



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**LAND AT THE STOCKING, STOCKHALL LANE, HOPTON WAFERS,
CLEOBURY MORTIMER, SHROPSHIRE, DY14 0QA**
About 35.83 Acres, 14.50 Hectares.

A desirable and versatile ringfenced block of productive pastureland in a convenient setting.

LOT 1



LOT 2



For Sale by Formal Tender as a Whole or in 2 Lots.

Tender Closing Date – 12 noon on Friday 17th September 2021

**GUIDE PRICES: Lot 1 – 16.01 Acres - £150,000: Lot 2 – 19.82 Acres - £150,000:
The Whole – 35.83 Acres - £300,000**

NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



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Approximate Distances (miles)

Cleobury Mortimer – 3, Ludlow – 8.5, Tenbury Wells – 9, Bewdley 11, Bridgnorth – 17.

Directions

From Cleobury Mortimer take the A4117 towards Clee Hill & Ludlow. On passing The Hopton Crown, turn right and follow the lane on past the church before turning left signposted Cleeton St Mary. Follow the lane for about 0.2 mile and the land will be found on the lefthand side as identified by Nick Champion 'For Sale' boards.

Situation & Description

The land is situated alongside Stockhall Lane and the main entrance to Lot 1 is approached over a cattle grid with a second separate gated road entrance to Lot 2. The land is mainly south facing, gently sloping and is internally divided into handy sized enclosures for ease of management. Some fields having been reseeded and are suitable for mowing. Both lots have access to stream water along the western boundary alongside which the Oak, Ash & Holly lined banks provide shade and shelter. The land is assessed as grade 4 improved grassland with a loamy lime rich soil and rises from 180 metres to 240 metres.

Lot 1 – About 16.01 Acres – 6.478 Hectares.

See plan as outlined in red.

Lot 2 – About 19.82 Acres – 8.02 Hectares.

See plan as outlined in green.

Services

No mains services are currently connected to the land.
Severn Trent Water – Telephone 0800 7076600.
Western Power Distribution – Telephone 0800 096 3080.

Basic Payment Scheme

14.15 BPS Non-SDA entitlements will be apportioned and transfer to the purchaser(s) at an additional cost of £150 (excluding VAT) per entitlement. Rural Payments Agency – Tel: 03000 200 301

Stewardship

The land is not currently entered in any Environmental or Countryside Stewardship Scheme but is ideally suited.

Timber, Sporting & Mineral Rights

So far as they are owned these are included in the sale.

Nitrate Vulnerable Zone

The land is not in a NVZ but is in a Drinking Water Safeguard Zone (Surface Water).

Easements, Wayleaves & Rights of Way

The Stocking House has a gated vehicular right of way across Lot 1 between points A → B.

A public footpath crosses over the land. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

Planning Uplift

Future planning permission will not be subject to an overage clause.

Planning

South Shropshire District Council planning committee recommended granting outline planning permission for an agricultural worker's dwelling in 1995 – Application No. 1/05755/0 and 'Notice that Prior Approval is not Required' for the erection of an agricultural building dated 13/06/1995 – Application No. 1/05753/K. Neither of the works were commenced.

Local Authority

Shropshire Council – Telephone 0345 678 9000

Method of Sale

The land is for sale by formal tender as a whole or in 2 lots. The legal packs and official tender form will be available on request from **Talbots Law**. A tender is either to be accompanied by a cheque or bank draft for 10% of the total bid price (excluding SDLT) made payable to **Nick Champion Client A/C or held by your Solicitors pending transfer on despatch of confirmation of acceptance of an offer** and returned in a sealed envelope marked '**Land at The Stocking**' to Nick Champion, 16, Teme Street, Tenbury Wells, WR15 8BA by **12 noon on Friday 17th September 2021**.

Tenure, Possession & Completion

The land is freehold and vacant possession will be given on 1st January 2022 following the termination of the current Farm Business Tenancy on 31st December 2021. Completion (subject to the tenancy) is Friday 15th October 2021 (or earlier).

Anti-Money Laundering

The Money Laundering Regulations 2017 require **all bidders** for the property to include certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) with their tender form and evidence of the source of funding for the purchase.

Vendors Solicitors

Talbots Law, Morgan House, 25/27 Hagley Road, Stourbridge, West Midlands, DY8 1QH
Tel: 01384 445850
Email – emmahipkiss@talbotslaw.co.uk

Viewing

Contact the sole selling agent – **Nick Champion** – 16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA.
Tel: 01584 810555 – Ref NIC1054
Email – info@nickchampion.co.uk

To view all of our properties for sale or to let go to:
www.nickchampion.co.uk

Photographs taken on 14th June 2017 and 6th June 2018.
Particulars prepared August 2021.

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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.