



NICK
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**PASTURE/ARABLE LAND & WOODLAND
AT STILDON, MENITH WOOD, WORCESTERSHIRE, WR6 6UL
About 91.43 Acres, 36.999 Hectares.**

An accessible and desirable block of pasture/arable land and woodland.



**For Sale by Informal Tender as a Whole (or in lots)
Tender Closing Date – 5.00pm on Friday, 12th April 2024
Guide Price: £8250+/acre.**

NICK CHAMPION LTD

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www.nickchampion.co.uk



PASTURE/ARABLE LAND & WOODLAND AT STILDON, MENITH WOOD, WR6 6UL

Approximate Distances (miles)

Cleobury Mortimer – 6, Bewdley – 7, Stourport on Severn – 9, Tenbury Wells – 10, Kidderminster – 10, Droitwich – 15, Worcester – 15.

Directions

From Clows Top A456/B4202 junction take the B4202 towards Great Witley for 0.9 miles and turn right signposted Menith Wood. The start of the land will be found on the lefthand side after 400 metres and the main entrance is just past 1/2 Stildon Cottages as identified by Nick Champion 'For Sale' boards.

what3words: ///accompany.bombard.tile

Situation and Description

The land is for sale on behalf of T H Williams & Son Ltd who are restructuring. Comprising of an attractive and productive ring-fenced block of pasture/arable land with long road frontage and four separate field entrances. Previously in part arable production and now all in grass, the land is divided into five enclosures for ease of management. The cultivatable land is level to gently sloping with a mainly southerly or easterly aspect and rises from about 150 metres to 178 metres. The soil is assessed as an acid loam/clay and is classified as grade 3. A belt of sloping mature broadleaved woodland and stream forms the eastern border and hedgerow Oak and Ash provide ample shade and shelter for livestock.

Schedule

SO7169	2665	Grass	11.4328	28.25
SO7169	3965	Woodland	0.4254	1.05
SO7169	4767	Grass	3.7069	9.16
SO7169	5590	Grass	8.8906	21.97
SO7169	6462	Grass	4.6738	11.77
SO7169	7096	Woodland	0.9762	2.41
SO7169	7655	Woodland	1.5020	3.71
SO7169	7783	Woodland	0.8718	2.15
SO7169	8473	Woodland	0.6614	1.63
SO7170	5612	Grass	<u>3.8581</u>	<u>9.53</u>
			36.999 ha	91.43 ac

Services

The land has a mains water connection. An overhead single phase electricity line crosses part of the land alongside the lane.

Nitrate Vulnerable Zone (NVZ)

The land is not included in a designated NVZ.

Timber, Sporting and Mineral Rights

So far as they are owned these are included in the sale.

Basic Payment Scheme, Stewardship & SFI

The land is not in any Countryside Stewardship Scheme nor has Sustainable Farming Incentive been applied for. No BPS delinked payments are available for transfer.

Rural Payments Agency – Tel: 03000 200 301

Natural Capital, Carbon Sequestration and Biodiversity Net

Gain: The land offers some investment potential.

Easements, Wayleaves and Rights of Way

A public footpath crosses over the southern boundary of the land. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendors nor the vendors' agents will be responsible for defining boundaries or ownership thereof.

Local Authority

Wyre Forest District Council - Tel: 01562 732928

Method of Sale

The property is for sale by informal tender with offers invited on the Official Tender Form (available on request from the joint Selling Agents) from proceedable applicants on or before the closing date at **5.00pm on Friday, 12th APRIL 2024**. The vendors are not obliged to accept the highest or any tender.

Contract

The successful purchaser(s) will be required to sign the contract within two weeks of issue.

Tenure, Possession and Completion

The land is freehold with vacant possession on completion.

Anti-Money Laundering

The Money Laundering Regulations 2017 require **all bidders** for the property to include certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) and proof of funding with their Tender Form – please contact the Agents for further information.

