



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LAND AT THE STOCKING, STOCKHALL LANE, HOPTON WAFERS, KIDDERMINSTER, 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, Tenbury Wells – 8.5, Ludlow – 9, Bewdley – 11, Bridgnorth – 15.

Directions

From Cleobury Mortimer take the A4117 towards Clee Hill and 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 left hand 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 have been reseeded and are suitable for mowing. Both lots have access to stream water along the western boundary alongside which the Oak, Ash and 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 – Tel: 0800 707 6600.

Western Power Distribution – Tel: 0800 096 3080.

Basic Payment Scheme

14.15 BPS Non-SDA entitlements will be apportioned and transferred 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 by agreement).

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.

Vendor's Solicitors

Talbots Law

Morgan House, 25/27 Hagley Road, Stourbridge, West Midlands, DY8 1QH

Tel: 01384 445850

E-mail: 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

E-mail: info@nickchampion.co.uk

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

Photographs taken on 23rd June 2021.

Particulars prepared: August 2021.

Land at The Stocking, Stockhall Lane, Hopton Wafers, Cleobury Mortimer, DY14 0QA

