



NICK  
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**ARABLE, GRASSLAND & WOODLAND  
AT WHATMORE, NASH, SOUTH SHROPSHIRE, SY8 3AY  
The Whole About 79.287 Acres, 32.086 Hectares.  
A desirable block of arable and grassland with road frontage.**



**For Sale by Informal Tender as a Whole or in 4 Lots.  
Tender Closing Date – 12 Noon on Friday, 26<sup>th</sup> July 2024**  
**Guide Prices: - Lot 1 – 15.648 Acres Arable - £200,000**  
**Lot 2 – 17.78 Acres Arable - £225,000**  
**Lot 3 – 22.592 Acres Arable & Woodland - £280,000**  
**Lot 4 – 23.267 Acres Grassland & Woodland - £175,000**

**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, GRASSLAND & WOODLAND AT WHATMORE, NASH, SOUTH SHROPSHIRE.

## Approximate Distances (miles)

Tenbury Wells – 2.5, Cleobury Mortimer – 6, Ludlow – 8.

## Directions

From Tenbury Wells take the B4214 towards Clee Hill and take the first turn right for Nash Church and follow the lane on down past Nash Church and Lot 4 will first be found on the righthand side and all 4 lots have access below off the Nash to Whatmore/Boraston Lane as identified by Nick Champion 'For Sale' boards.

**what3words: ///rags.headrest.losses**

## Description

The land is for sale on behalf of the Executors of R A Strachan deceased, having recently sold Whatmore Court separately. The land comprises of three productive ring-fenced blocks of arable and grassland with some woodland and enjoys long road frontage. Three fields are currently in winter barley, two in a fourth year Ryegrass ley and one field is in permanent pasture. The arable land is level to gently sloping and classified as grades 2/3. The woodland and two parcels of mixed broadleaved plantations provide some timber cropping and sporting potential. A spring issuing within Lot 4 has provided a strong water supply to the farm for many years and feeds into a duck pool within Lot 4. Lot 3 is bordered by a stream along the north side.

**Lot 1 – A Single Arable Field – About 15.648 Acres, 6.332 Hectares. Outlined in red on the plan.**

**Lot 2 – Two Arable Fields – About 17.78 Acres, 7.195 Hectares. Outlined in purple on the plan.**

**Lot 3 – Two Arable Fields, Woodland & Free-Range Poultry Paddock – About 22.592 Acres, 9.143 Hectares. Outlined in orange on the plan.**

**Lot 4 – A Single Grass Field, with Woodland, Plantations and a Duck Pool – About 23.267 Acres, 9.416 Hectares. Outlined in green on the plan.**

**The Whole – About 79.287 Acres, 32.086 Hectares.**

## Services

No mains services are believed connected. Mains water is within the Whatmore to Boraston Lane. An overhead single phase electricity supply line crosses over Lots 1, 2 & 4.

## Nitrate Vulnerable Zone (NVZ)

The land is not included within a designated NVZ.

## Timber, Sporting and Mineral Rights

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

## Basic Payment Scheme, Stewardship & SFI

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 and Biodiversity Net Gain:

The land offers some investment potential.

## Easements, Wayleaves and Rights of Way

A public footpath crosses over Lots 2, 3 & 4 and a right of way is reserved to a burial site within Lot 4. 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 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.

## 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 procedable applicants for the whole or in 4 lots or any combination of lots on or before the closing date at **12 noon on Friday, 26<sup>th</sup> July 2024**. The vendors are not obliged to accept the highest or any tender.

## Contract

The successful purchasers will be required to exchange contracts within four weeks of issue.

## Tenure, Possession and Completion

The land is freehold with vacant possession on completion.

## 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 & Miles, 6 Market Square, Tenbury Wells, WR15 8BW

Tel: 01584 810575 – Contact: Nick Walker

Email: [post@norrismiles.co.uk](mailto:post@norrismiles.co.uk)

## Viewing

Contact Nick Champion – Tel: 01584 810555

Ref: **NIC1167A** – Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

Joint Selling Agents: Mark Wiggin Estate Agents

Tel: 01584 817977 Email: [ludlow@markwiggin.co.uk](mailto:ludlow@markwiggin.co.uk)



Photographs taken: June 2024.  
Particulars prepared: June 2024.  
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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.