Vendors' Solicitors

Painters Law LLP

Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF

Tel: 01562 822295 – Contact: Jas Khela

Email: jsk@painterslaw.co.uk

Viewing

Contact Nick Champion – Tel: 01584 810555

Ref: **NIC1208** – Email: info@nickchampion.co.uk

Joint Selling Agents: McCartneys LLP, Ludlow

Tel: 01584 872251

Ref: JU – Email: mary@mccartneys.co.uk

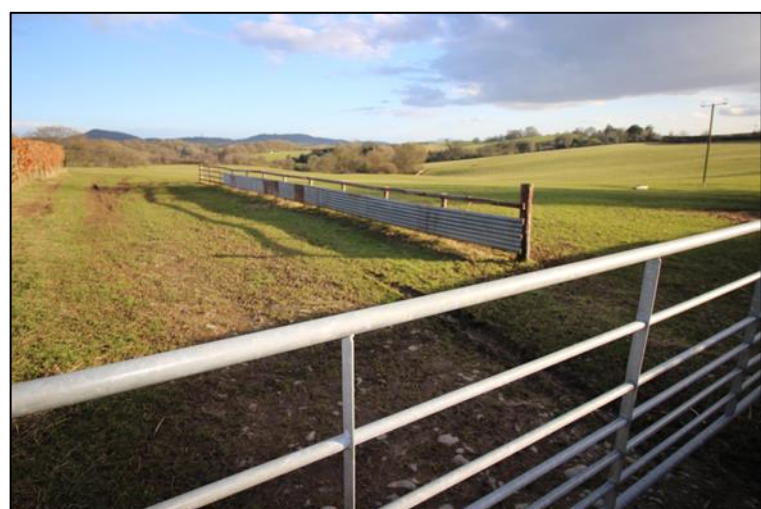
Photographs taken: March 2024.

Particulars prepared: March 2024.

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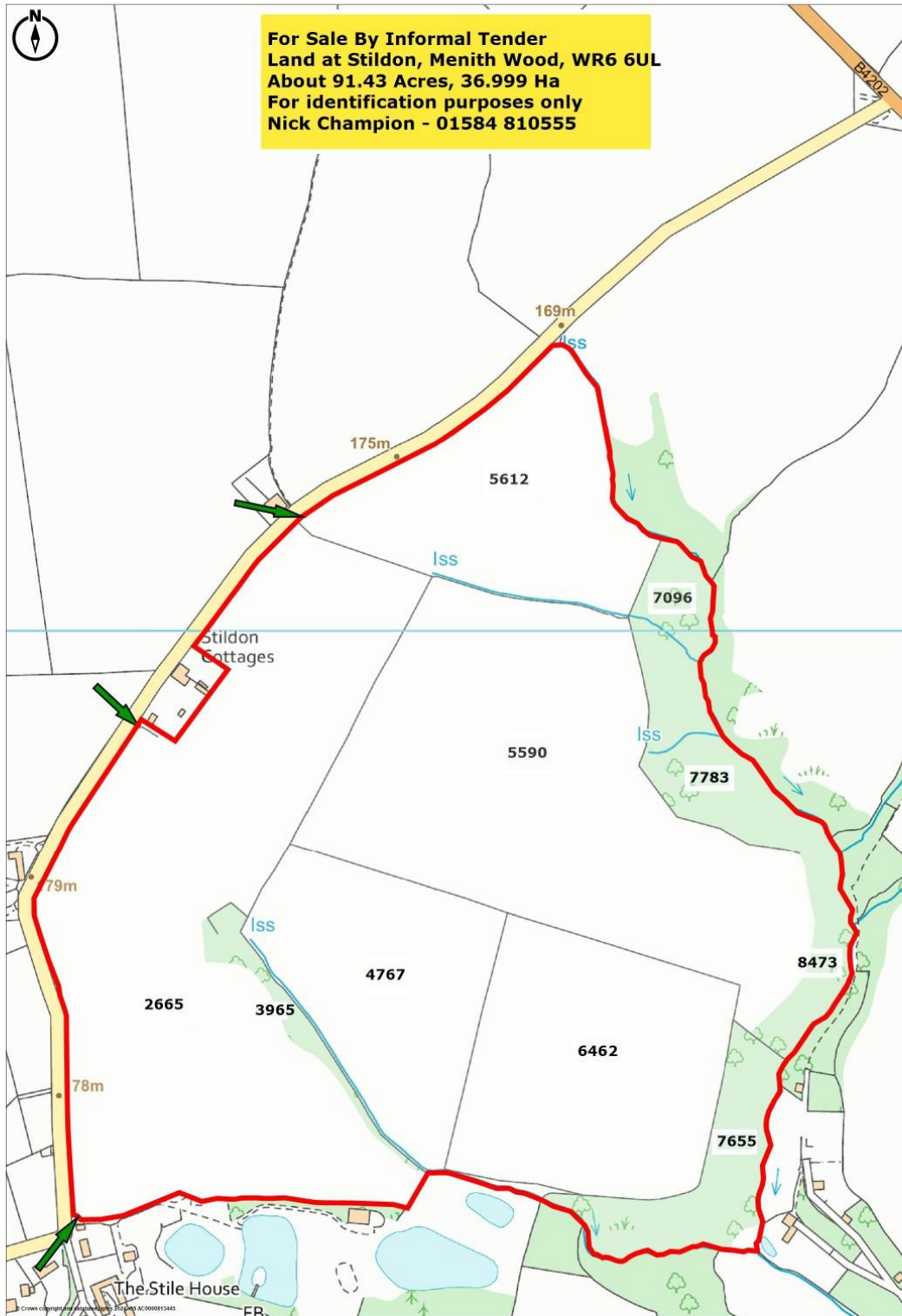
These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification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



