



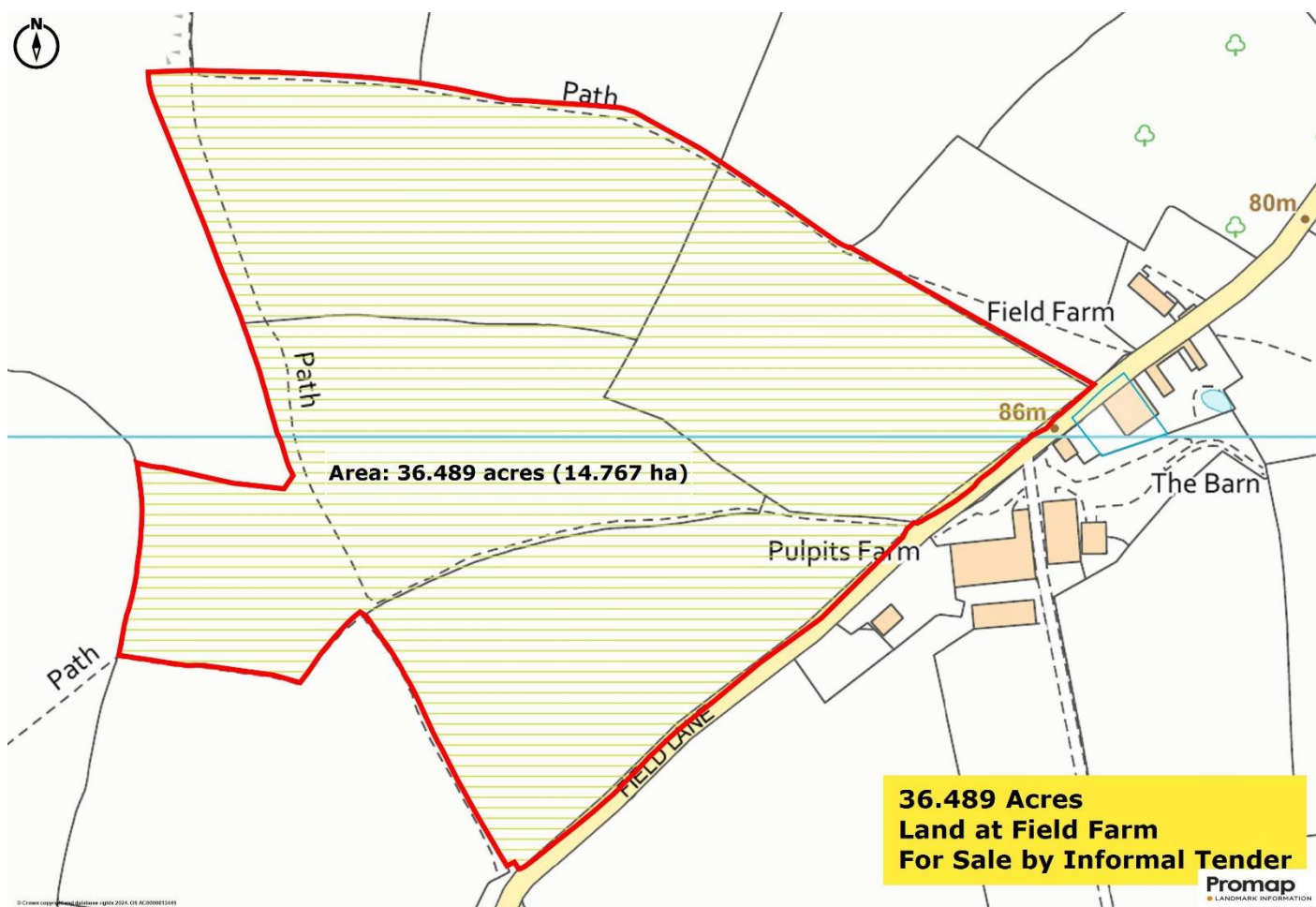
NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LAND AT FIELD FARM, LITTLE HEREFORD, SY8 4AU, HEREFORDSHIRE/WORCESTERSHIRE BORDER

About 36.489 acres, 14.767 hectares.

A productive block of grade 2 ring fenced grassland in 4 fields with road frontage and potential for arable cropping.



For Sale by Informal Tender as a Whole

Tender Closing Date – 12 noon on Friday, 30th August 2024

GUIDE PRICE: OFFERS OVER £375,000.

NICK CHAMPION LTD

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

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

www.nickchampion.co.uk



LAND AT FIELD FARM, FIELD LANE, LITTLE HEREFORD, SY8 4AU

Approximate Distances (miles)

Tenbury Wells – 3, Ludlow - 7, Leominster – 8.

Directions

For agricultural vehicles from the A4112 take Hayes Lane and follow the lane on down to Berrington, at the T junction turn left and then take the first left onto Field Lane. From the A456 turn off at Little Hereford Teme bridge junction and take the lane towards Leysters and turn first left onto Berrington Lane and then take the first right onto Field Lane.

what3words: [///blogs.opposites.formation](#)

Situation and Description

Conveniently situated alongside Field Lane, the land straddles the Herefordshire/Worcestershire border. The land comprises of a ring-fenced block of level and mainly gently sloping productive grade 2 intensive grassland which some has in the past been in arable production. Contained within four fields the land has an east and north facing aspect and rises up from 85m to 120m and comprises of a medium acid clay loamy base rich soil suitable for a variety of cropping. The strong hedges and several oak and ash provide ample shade and shelter for grazing livestock. Within the land is a 35 feet deep capped well which provides an alternative source of water.

Services

Mains water (metered) to two field troughs. Well water.

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 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

Easements, Wayleaves and Rights of Way

Two public footpaths 510 (C) & 511(C) and a bridlepath 508(B) & 509(B) cross over the land. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

Natural Capital, Carbon Sequestration, Biodiversity Net Gain & Development

The land may offer some investment potential.

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.

Planning Uplift

No overage will apply to this land sale.

Local Authority

Malvern Hills District Council - Tel: 01684 862151

Method of Sale

The property is for sale by informal tender with best 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, 30th August 2024.**

Tenure, Possession and Completion

Freehold – LR Title WR130087. Vacant possession on completion on 1st November 2024.

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.

Vendor's Solicitors

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

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

Email: post@norrismiles.co.uk

Viewing

Contact Nick Champion – Tel: **01584 810555**

Ref: **NIC1235** – Email: info@nickchampion.co.uk

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

Photographs & Particulars: 11th July 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.



**NICK
CHAMPION**

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16 Teme Street
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INFORMAL TENDER FORM relating to

**ABOUT 36.489 ACRES OF PASTURELAND AT FIELD FARM, FIELD LANE,
LITTLE HEREFORD – Land Registry Title Number WR130087.**

BIDDER(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:**

I/WE OFFER (UNCONDITIONAL) Subject to Contract (& in accordance with the sales particulars)

FOR THE WHOLE – About 36.489 Acres

BID: £ (Sterling)

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

..... **POUNDS**

Informal tender form – Land at Field Farm – 36.489 Acres

TENDER FORM – Land at Field Farm, Little Hereford – Page 2

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 28 days of contract issue.

My/our preferred completion date (if not 1st November) is

Other comments:

LEGAL

I/We agree to contribute in addition £250 towards the cost of the Local Authority Search.

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(S):

DATE:

Complete this form in full, sign, date and email to info@nickchampion.co.uk or deliver in a sealed envelope marked 'Tender – Land at Field Farm, Little Hereford'

Tenders are to be received no later than 12.00 noon on Friday 30th August 2024 to Nick Champion, 16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA.

***Delete as applicable**