



ROMSLEY HILL FARM

FARLEY LANE, ROMSLEY, HALESOWEN, B62 0LG

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SITUATION

Romsley Hill Farm enjoys a semi rural setting to the south of the popular village of Romsley and is the perfect property for those wishing to enjoy the obvious benefits of rural living but staying within easy reach of urban civilisation. The property enjoys a fantastic elevated position providing far reaching views over open countryside.

The popular village of Hagley offers schooling of both Primary and Secondary level, and St Kenelm's primary school in Romsley is also a short distance. Hagley train station provides services to Birmingham, Worcester and beyond. Junction 3 and Junction 4 of the M5 are also easily accessible. The village of Clent is a short distance where

you are spoilt for fine eateries, public houses and country walks through the National Trust hills.

What3Words [///purely.wake.shout](http://purely.wake.shout)

ROMSLEY HILL FARM

The property provides a rare opportunity to purchase a small holding with House, Outbuildings and Land extending in all to circa. 45.75 acres (18.51 ha).

Romsley Hill Farmhouse is a detached two storey brick property occupying a prominent position with fantastic views over open countryside. We understand the house has been unoccupied since the 1960s but offers a complete blank canvas for renovation to create a fantastic country home (subject to necessary consents).

The house enjoys a spacious plot, sitting back from the council highway, providing the purchaser with the opportunity to create parking and landscaped gardens as they wish (subject to necessary consents).

Sitting to the rear of the farmhouse there is a range of brick outbuildings requiring repair and refurbishment. The buildings offer potential for conversion to an array of alternative uses (subject to necessary consents).

There are two relatively level paddocks lying conveniently to either side of the house and buildings, they have been utilised in recent times for horse grazing. The remainder of the land lies to the north which comprises of rough grazing, steep in parts, utilised in recent times for cattle grazing. The land forms the Romsley Hill Site of Special Scientific Interest due to its diverse mosaic of grasses and rush pasture.



SERVICES

We understand there is a mains water connection to the property and an electric supply cable has been fitted. None of the services have been tested by the selling agents and purchasers are to make their own enquiries

BASIC PAYMENT SCHEME & ENVIRONMENTAL STEWARDSHIP

No Basic Payment Scheme entitlements are included within the sale. The property is entered into the Higher Level Stewardship scheme.

MINERALS SPORTING AND TIMBER RIGHTS

As far as they are owned, the mineral and sporting rights, as well as standing timber are included in the freehold sale.

TENURE

The property is freehold and is subject to some existing grazing arrangements. Please see auction pack for full details.

FIXTURES AND FITTINGS

Only those items described in these sales particulars are included in the sale.

BOUNDARIES, ROADS & FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendors, nor their Agents will be responsible for defining ownership of the boundary hedges or fences.

RIGHTS OF WAY, EASEMENTS & COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not.

LOCAL AUTHORITY

Bromsgrove District Council, Parkside, Market St, Bromsgrove B61 8DA. T: 01527 881288

VIEWING

Strictly by appointment via the Sole Agents on 01905 672 072.

VENDORS SOLICITORS

Nicholas A R Hughes, HB 121 Solicitors, 7 Church Street, Kidderminster, Worcestershire, DY10 2AD
T: 01562 702655 E: nah@hb121solicitors.co.uk

METHOD OF SALE

The property will be offered for sale by Online Auction, see more information and bid on the Lovatt & Nott website.

Completion is due to take place 28 days after the auction or earlier if mutually agreed. The Property will be offered subject to an undisclosed reserve price and the vendor reserves the right, through the auctioneers, to bid up to these set reserve prices.

A legal pack will be available on Lovatt & Nott's online auction page and interested parties will need to register before accessing the legal documents.

For further information about the Online Auction process, please speak to the selling agent.

CONDITIONS OF SALE

The Property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of sale which may be found in the legal documents section on the Lovatt & Nott online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

A legally binding exchange of contracts occurs where the reserve is met and the timer reaches zero. A holding deposit will be taken from the purchaser and they have until 12pm the next working day to pay the balance of the deposit to total 10% of the purchase price.

IMPORTANT NOTICES

Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. Buyers should allow sufficient time to complete this process before the time period expires.

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a "buyer's fee" of £2,400 (inc VAT) is retained by Lovatt & Nott/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.



Promap
LANDMARK INFORMATION

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