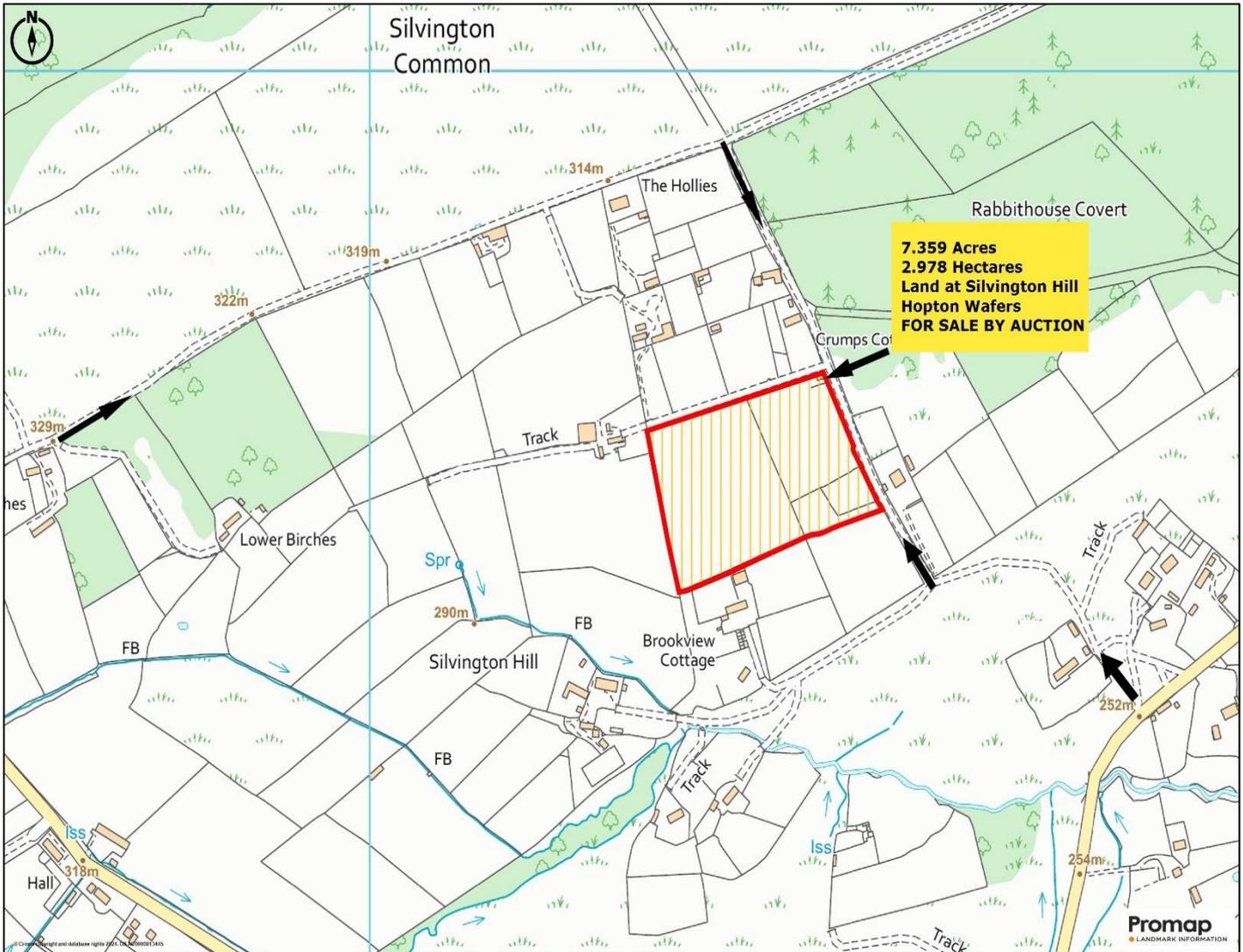




LAND AT 3 SILVINGTON HILL, HOPTON WAFERS, CLEOBURY MORTIMER, SHROPSHIRE, DY14 0ER - ABOUT 7.359 ACRES, 2.978 HECTARES.

An attractive block of south facing grassland with common rights,
a field barn and the historic partial remains of a smallholding.



