

**BOTHY AND LAND AT FARLOW, KIDDERMINSTER,
WORCESTERSHIRE, DY14 0JE**

A stone bothy/retreat with potential hidden away in amenity woodland adjacent to Silvington Common.

About 2.132 acres – 0.863 hectares

GUIDE PRICE: £50,000 +



FOR SALE BY PUBLIC AUCTION

SUBJECT TO THE CONDITIONS OF SALE

ON WEDNESDAY, 27th APRIL 2022 AT 6.00PM

**AT THE FOUNTAIN INN, OLDWOOD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8TB**

Approximate Distances (Miles)

Cleobury Mortimer – 4.5, Tenbury Wells – 10, Ludlow – 11, Bewdley – 12, Bridgnorth – 13.

Directions

From the High Street in Cleobury Mortimer head west on the A4117 before turning right at the traffic lights onto Catherton Road. Proceed for 3.5 miles and at the crossroads, go straight over signposted Farlow/Silvington and after 0.4 mile turn left signposted Silvington/Bridgnorth proceed for 0.3 mile and on a right-hand bend adjacent to Farlow/Severn Trent reservoir go through the gate onto the track that leads on past The Firs up to Silvington Common. Follow the track for 500 metres passing through two gates and the access to the land will be immediately found on the left-hand side indicated by a Nick Champion 'For Sale' board.

Situation

The property is situated in an elevated location on the edge of Silvington Common which provides excellent walking and riding opportunities within the locality. The property is best approached off the Farlow to Silvington Lane but can also be approached off the track across Silvington Common leading down from Cleton St Mary by Woodlands Farm. Pedestrian access is also possible from the track leading off the Catherton Road up to Rabbit House to the south-east.

Description**Land Registry Title Numbers SL50624 and SL86491**

The property comprises of a stone and corrugated roof bothy which has been improved over time to now provide simple accommodation comprising of a kitchen/living area with fireplace and sleeping platform, attached workshop and privy. The bothy is set amidst 2.13 acres of Silver Birch amenity woodland which provides complete privacy and hosts an adventure playground with archery butt, storage buildings and an outdoor barbecue area. The bothy provides a wonderful opportunity to enjoy off grid living together with the potential for further development subject to planning.

Common Rights

The property has common grazing rights for 2 cattle and 5 sheep on Silvington Common (CL13).

Services

Chemical privy, spring/well water.

No mains services are connected, a Severn Trent water main is adjacent on Silvington Common. Prospective Purchasers are advised to make their own enquiries about service connections. Severn Trent Water – Tel: 0800 707 6600

Fixtures and Fittings

Only those specifically mentioned in the particulars and Contract are included in the sale; all other items are excluded.

Easements, Wayleaves, Rights of Way and Boundaries

All prospective Purchasers are advised to clarify matters relating to easements, rights of way, wayleaves, boundaries etc. with their Solicitor or Surveyor.

Local Authority

Shropshire Council - Tel: 0345 678 9000

Tenure, Exchange and Completion

Freehold, with vacant possession on completion, which is set for Wednesday, 25th May 2022 (or earlier by agreement). The successful Purchaser(s) (or their Agent) will be required to sign the contract of sale immediately after the Auction and pay a 10% deposit by cheque to the Vendor's Solicitors.

Conditions of Sale

The property will unless previously withdrawn, be sold subject to the Common Auction Conditions (4th Edition, 2018) and the Special and General Conditions of Sale which have been settled by the Vendor's Solicitors. These Conditions are available on request by email from the Vendor's Solicitors and may also be inspected in the Saleroom prior to the time of the sale, but they will not then be read. The Purchaser will be deemed to bid on the terms contained in the Conditions and shall be deemed to have purchased with full knowledge thereof, whether or not they shall have read the said Conditions.

Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017

To comply with the Regulations, Purchasers will be required to provide proof of ID and address on the fall of the hammer and provide details of funding for the purchase. We recommend a current signed passport as proof of identity and a UK or EEA photocard driving licence as proof of address and can provide a list of other acceptable documents on request.

Buyer's Administration Fee and Registration

All bidders must pre-register with the Auctioneers and collect a bidding number. The successful Purchaser(s) will be liable to pay a Buyer's Administration Fee of 1.2% inclusive of VAT of the sale price with a minimum charge of £1,200 inclusive of VAT to Nick Champion on the fall of the hammer.

