



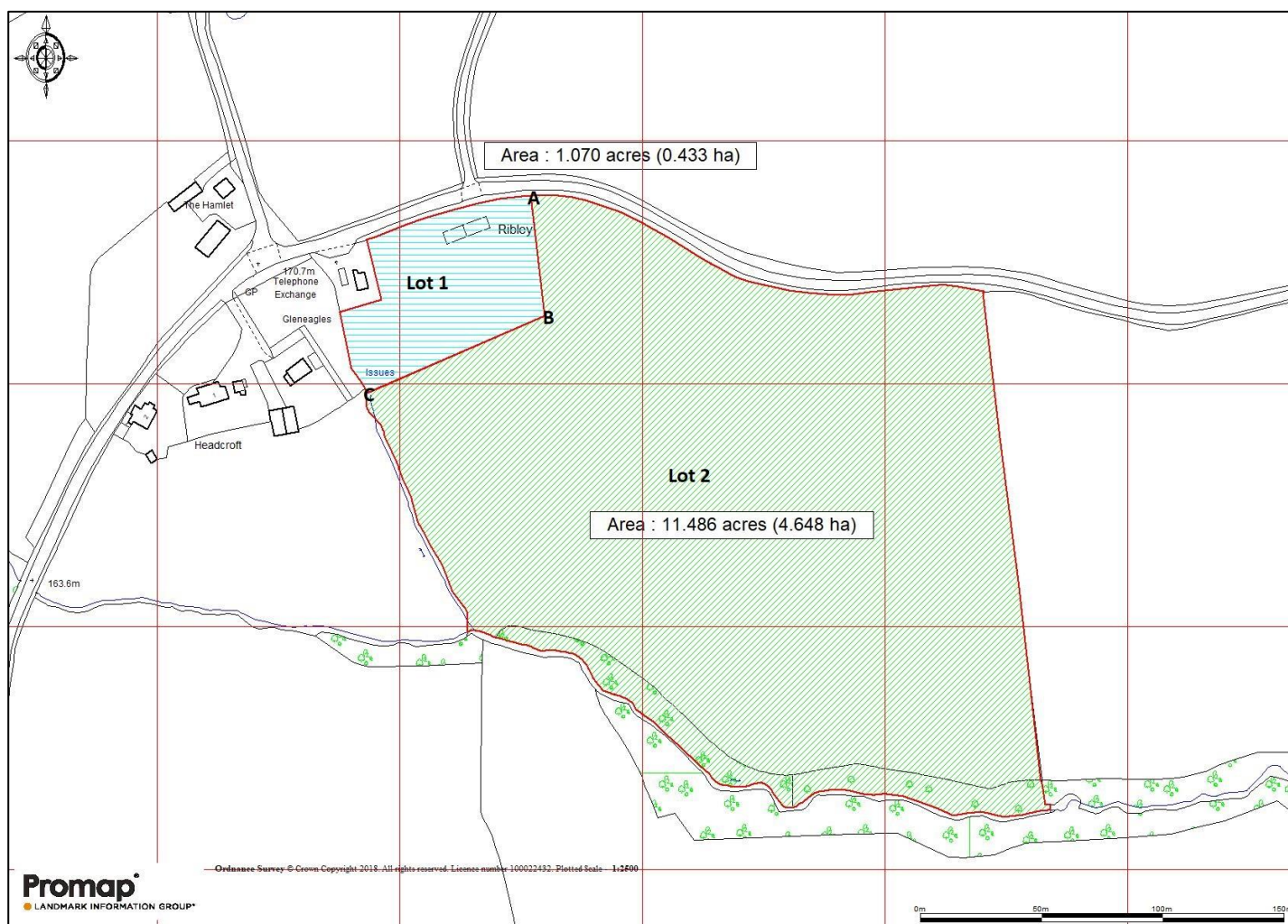
NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

RIBLEY BARN FIELD, BLUNDALE LANE, STOTTESDON, KIDDERMINSTER, DY14 8UN

ABOUT 12.556 ACRES, 5.081 HECTARES

**THE REMAINS OF AN HISTORIC TIMBER AND STONE FIELD BARN SET IN
ABOUT 1.07 ACRES, AND 11.486 ACRES OF ADJACENT PASTURE LAND**