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 LANDMARK INFORMATION

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 Plotted Scale - 1:4500. Paper Size - A4

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INFORMAL TENDER FORM relating to
ABOUT 91.43 ACRES OF PASTURE/ARABLE LAND & WOODLAND AT STILDON,
MENITH WOOD, WORCESTERSHIRE, WR6 6UL

OFFEREE(S) (Please complete all fields in block capitals)

FULL NAME(S):

.....

ADDRESS:

POSTCODE: **EMAIL:**

TEL NO: **MOBILE:**

SOLICITOR:

ADDRESS:

POSTCODE: **CONTACT NAME:**

TEL NO: **EMAIL:**

OFFER (UNCONDITIONAL) Subject to Contract (& in accordance with the sales particulars)

1) THE WHOLE – About 91.43 Acres

BID: £ (Sterling)

AMOUNT in words (excluding Stamp Duty Land Tax (SDLT)):

..... **POUNDS**

OR 2) PART OF THE LAND – Identify and mark on a plan with your estimated acreage.

About Acres – BID: £ (Sterling)

AMOUNT in words (excluding Stamp Duty Land Tax (SDLT)):

..... **POUNDS**

INFORMAL TENDER FORM – LAND AT STILDON – Page 2

FUNDING ARRANGEMENTS & CONDITIONS OF SALE:

Is cash available for the whole purchase? YES* or NO*

If NO, what percentage of the bid is subject to finance?%

Is finance agreed in principle with a lender? YES* or NO* (if yes, attach a copy of Agreement in Principle)

Is the purchase reliant on the sale of a property? YES* or NO*

EXCHANGE & COMPLETION

I/We agree to sign the contract within 14 days of contract issue.

My/our preferred completion date is

Other comments:

LEGAL

I/We agree to contribute in addition £250 (+ Vat) towards the cost of Searches.

I/We have raised all queries of a legal nature prior to submission of an offer. Yes*/No*

ANTI-MONEY LAUNDERING REGULATIONS 2017

All offerees must submit certified copies of photo ID (passport and/or driving licence) and proof of address documentation (council tax/utility bill/bank statement) with their tender.

SIGNATURE: DATE:

Complete this form in full, sign, date and email to info@nickchampion.co.uk or deliver in a sealed envelope marked 'Tender – Land at Stildon, Menith Wood' to be received no later than 5.00pm on Friday 12th April 2024 to Nick Champion, 16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA.

***Delete as applicable**