Vendor's Solicitors

Norris and Miles Solicitors
6 Market Square, Tenbury Wells, WR15 8BW
Tel: 01584 810575
E-mail: post@norrismiles.co.uk
Contact – Mr. Nick Walker

Auctioneer

Nick Champion – FNAEA, FNAVA
Tel: 01584 810555
E-mail: info@nickchampion.co.uk

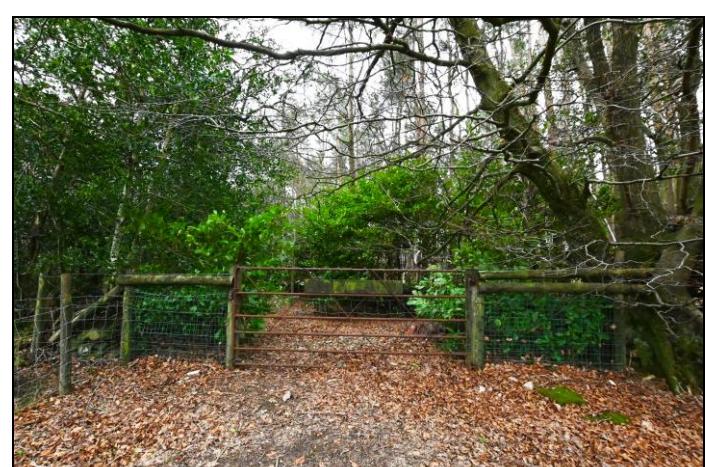
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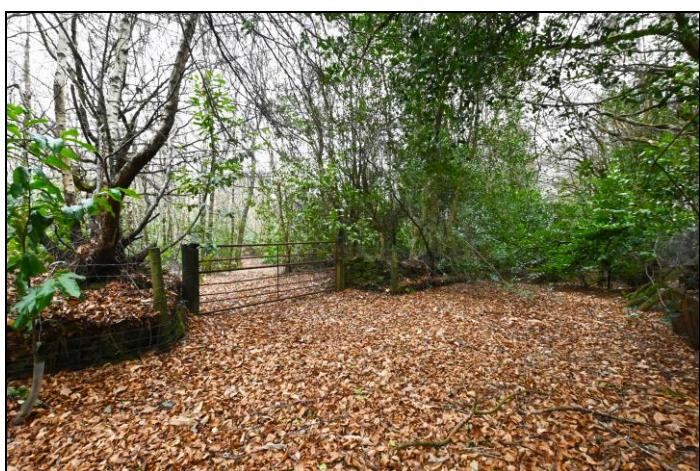
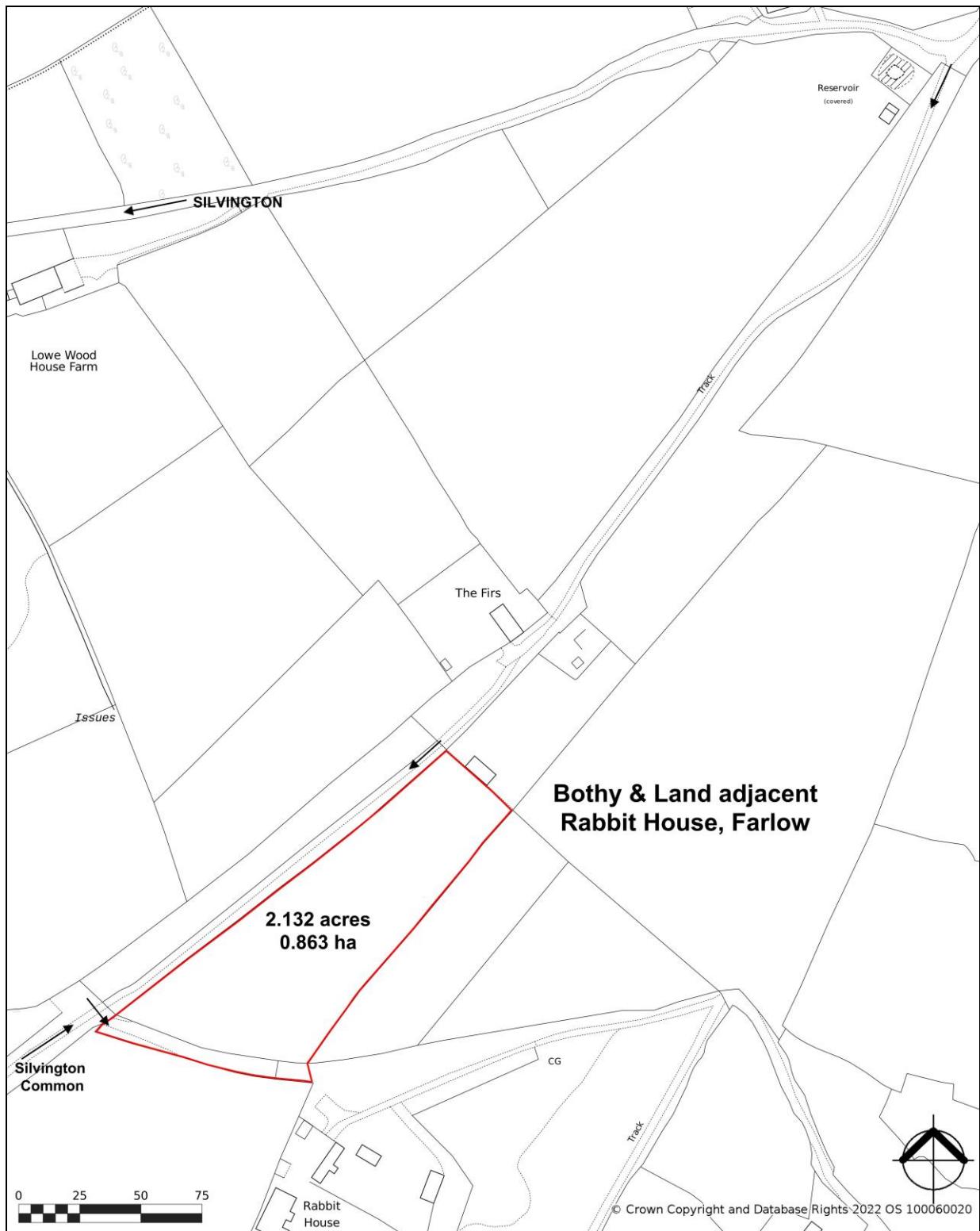
By prior appointment with the Auctioneer.

