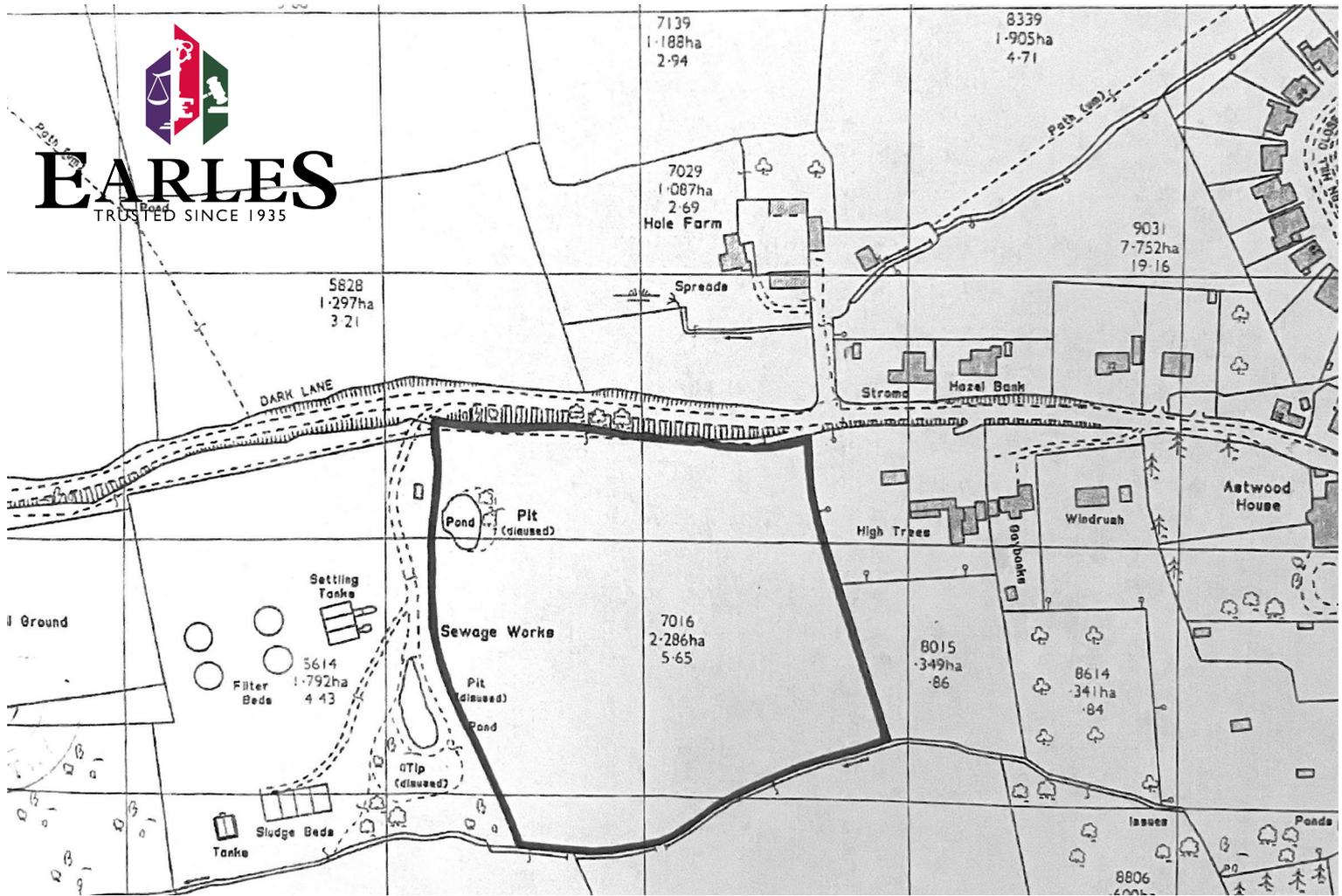




EARLES
EST. 1835
TRUSTED SINCE 1935



5.65 Acres (2.28 ha) at Dark Lane, Astwood Bank, Redditch, B96 6BF

A useful parcel of permanent pasture located on the south side of Dark Lane, on the edge of the village, which will be offered for sale by public auction (subject to prior sale, reserve and conditions), at 6.30 pm on Tuesday 13th July 2021 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, B95 6DE.



By Auction
Guide Price £60,000 (+ Fees)

Introduction

Very well located adjoining the western edge of Astwood Bank, this convenient block of old established permanent pasture has good, long road frontage to Dark Lane and is easily accessible from, not only the village of Astwood Bank, but the near by towns of Redditch and Alcester together with adjoining villages.

Sub-divided internally by post and wire fencing, the land is undulating with trees and a small 'dell' towards the North West boundary (perhaps a former marl pit,) which could be further enhanced for wildlife uses, or otherwise it is eminently suitable for livestock grazing, equestrian or other recreational use (STPP if required).

Bounded by mature hawthorn hedging with some hedgerow trees, the land adjoins a residential property located on Hill Meadow View and has far reaching views to both the Malvern and Cotswold Hills.

Small parcels of grazing land such as this only rarely come onto the open market in this area and, therefore, the auctioneers commend early inspection.

General Information

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

Authorities

Redditch Borough Council – www.redditchbc.gov.uk
Worcestershire County Council – www.worcestershire.gov.uk
Severn Trent Water – www.stwater.co.uk
Western Power Distribution – www.westernpower.co.uk

Tenure and Possession

The land is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, ie 10th August 2021 (or earlier by mutual agreement). On the fall of the hammer the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum £5,000) to the vendor's solicitors, together with an administration fee of £500 plus VAT to the auctioneers, in the room, on the night.

Rights of Way and Easements

The land is subject to all rights of way and easements that may exist.

Boundaries and Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

Sporting and Mineral Rights

Sporting and Mineral Rights where owned are included in the sale of the freehold.

Plans

Plans shown are for identification purposes only.

Uplift Clause

The land will be sold subject to an uplift clause of 25% for 20 years, payable upon the grant of planning permission for any use other than Agricultural or equestrian. Full details are contained within the auction pack.

Viewing

The land may be inspected by prospective purchasers following prior appointment with the auctioneers, Tel. No. 01564 794343, in possession of a copy of these sale particulars, during daylight hours only, at their own risk. All gates must be left as found, no litter is to be left and no dogs whatsoever are allowed on the land as ewes and lambs are grazing upon it.

Vendor's Solicitors

A full auction pack will be available from the vendor's Solicitors.
FBC Manby Bowdler LLP,
Juneau House,
Sitka Drive,
Shrewsbury Business Park,
Shrewsbury,
Shropshire. SY2 6LG
Tel. No. 01743 241551
Acting – Ms M. Price
Email – megan.price@fbcmb.co.uk

Directions

From Redditch and the north take the A441 signposted to Astwood Bank, in the village pass over the traffic lights at the crossroads and, after approximately 500 yards, by the Bell Public House, turn right into Avenue Road, bearing right into Chestnut Road. After approximately ¼ mile this then becomes Dark Lane, and the land will be found on the left hand side (after approximately 400 yards) as indicated by the Earles auction boards.

From Alcester, Evesham, Droitwich and the south, take the A441 Ridgeway north towards Redditch, passing the B4092 Edgioake Lane on the left and Ridgeway Middle School. After approximately 300 yards, by the Bell Public House, turn left into Avenue Road and follow the directions as above.

Approximate Post Code – B96 6BF

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the Vendor's Solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's Solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

Money laundering regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full U.K. Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's Solicitor when signing the contract.

Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price, and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide. (RICS Common Auction Conditions 7th Edition).