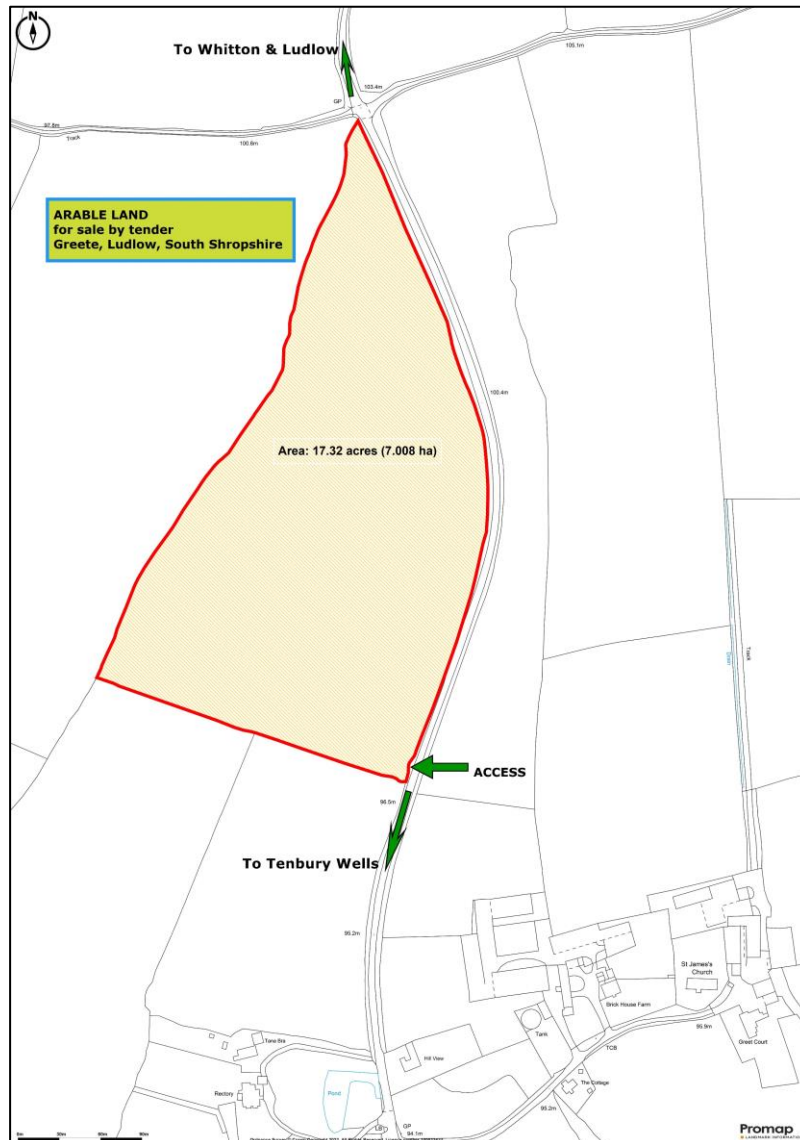




ARABLE LAND AT BRICK HOUSE FARM, GREETE, LUDLOW, SHROPSHIRE, SY8 3BZ

About 17.32 acres, 7.008 hectares.

A productive level arable field with long road frontage.



For Sale by Informal Tender as a Whole

Tender Closing Date – 12 noon on Friday, 26th January 2024

GUIDE PRICE: OFFERS OVER £200,000.

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Approximate Distances (miles)

Tenbury Wells – 2.4, Ludlow – 5.5.

Directions

From Teme Bridge, Tenbury Wells, take the A456 in the direction of Ludlow. Proceed for 0.2 mile and turn right just past the Rose and Crown onto B4214 Clee Hill Road, and take the first left signposted Greete, follow the road for almost 2 miles to Greete crossroads and continue on towards Whitton and the field will be found after 0.2 mile on the left-hand side as identified by a Nick Champion 'For Sale' board.

what3words: ///cork.detriment.round

Situation and Description

The land is contained within a single level enclosure lying around the 100m contour and has long road frontage with two field entrances off the Whitton lane. In arable production for many years with potatoes grown in 2023, the soil is a fertile light/medium clay loam and is classified as Grade 2.

Services

The land has had a mains water connection from the farm in the past, which is currently disconnected, and the Purchaser will be required to apply for a new connection.

Severn Trent Water – Tel: 0800 707 6600.

Nitrate Vulnerable Zone (NVZ)

The land is not included in a NVZ.

Timber, Sporting and Mineral Rights

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

Basic Payment Scheme and Stewardship

The land is not in any Countryside Stewardship Scheme nor has Sustainable Farming Incentive been applied for. No delinked payments are available for transfer.

Rural Payments Agency – Tel: 03000 200 301

Easements, Wayleaves and Rights of Way

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

Planning Uplift

An overage of 25% of the uplift in market value over the purchase price will apply to each residential or commercial (including renewables) planning permission granted over a period of 25 years commencing from the completion date.

Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey 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 Vendors nor the Vendors' Agents will be responsible for defining boundaries or ownership thereof.

Natural Capital, Carbon Sequestration and Biodiversity Net Gain

The land may offer developers some investment potential.

Local Authority

Shropshire Council - Tel: 0345 678 9000

Method of Sale

The property is for sale by informal tender with offers invited on the Official Tender Form (available on request from the Selling Agents) from proceedable applicants on or before the closing date at **12 NOON on FRIDAY, 26TH JANUARY 2024** (subject to prior sale).

Tenure, Possession and Completion

The land is freehold and vacant possession will be given on completion on 1st March 2024 (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) and proof of funding with their Tender Form – please contact the Agents for further information.

Vendors' Solicitors

Norris and Miles Solicitors

6 Market Square, Tenbury Wells, WR15 8BW.

Tel: 01584 810575 – Contact: Mr. N.E. Walker.

E-mail: post@norrismiles.co.uk

Viewing

Contact Nick Champion – Tel: 01584 810555

Ref: **NIC1198** – E-mail: info@nickchampion.co.uk

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

Photographs taken: December 2023.

Particulars prepared: December 2023.

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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.