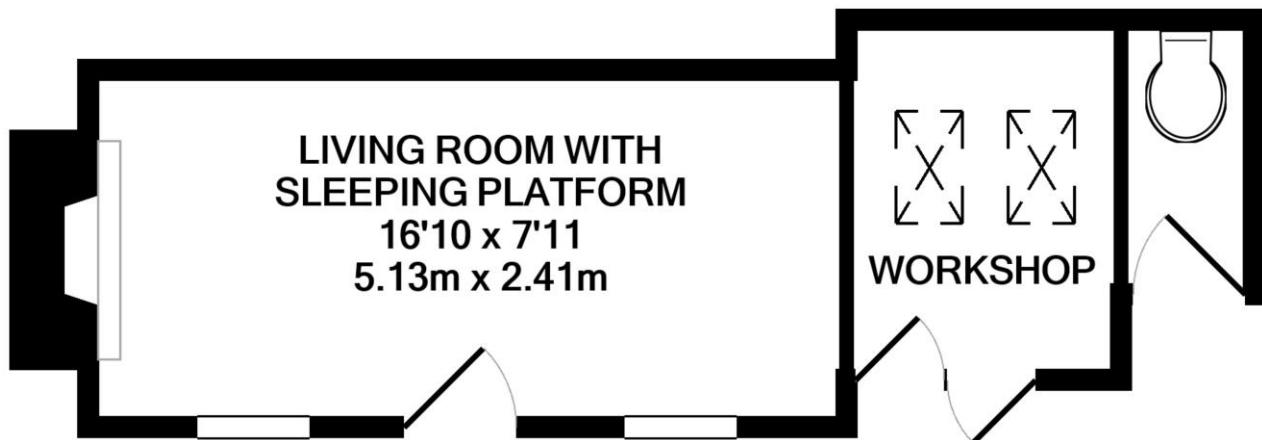
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Photographs taken: 10th February 2022

Particulars prepared: March 2022







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.