
NAUNTON ROAD

UPTON SNODSBURY · WORCESTER · WR7 4NU



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GUIDE PRICE : **£145,000**



DIRECTIONS

The land is situated off the B4082 between the villages of Upton Snodsbury and Naunton Beauchamp.

From Upton Snodsbury Village head south on the B4082, and after approximately half a mile the land is situated on your right hand side as indicated by the Agent's For Sale Board.

DESCRIPTION

The land extends to approximately 17.98 acres (7.28 ha) and benefits from road access and a long frontage with the B4082. The land is a level parcel of temporary grassland that has in recent times been under the plough and has been utilised to grow a range of arable crops.

BASIC PAYMENT SCHEME & ENVIRONMENTAL STEWARDSHIP

The land is registered on the rural land register and the vendors have claimed payments under the Basic Payment Scheme. The entitlements are included within the sale. The 2020 claim will be submitted by the Vendors and payment will be retained (the purchaser will indemnify the vendors against any breach of cross compliance during the current scheme year). The property is not entered into any Environmental Stewardship scheme.

MINERALS SPORTING & TIMBER RIGHTS

As far as they are owned, the sporting rights, as well as standing timber are included in the freehold sale. It is understood that the mines and minerals are not included in the freehold sale as they are not owned.

TENURE

The property is freehold and vacant possession will be available on completion.

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

Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Pershore
Worcestershire
WR10 1PT

Tel: 01386 565000

VIEWING

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

VENDORS SOLICITORS

SME Solicitors
8 Sansome Walk
Worcester
WR1 1LW

Tel: 01905 723561.

METHOD OF SALE

The property is offered for sale by Informal Tender and best and final offers are to be submitted in writing or by email to josie@lovattandnott.co.uk by no later than 12 noon Wednesday 22nd April 2020. Tenders are invited on the enclosed form.

- All offers should be for:
Land off the B4082, Naunton Road as identified in these particulars of sale.
- All offers should be submitted in writing and should be received at this office by 12.00 noon on Wednesday 22nd April 2020.
- Your offer should clearly identify that you are intending to offer on the property known as Land off the B4082, Naunton Road.
- The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Land off the B4082, Naunton Road" or sent by email to josie@lovattandnott.co.uk
- All offers must be made by or on behalf of a named purchaser with full address provided.
- 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.
- 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.
- Any condition applicable to the offer (such as a survey) must be clearly set out in the written offer.

- 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.
- 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.
- 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.
- 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.
- We will put all offers received to the vendors and notify you of their decision as soon as possible.
- The vendors have sole discretion to accept or reject any offer and are not bound to accept the highest or any offer.



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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 February 2020.



LOVATT & NOTT
RURAL PROFESSIONAL CONSULTANTS

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