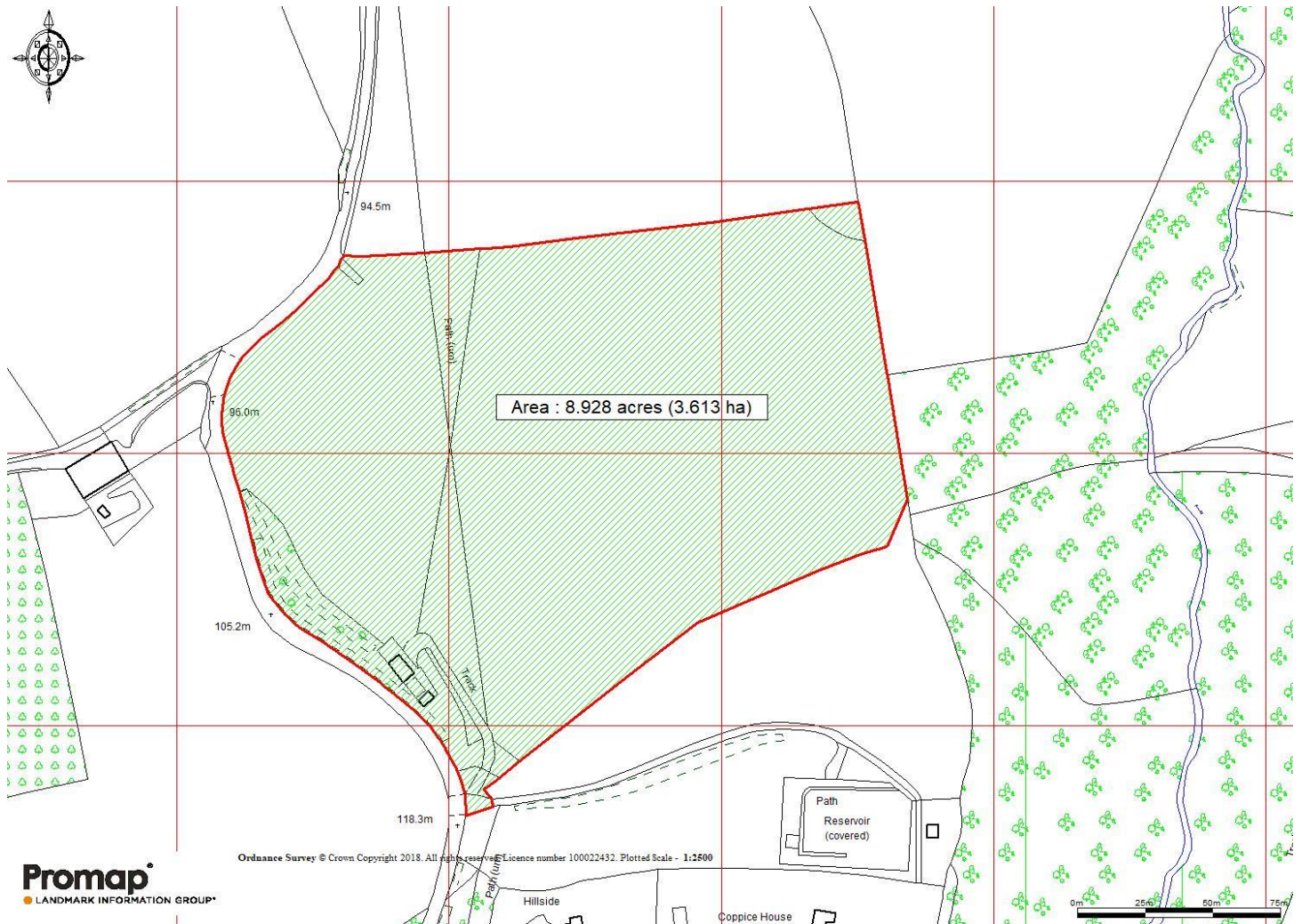
NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LAND AT HIGHWOOD LANE, EASTHAM, TENBURY WELLS, WORCS, WR15 8PA

ABOUT 8.928 ACRES, 3.613 HECTARES

**A USEFUL SMALLHOLDING/ EQUESTRIAN UNIT WITH STABLE YARD
AND PASTURE LAND**



FOR SALE BY PUBLIC AUCTION

SUBJECT TO THE CONDITIONS OF SALE

ON WEDNESDAY, 30TH MAY 2018 AT 6PM

AT THE TALBOT HOTEL, NEWNHAM BRIDGE, TENBURY WELLS, WORCS WR15 8JF

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 5 miles, Clifton-on-Teme – 7 miles, Bromyard - 10.5 miles, Bewdley - 11 miles.

DIRECTIONS

From Tenbury Wells take the B4204 towards Clifton-on-Teme for about 4.5 miles and turn left signposted Highwood and Eastham. Follow the lane for about 0.7 mile and the land will be found on the righthand side as indicated by a Nick Champion 'For Sale' board.

SITUATION AND DESCRIPTION

The land has two gated vehicular accesses leading directly off the council lane. The stable yard includes a Warwick Buildings timber and corrugated sheeted roof, twin stable block (27' x 32') forming two stables with 3' overhang and a concrete apron and washing yard to the side; a timber and corrugated sheeted roof lock up tack room/feed store (16' x 10'), a timber and box profile sheeted roof field shelter/stable (18'6" x 12') with 3'6" overhang. To the side of the stable yard is a grove of young apple and damson trees. The permanent pasture land extends eastwards from the lane and is gently rolling and free draining. In total the land extends to about 8.928 acres, 3.613 hectares.

SERVICES

Mains water (metered) to stable yard stand pipes and field troughs. A solar panel provides power for battery charging.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment. No entitlements are included in the sale.

RPA Helpline – Tel: 03000 200301

LOCAL AUTHORITY

Malvern Hills District Council. Tel: 01684 862151

TENURE

Freehold

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. A public footpath crosses over the land.

EXCHANGE & COMPLETION

Vacant possession will be given on completion which is set for 27th 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 £500 + VAT (total £600) to Nick Champion on the fall of the hammer.

VENDORS' SOLICITORS

Wallace Robertson & Morgan, 4 Drury Lane, Solihull B91 3BD. Tel: 0121 7057571, contact Mr Tim Langford.

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



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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.