FOR SALE BY FORMAL TENDER IN TWO LOTS OR AS A WHOLE

TENDER CLOSING DATE – 12 NOON ON FRIDAY, 22ND FEBRUARY 2019

GUIDE PRICES – LOT 1: £25,000 - £50,000; LOT 2: £75,000 +

NICK CHAMPION LTD

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

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www.nickchampion.co.uk



RIBLEY BARN FIELD, BLUNDALE LANE, STOTTESDON, KIDDERMINSTER, WORCESTERSHIRE, DY14 8UN

APPROXIMATE DISTANCES

Cleobury Mortimer – 6 miles, Bridgnorth – 8.6 miles, Bewdley – 9.9 miles.

DIRECTIONS

From Cleobury Mortimer take the B4363 towards Bridgnorth, turn left for Neen Savage and proceed through Bagginswood to Stottesdon. In the village turn right for Chorley, proceed past the Primary School and follow the lane for 0.5 mile and Ribley Barn Field will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION AND DESCRIPTION

Ribley Barn Field is situated about 0.5 mile from the village of Stottesdon. The land has long road frontage to and access off the Blundale council lane and is south facing and gently sloping down to a stream alongside the southern boundary, and it also has access to infield spring water. The land is in permanent pasture but may equally be suitable for arable cropping in the future.

An historic timber framed field barn (75' x 20') over a stone base is situated close to the field access and has over time collapsed in situ and may potentially after restoration be suitable for residential conversion, subject to gaining planning approval.

Ribley Barn Field is offered for sale in two lots or as a whole:

Lot 1 – Ribley Barn set in about 1.07 acres (0.433 ha)

Lot 2 – Pasture Field – about 11.486 acres (4.648 ha)

Lot 3 – THE WHOLE – Ribley Barn and 12.556 acres (5.081 ha)

SERVICES

No mains services are currently connected to the land although overhead electricity supply lines cross over the field and Applicants are advised to make their own enquiries.

Severn Trent (Water) – Tel: 0800 707 6600

Western Power Distribution (Electricity) – Tel: 0800 096 3080

BOUNDARIES

The Purchaser of Lot 1 (Ribley Barn) will if sold separately to Lot 2 be required to erect and maintain in perpetuity a stock proof fence between points A, B and C (see Contract).

ACCESS

The Purchaser of Lot 2 if sold separately to Lot 1 will not have a permanent right of entry through the existing field gate to Lot 1 and should look to install a new entrance onto the council lane (subject to any consents required).

BASIC PAYMENT SCHEME AND STEWARDSHIP

No BPS entitlements are included in the sale and the land is not in any Countryside Stewardship agreement.

NITRATE VULNERABLE ZONE

The land is not in a Nitrate Vulnerable Zone or a Drinking Water Safeguard Zone.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000

TENURE

Freehold with vacant possession.

METHOD OF SALE

The land is for sale by Formal Tender in two lots or as a whole. All tenders must be submitted on the official tender form which is available on request from the Vendor's Solicitors and is to be

accompanied by a cheque or bank draft for 10% of the total bid price and returned in a sealed envelope marked 'Ribley Barn Field, Stottesdon' to the Vendor's Solicitors, Lanyon Bowdler Solicitors by 12 noon on Friday, 22nd February 2019. Completion Date: 22nd March 2019 (or earlier).

VENDOR'S SOLICITORS

Lanyon Bowdler Solicitors

12 The Business Quarter, Eco Park Road, Ludlow, SY8 1FD

Tel: 01584 872333

E-mail: susan.grazier@lblaw.co.uk

Contact: Susan Grazier

VIEWING

At any reasonable time on production of these particulars or contact Nick Champion the Sole Selling Agents:

Tel: 01584 810555

E-mail: info@nickchampion.co.uk

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



Photographs taken: 3rd November 2017

Particulars prepared: January 2019

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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.