FOR SALE BY PUBLIC AUCTION – GUIDE PRICE £75,000+

SUBJECT TO THE AUCTION & GENERAL CONDITIONS OF SALE

ON THURSDAY 12TH SEPTEMBER 2024 AT 6.00PM

AT CLEOBURY MORTIMER GOLF CLUB, WYRE COMMON, DY14 8HQ

LAND AT 3 SILVINGTON HILL, HOPTON WAFERS, CLEOBURY MORTIMER, DY14 0ER

Approximate Distances

Cleobury Mortimer – 4 miles,

Directions

Leaving the A4117 at Foxwood/Hopton Bank Garage, head towards Crumps Brook, Farlow & Oretton & after crossing over the cattle grid onto Catherton Common proceed for 0.7 mile and just after crossing over Crumps Brook turn left onto the first stoned track leading up across the common, follow the track up and around to the left and take the first right to rise up towards Silvinton Hill, the land will be found on the lefthand side as identified by a Nick Champion 'For Sale' board.

What3words///compelled.flats.lanes

Situation and Description

About 7.359 acres – 2.978 hectares. LR Title SL278598

The sale possibly provides a rare opportunity to re-establish a smallholding subject to planning. The property comprises of an attractive block of south facing ring-fenced Less Favoured Area SDA pastureland with common rights on Silvinton Common, a two-bay pole field barn and the historic stone partial remains of a former smallholding. The land gently rises from about 275m to 300m and is internally subdivided by part stone embanked and hedge field boundaries and benefits from mains water connected to a field trough and ample shade and shelter for grazing livestock from ash, silver birch and holly. Set amidst very attractive countryside, the property will appeal to hobby farmers, equestrian buyers and to those seeking peace and tranquillity and fabulous views. Catherton and Silvinton Commons are designated 'Open Access' land and there are extensive bridlepaths and footpaths all around the area.

Common Rights

The land also benefits from common grazing rights for 14 sheep and 2 cattle on Silvinton Common.

Services

Mains water. Overhead electricity lines cross over the land. Prospective purchasers are advised to make their own enquiries about mains service connections.

Nitrate Vulnerable Zone (NVZ)

The land is not included in an NVZ.

Basic Payment Scheme and Stewardship

The land is not in any Countryside Stewardship or Sustainable Farming Incentive Scheme. No BPS delinked payments are included. Rural Payments Agency – Tel: 03000 200 301

Natural Capital, Carbon Sequestration, Biodiversity Net Gain & Development

The land may offer some investment potential.

Planning Uplift

An overage for 10 years @ 25% will apply to a residential planning consent (see contract).

Local Authority

Shropshire Council - Tel: 0345 678 9000

Easements, Wayleaves and Rights of Way

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

Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey and Land Registry Title data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining boundaries nor the ownership thereof.

Conditions of Sale

The property will unless previously withdrawn, be sold subject to the Common Auction Conditions (4th Edition, 2018) and the Special and General Conditions of Sale which have been settled by the vendor's solicitors. These Conditions are available on request by email from the vendor's solicitors and may also be inspected in the saleroom prior to 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 Conditions and shall be deemed to have purchased with full knowledge thereof, whether or not they shall have read the said Conditions.

Tenure, Exchange and Completion

Freehold, with vacant possession on completion, which is set for 10th October 2024 (or earlier by agreement). The successful purchaser (or their agent) will be required to sign the contract of sale immediately after the auction and pay a 10% deposit by debit card or by cheque or bankers draft payable to Norris and Miles.

Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017

To comply with the Regulations, purchasers will be required to provide proof of ID and address on the fall of the hammer and provide details of funding for the purchase. We recommend a current signed passport as proof of identity and a UK or EEA photocard driving licence as proof of address and can provide a list of other acceptable documents on request.

Buyer's Administration Fee and Registration

All bidders must pre-register with the auctioneers and collect a bidding number. The successful purchaser will be liable to pay a Buyer's Administration Fee of 1.2% inclusive of VAT of the sale price with a minimum charge of £900 inclusive of VAT to Nick Champion Ltd on the fall of the hammer.

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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.

Vendors' Solicitors

Norris and Miles, 6 Market Square, Tenbury Wells, WR15 8BW

Tel: 01584 810575 - Email: post@norrismiles.co.uk

Contact – Mr. Nick Walker

Auctioneer

Nick Champion, FNAEA, FNAVA.

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

Viewing

At any reasonable time on production of these particulars.

To view all our properties for sale and to let go to: -

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Photographs taken: 2024



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