



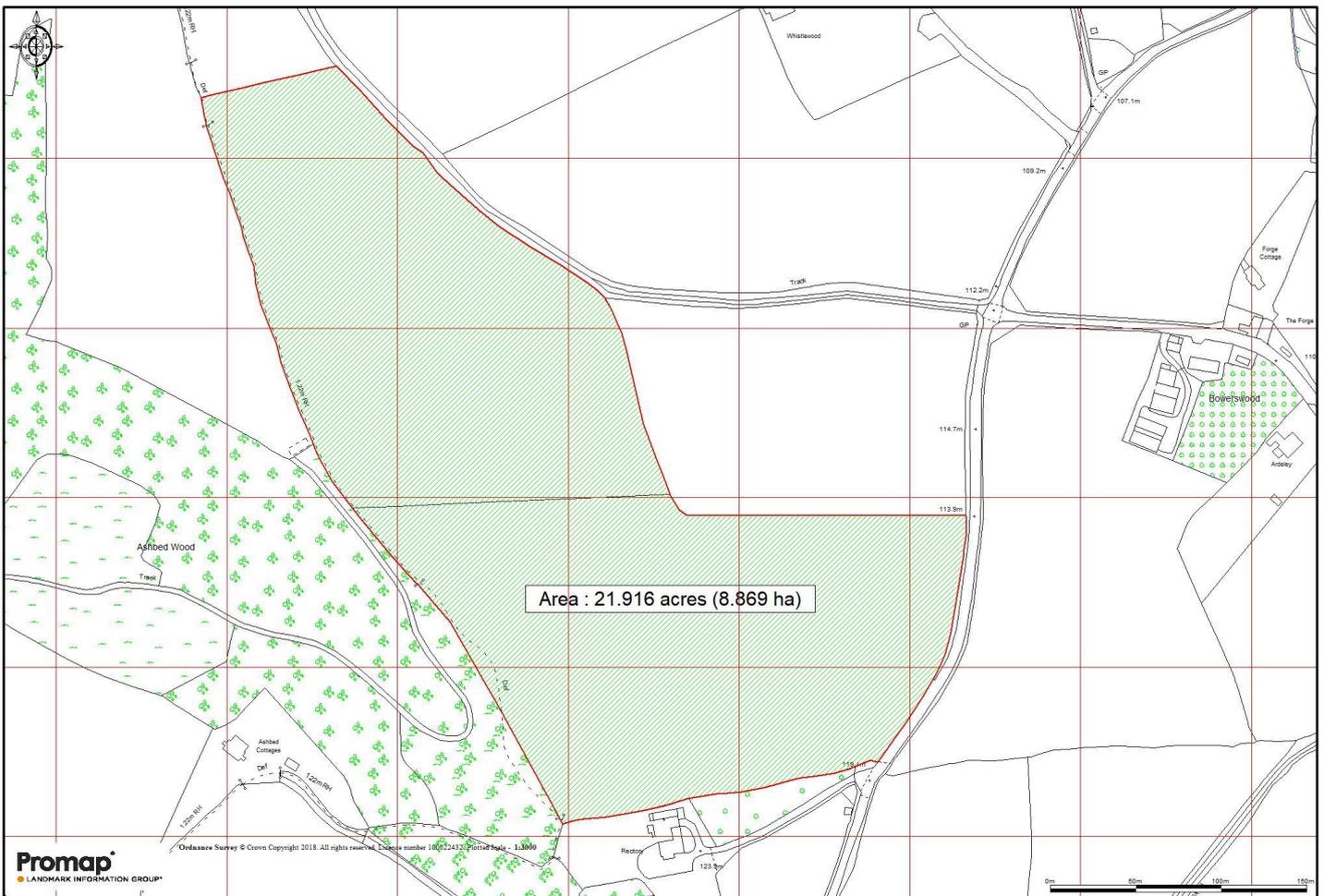
# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## BORASTON, TENBURY WELLS, WR15 8LH

### ABOUT 21.92 ACRES, 8.87 HECTARES

#### AN EXCELLENT BLOCK OF ARABLE LAND WITH ROAD FRONTAGE



### FOR SALE BY FORMAL TENDER

### TENDER CLOSING DATE – 12 NOON ON FRIDAY, 23<sup>RD</sup> NOVEMBER 2018

### GUIDE PRICE £200,000

**NICK CHAMPION LTD**

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

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# ARABLE LAND ADJACENT THE OLD RECTORY, BORASTON, TENBURY WELLS, WR15 8LH

## APPROXIMATE DISTANCES

Tenbury Wells – 1.5 miles  
Cleobury Mortimer – 6.3 miles

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 signed Leominster/Shrewsbury. Proceed for 0.2 mile before turning right onto Boraston Lane signed Milson/Cleobury Mortimer. After 0.5 mile at the next T Junction turn left to stay on Boraston Bank. Proceed for 0.8 mile and the gateway to the land will be found on the left hand side adjacent to The Old Rectory driveway, as identified by a Nick Champion 'For Sale' board.

## SITUATION AND DESCRIPTION

The land lies on the west side of the road and is gently sloping from the northern end with a southerly and easterly aspect. Contained within two fields, the land is predominantly a medium clay loam classified grade 3 and has been in a continuous arable rotation for many years with cereal, protein and oilseed rape cropping, although it is also ideally suited for maize or root cropping. The land is planted with oilseed rape following winter barley.

## SERVICES

No mains services are currently connected to the land. Applicants are advised to make their own enquiries.  
Severn Trent (Water) – Tel: 0800 707 6600  
Western Power Distribution (Electricity) – Tel: 0800 096 3080

## INGOING

The successful Purchaser will be required to pay for the growing crops at valuation as per the price stated in the official tender documents.

## BASIC PAYMENT SCHEME

The land is registered and eligible for the Basic Payment. 8.87 BPS entitlements will be taken to by the Purchaser at a cost of £180 (£150 plus VAT) per entitlement (£1,596.60). The Vendors will retain the 2018 Basic Payment.

## STEWARDSHIP

The land is included in a Higher Level Stewardship Scheme Agreement which expires on 31<sup>st</sup> August 2019, but no options apply to this land.

## NITRATE VULNERABLE ZONE

The land is not in a Nitrate Vulnerable Zone.

## EASEMENTS, WAYLEAVES & 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. All tenders must be submitted on the official tender form available on request from the Vendors' 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 'Land at Boraston' to the Vendors' Solicitors, Greens Solicitors by 12 Noon on Friday, 23<sup>rd</sup> November 2018. Completion Date: 21<sup>st</sup> December 2018.

## VENDORS' SOLICITORS

Greens Solicitors  
9/10 King Street, Ludlow, Shropshire, SY8 1AQ  
Tel: 01584 873918  
E-mail: partners@greensolicitors.com  
Contact: Andrew Whittle

## 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](http://www.nickchampion.co.uk)

## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1k 7AG  
Tel: 020 7318 7082



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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.