



ARABLE LAND NR. OMBERSLEY

MOOR PARK, KIDDERMINSTER ROAD, OMBERSLEY, DROITWICH. WR9 0JH

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GUIDE PRICE:
Offers Over £10,000 per acre



SITUATION/DIRECTIONS

The land is located off the A449 Worcester to Kidderminster road, 1 mile north of the village of Ombersley.

Access off the A449 is signposted "Woodfield Business Units" and can only be accessed when traveling south along the A449. If traveling from the north go past the entrance and after 400m there is the ability to turn back onto the A449 in the southerly direction.

What3Words: [///skewing.unimpeded.archive](https://www.what3words.com/skewing.unimpeded.archive)

DESCRIPTION

A productive and versatile block of arable land bordered with small areas of amenity woodland extending in all to approximately 87.73 acres (35.5ha).

The land benefits from road frontage and access off the A449 and Awford Lane. From the A449 a stoned track runs along the southern boundary of the land providing convenient access to the various parcels.

The well drained, sandy loam soil provides an opportunity to grow a wide variety of crops and in recent times the land has been used as part of a combinable crop and horticultural rotation.



TENURE & POSSESSION

Freehold and vacant possession upon completion (subject to a right of Holdover for unharvested crops)

GROWING CROPS

The ground will be cropped with potatoes, barley and onions in Spring 2022. Harvest is expected September 2022. A right of Holdover will be granted for unharvested crops.

LOCAL AUTHORITY

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire, WR10 1PT. Tel: 01386 565000 Email: service@wychavon.gov.uk

MINERALS, SPORTING & TIMBER RIGHTS

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

SERVICES

None connected.

WAYLEAVES & EASEMENTS

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

BASIC PAYMENT SCHEME & ENVIRONMENTAL STEWARDSHIP

We understand that the land has been registered on the rural land register and payments have been claimed under the Basic Payment Scheme. The entitlements are available by separate negotiation. The payment for the 2022 BPS scheme year will be retained by the Vendor and the purchaser/s will indemnify them against any breach of cross compliance during the scheme year. The property is not entered in any Environmental Stewardship Scheme.

RIGHTS OF WAY

Public footpaths do run across the land.

BOUNDARIES, ROADS & FENCES

The purchaser 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 fences or hedges.

SALE PLAN

The sale plan has been prepared for guidance only. No guarantee or warranty as to its accuracy is given or applied. Any error or misstatement shall not annul the sale nor entitle either party to compensate in respect thereof. In particular no objection shall be taken by the purchaser to any variation in areas given on the Deeds.

VIEWINGS

The site can be viewing during daylight hours subject to prior registration with Lovatt & Nott Limited Tel: 01905 672072. Viewers will need to have a copy of the particulars present.

VENDORS SOLICITORS

Iain Morrison, mfg Solicitors LLP, 20-21 The Tything, Worcester WR1 1HD T: 01905 610410

SO8465 4849

2022	2021	2020	2019	2018
Potatoes	Winter Wheat	Spring Barley	Winter Oilseed Rape	Winter Wheat

SO8465 7240

2022	2021	2020	2019	2018
Potatoes	Winter Wheat	Winter Oilseed Rape	Winter Wheat	Winter Barley

SO8565 2046

2022	2021	2020	2019	2018
Spring Barley & Onions	French Beans & Corriander	Onions	Potatoes	Winter Wheat

METHOD OF SALE

The property is offered to the market as a whole, however, bids put forward for part may be considered.

The property is offered for sale by Informal Tender and best and final offers are to be submitted in writing or by email to daniel@lovattandnott.co.uk by no later than 12 noon Thursday 31st March 2022. Tenders are invited on the enclosed form.

1. All offers should be for Land at Moor Park.
2. All offers should be submitted in writing and should be received at this office by 12 noon Thursday 31st sMarch 2022.
3. The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Land at Moor Park" or sent by email to daniel@lovattandnott.co.uk
4. All offers must be made by or on behalf of a named purchaser with full address provided.
5. All offers should be in pounds sterling and we recommend that offers are for an uneven sum (i.e. not round numbers) to avoid identical bids.
6. All offers must be for a fixed sum. We will not consider any escalating bids or an offer where the amount depends of another offer.
7. Any condition applicable to the offer (such as a survey) must be clearly set out in the written offer.

