



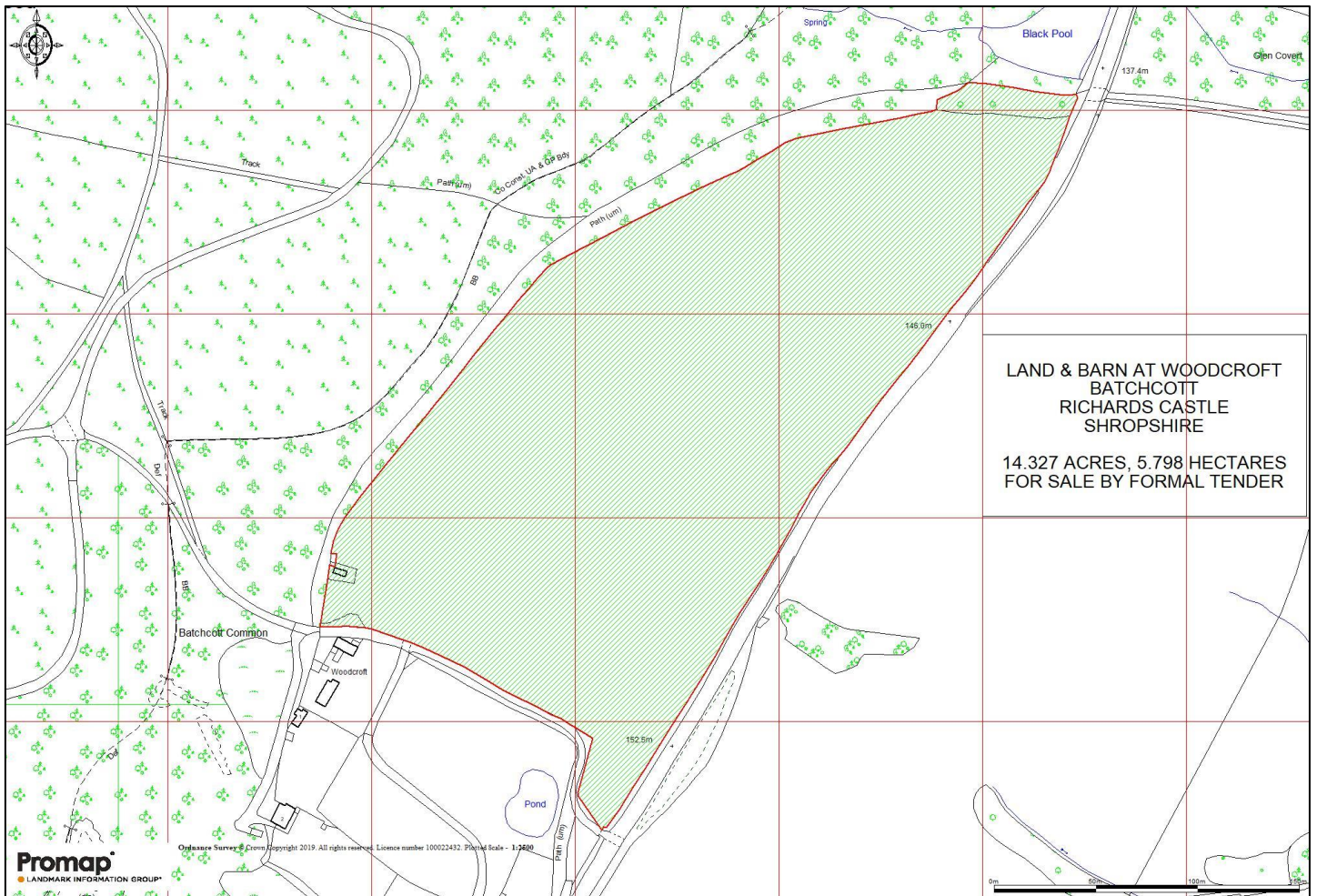
NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LAND AND BARN AT WOODCROFT, BATCHCOTT, RICHARDS CASTLE, LUDLOW, SHROPSHIRE, SY8 4EB

ABOUT 14.327 ACRES, 5.798 HECTARES

VERSATILE PASTURELAND AND A FIELD BARN WITH POTENTIAL,
ENJOYING FAR-REACHING VIEWS



FOR SALE BY FORMAL TENDER

TENDER CLOSING DATE – 12 NOON ON FRIDAY, 30TH JULY 2021

GUIDE PRICE: £125,000 +

NICK CHAMPION LTD

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

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

www.nickchampion.co.uk



LAND AND BARN AT WOODCROFT, BATCHCOTT, RICHARDS CASTLE, LUDLOW, SHROPSHIRE, SY8 4EB

APPROXIMATE DISTANCES (MILES)

Ludlow – 2.5, Leominster – 8.5, Tenbury Wells – 8.5.

DIRECTIONS

From Ludlow take the Overton Road (B4361) south from Ludford Bridge, and after 1 mile turn right onto the B4361 signed Richards Castle. Proceed for 1.3 miles and after passing Moor Park School on the left the turn for Woodcroft will be found on the righthand side and the land identified by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The Woodcroft field is situated alongside the B4361 and is east facing, gently sloping and lies between the 140m and 160m contours. The land has a spring fed trough and a number of mature in field oak trees and boundary trees providing shade and shelter. The land is classified as Grade 3. The three bay field barn with stable is constructed of a timber frame with weatherboarding and galvanised iron sheeted roof and extends to approx. 26'6" x 16'6" external and possibly offers residential conversion potential under Class Q or full planning (subject to planning consent). The barn is set on the elevated west side of the field and enjoys panoramic and excellent views to Cleve Hill and the Abberley hills. In total the land extends to 14.327 acres, 5.798 hectares.

SERVICES

No mains services are currently connected to the land although mains electricity and mains water are believed to be close by. Applicants are advised to make their own enquiries.

Severn Trent (Water) – Tel: 0800 707 6600

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

BASIC PAYMENT SCHEME (BPS) & COUNTRYSIDE STEWARDSHIP

5.70 BPS Non SDA Entitlements are to be taken to by the purchaser at a cost of £180 (£150 plus VAT) per entitlement (£1,026.00). The vendor will retain the 2021 BPS payment and the purchaser will be required to abide by the Basic Payment Scheme rules for the remainder of the calendar year. The land is not currently entered in any Countryside Stewardship agreement.

NITRATE VULNERABLE ZONE

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

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

PLANNING

The vendor has not submitted any planning application or request for pre-application planning advice to Shropshire Council.

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The land is for sale by Formal Tender as a whole. Both the legal pack and the official tender form are available on request from the vendor's solicitors. A tender must be accompanied by a **cheque or bank draft for 10% of the total bid price** (excluding SDLT) made payable to **Norris & Miles** and returned in a sealed envelope

marked 'Land at Woodcroft' to Nick Champion, 16 Teme Street, Tenbury Wells, WR15 8BA by 12 noon on Friday, 30th July 2021.

COMPLETION DATE

Friday, 8th October 2021 (or earlier if required).

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 – please contact the Agents for further information.

VENDOR'S SOLICITORS

Norris & Miles Solicitors

6 Market Square, Tenbury Wells, Worcestershire, WR15 8BW

Tel: 01584 810575 – E-mail: post@norrismiles.co.uk

For the attention of Mr H R Griffiths

VIEWING

Contact the Sole Selling Agents – Nick Champion –

Tel: 01584 810555 E-mail: info@nickchampion.co.uk

View all of our properties for sale or to let at: -
www.nickchampion.co.uk

Photographs taken on 24th May 2021

Particulars prepared: May 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.