**LOT 1**



**LOT 2**



**LOT 3**



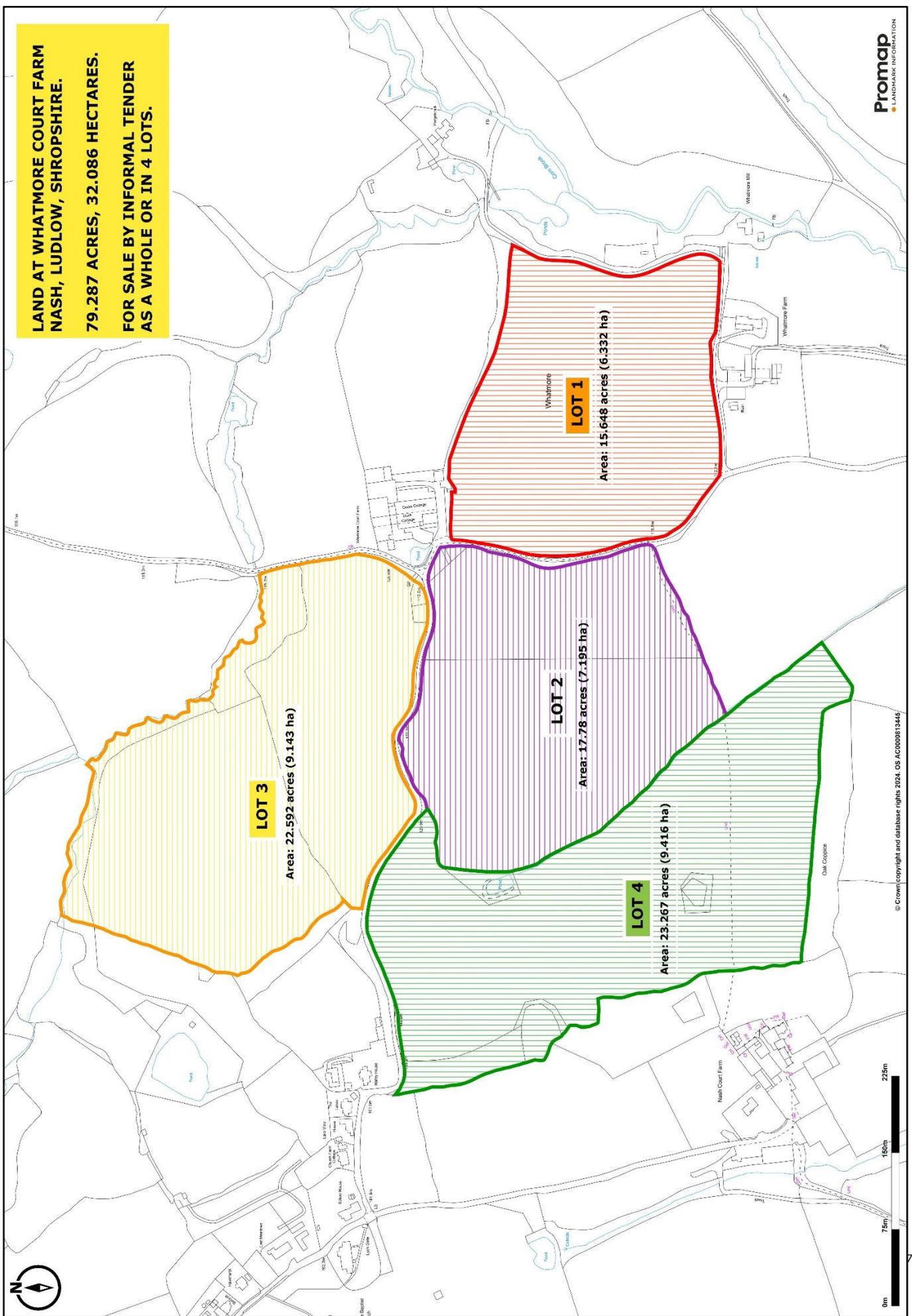
**LOT 4**



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**LAND AT WHATMORE COURT FARM  
NASH, LUDLOW, SHROPSHIRE.  
79.287 ACRES, 32.086 HECTARES.  
FOR SALE BY INFORMAL TENDER  
AS A WHOLE OR IN 4 LOTS.**