8. If your offer is successful, we will expect you to exchange and secure contracts with a deposit of 10% of the purchase price within 28 days from the date your Solicitor receives the contract documents.

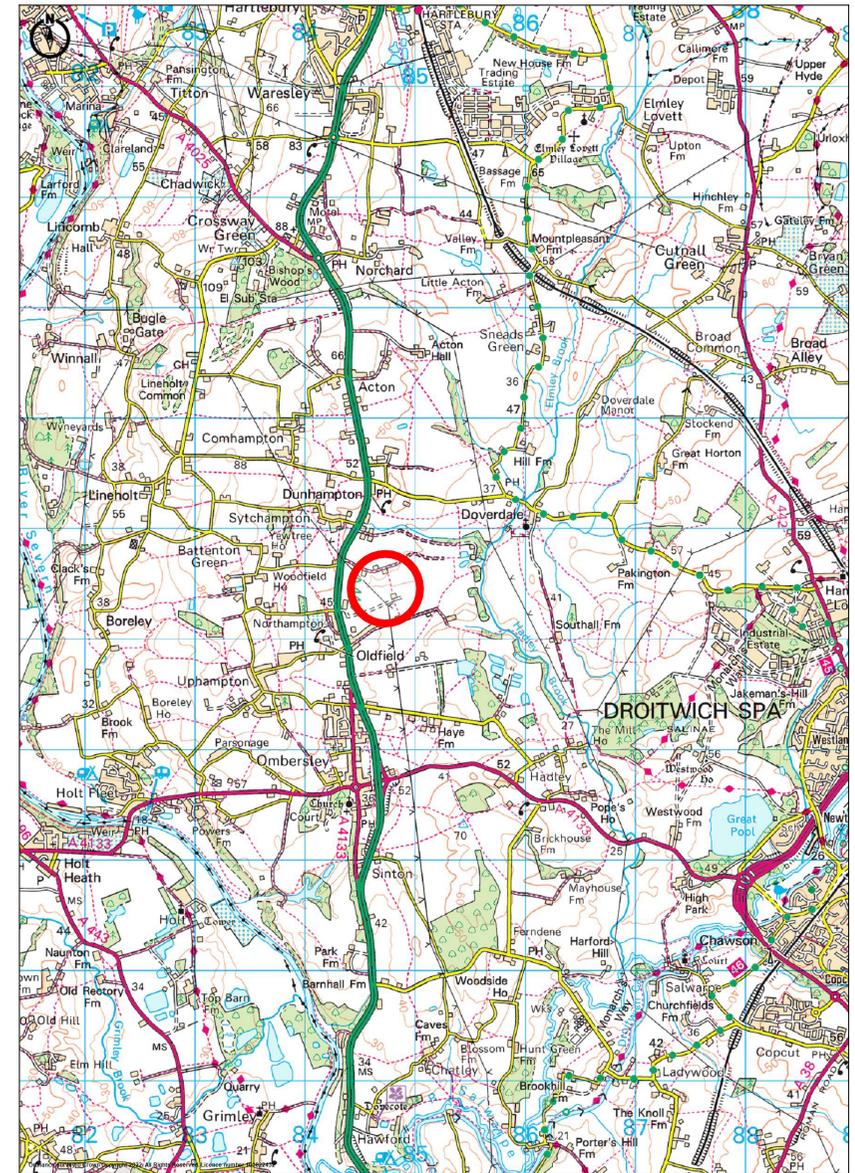
9. Your offer should be supported by a bank reference or similar as confirmation that finance is available. If you will be using a mortgage for the purchase, then you must state the amount of mortgage needed; and what progress you have made with the mortgage application.

10. You must supply the name and address of your solicitors. It would be helpful if your offer could be accompanied by a letter from your solicitor stating that they have clear instructions to act on your behalf.

11. Completion will ideally be within 28 days from exchange of contracts. However, if you have an alternative and preferred date, please advise so it can be considered.

12. We will put all offers received to the vendors and notify you of their decision as soon as possible.

13. The vendors have sole discretion to accept or reject any offer and are not bound to accept the highest or any offer.



PLEASE NOTE: Lovatt & Nott Ltd give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Lovatt & Nott has any authority to make or give representation or warranty on any property. Photos taken January 2022.

Promap
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:50000. Paper Size - A4