



LAND AT NETHER HOLLIES FARM

ALVELEY, BRIDGNORTH, WV15 6HZ

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GUIDE PRICE: £350,000 - £400,000
For Sale by Online Auction



SITUATION

The land enjoys a rural location yet benefitting from convenient access off the A442 Kidderminster to Bridgnorth Road.

Travelling from Bridgnorth direction on the A442 pass through Alveley and after approximately 1 mile turn right onto Lowe Lane, at the end of the lane continue around to the left, then take an almost immediate right. The land will then be situated on your left hand side after approximately ½ mile as indicated by the Agent's for sale board.

What3words - willpower.hourglass.feasts

DESCRIPTION

The land extends in all to approximately 39.5 acres (15.98 ha) and comprises of a block of permanent pasture land with an area of mixed mature woodland. The land is divided into conveniently sized enclosures and benefits from roadside gated access.

The land is bordered to the west by the River Severn providing wonderful riverside views. The Severn Valley Railway can also be seen from the banks of the land.

There is a derelict house located on the land, with only remnants of the original structure present today.

The land offers a picturesque and diverse patchwork landscape ranging from relatively level parcels of grazing pasture interspersed with ponds, to banky grassland and mature woodland before reaching the banks of the River Severn.



TENURE & POSSESSION

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. T: 0345 678 9000

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.

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.

We understand a Public Footpath crosses the land.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

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. Strictly no vehicles.

VENDORS SOLICITORS

Sarah Denney - Richards of Denney King Solicitor, Unit 1 Basepoint Business Centre, Crab Apple Way, Vale Business Park, Evesham, WR11 1GP. T: 07903 414938 E: sarah@denneyking.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.

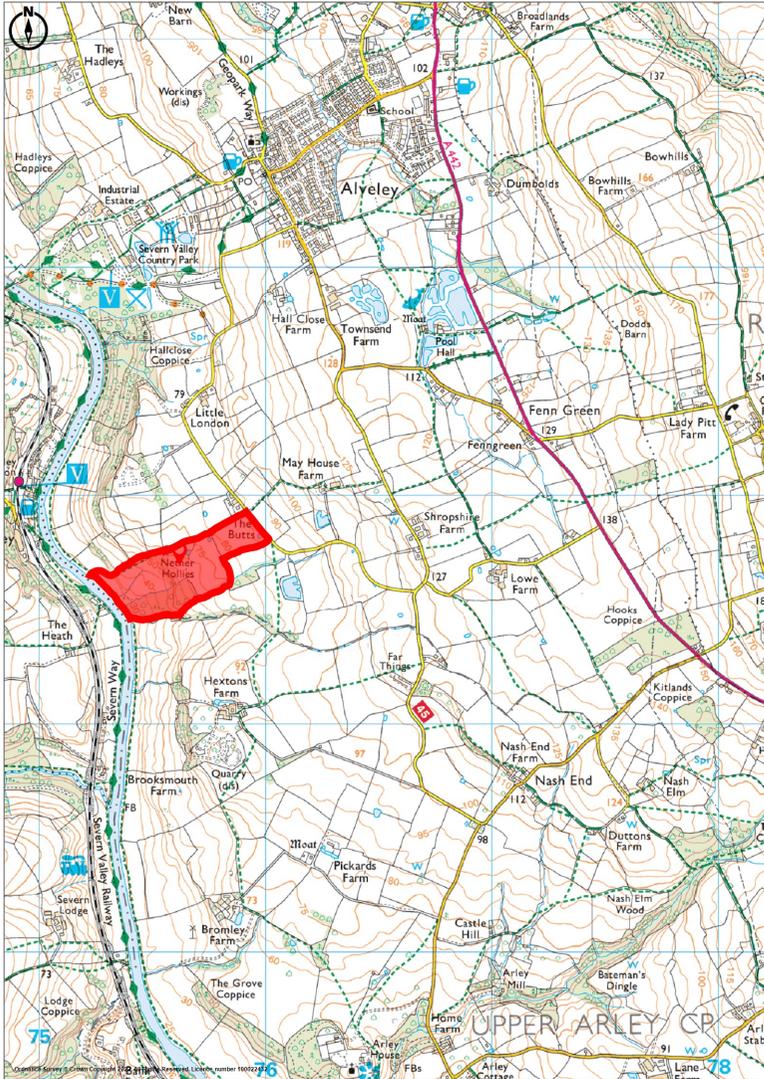
Completion is due to take place 28 days after the auction or earlier if mutually agreed. The Property will be offered subject to an undisclosed reserve price and the vendor reserves the right, through the auctioneers, to bid up to these set reserve prices. A legal pack will be available on Lovatt & Nott's 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.



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