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**INFORMAL TENDER FORM relating to  
ABOUT 79.287 ACRES OF ARABLE, PASTURELAND & WOODLAND AT  
WHATMORE, NASH, SHROPSHIRE, SY8 3AY.**

**OFFEREE(S) (Please complete all fields in block capitals)**

**FULL NAME(S):** .....

.....

**ADDRESS:** .....

**POSTCODE:** ..... **EMAIL:** .....

**TEL NO:** ..... **MOBILE:** .....

**SOLICITOR:** .....

**ADDRESS:** .....

**POSTCODE:** ..... **CONTACT NAME:** .....

**TEL NO:** ..... **EMAIL:** .....

**OFFER(S) (UNCONDITIONAL) Subject to Contract (& in accordance with the sales particulars)**

**THE WHOLE – About 79.287 Acres, 32.086 Hectares.**

**BID: £ (Sterling)** .....

**AMOUNT in words (excluding Stamp Duty Land Tax (SDLT)):**

..... **POUNDS**

**TENDER FORM – LAND AT WHATMORE – Page 2**

**LOT 1 – About 15.648 Acres, 6.332 Hectares. (outlined in red)**

**BID:** £ (Sterling) .....

**AMOUNT in words** (excluding Stamp Duty Land Tax (SDLT)):

..... **POUNDS**

**LOT 2 – About 17.78 Acres, 7.195 Hectares. (outlined in purple)**

**BID:** £ (Sterling) .....

**AMOUNT in words** (excluding Stamp Duty Land Tax (SDLT)):

..... **POUNDS**

**LOT 3 – About 22.592 Acres, 9.143 Hectares. (outlined in orange)**

**BID:** £ (Sterling) .....

**AMOUNT in words** (excluding Stamp Duty Land Tax (SDLT)):

..... **POUNDS**

**LOT 4 – About 23.267 Acres, 9.416 Hectares. (outlined in green)**

**BID:** £ (Sterling) .....

**AMOUNT in words** (excluding Stamp Duty Land Tax (SDLT)):

..... **POUNDS**

**ANY COMBINATION OF LOTS: Lot ..... & Lot ..... & Lot ..... \* Please State Which Lots**

**Total Acres = .....**

**BID:** £ (Sterling) .....

**AMOUNT in words** (excluding Stamp Duty Land Tax (SDLT)):

..... **POUNDS**

**TENDER FORM – LAND at WHATMORE, NASH – Page 3**

**FUNDING ARRANGEMENTS & CONDITIONS OF SALE:**

Is cash available for the whole purchase? YES\* or NO\*

If NO, what percentage of the bid is subject to finance? .....%

Is finance agreed in principle with a lender? YES\* or NO\* (if yes, attach a copy of Agreement in Principle)

Is the purchase reliant on the sale of a property? YES\* or NO\*

**EXCHANGE & COMPLETION**

**I/We agree to sign the contract within 14 days of contract issue.**

My/our preferred completion date is .....

Other comments: .....

**LEGAL**

**I/We agree to contribute in addition £250 towards the cost of Searches.**

**I/We have raised all queries of a legal nature prior to submission of an offer. Yes\*/No\***

**ANTI-MONEY LAUNDERING REGULATIONS 2017**

All offerees must submit certified copies of photo ID (passport and/or driving licence) and proof of address documentation (council tax/utility bill/bank statement) with their tender.

**SIGNATURE: ..... DATE: .....**

**SIGNATURE: ..... DATE: .....**

**Complete this form in full, sign, date and email to [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk) or deliver in a sealed envelope marked ‘Tender – Land at Whatmore, Nash’**

**Tenders are to be received no later than 12.00 noon on Friday 26<sup>th</sup> July 2024 to Nick Champion, 16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA.**

\*Delete as applicable