



# LAND AT CROWLE

WORCESTERSHIRE



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## SITUATION/DIRECTIONS

The land is located on the south/ south west side of Crowle village. Crowle is approximately 5 miles to the east of Worcester City Centre. The land fronts both Bredicott Lane (Lots 1, 2 and 4) and Church Road (Lot 3).

## DESCRIPTION

An attractive block of pasture land, part undulating in nature, with good road frontage and accessibility. The land is offered as a whole or in 4 usefully proportioned lots offering a range of sizes. Lot 2 has

a steel frame building with potential for alternative use (subject to planning).

The land has been used for both forage conservation and livestock grazing.

## TENURE & POSSESSION

The land is freehold with vacant possession available upon completion.

A local farmer is currently grazing the land on a short term grazing agreement.

(Note: the fodder stored in the barn will be included in the sale).

## OVERAGE

Lots 1, 2 & 3 will be subject to an overage provision in respect of residential/ commercial development. Further details to be provided on request.

## LOCAL AUTHORITY

Wychavon District Council. Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire, WR10 1PT. 01386 565000.

## 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.

## SERVICES

There is currently a water supply connected, which will be left if purchased as a whole. If sold in individual lots, each purchaser will be responsible for sourcing new connections. No other services are connected.

## 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.

## SCHEMES & STEWARDSHIP

The land is currently in a Countryside Stewardship Agreement running until 31/12/2026. Depending on how the property is sold (in a whole or lots) we will look to transfer if possible the scheme to the successful purchaser(s). C.S.S. options are BE3 (hedgerow management), GS2 (low input grassland) and GS17 (lenient grazing).

## RIGHTS OF WAY

There are public footpaths across some of the lots.

## 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 implied. 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

Strictly by appointment with Lovatt & Associates Ltd. Tel: 01905 954575.

## VENDORS SOLICITORS

James Spreckley, Loddors Solicitors LLP, Glensanda House, Montpellier Parade, Cheltenham, GL50 1UA. Tel: 01242 228370.

Legal pack will be available which prospective purchasers are encouraged to view prior to submitting a tender.

## 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 [daniel@lovattandassociates.co.uk](mailto:daniel@lovattandassociates.co.uk) by no later than 12 noon Friday 18th July 2025. Tenders are invited on the enclosed form.

1. All offers should be for Land at Crowle.
2. All offers should be submitted in writing and should be received at this office by 12 noon Friday 18th July 2025.

3. The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Land at Crowle" or sent by email to [daniel@lovattandassociates.co.uk](mailto:daniel@lovattandassociates.co.uk)

4. All offers must be made by or on behalf of a named purchaser with full address provided.

5. 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.

6. All offers must be for a fixed sum. We will not consider any escalating bids or an offer where the amount depends on another offer.

7. Any condition applicable to the offer (such as a survey) must be clearly set out in the written offer.

8. 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.

9. 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

10. 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.

11. 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.

12. We will put all offers received to the vendors and notify you of their decision as soon as possible.





### Lot 1 – (Blue)

1.931 ha / 4.77 acres

What3Words: ///dine.crossword.norms

A pleasant pasture paddock with several trees interspersed and extensive road frontage to Bredicott Lane.

### Lot 2 – (Red)

5.773 ha / 14.27 acres

What3Words: ///iron.wider.insulated

A useful level pasture field with access directly from Bredicott Lane. This includes a steel portal frame building measuring in total approx.. 75' x 60' (22.86m x 18.28m), comprising two adjoining 5 bay buildings, one enclosed on the outer walls with concrete block panels and Yorkshire board cladding, with access doors to either end, with open fronted fodder store.







### Lot 3 – (Green)

5.445ha / 13.46 acres

What3Words: ///farmland.vesting.occurs

A versatile pasture field accessed off Church Road, gently sloping in part.

### Lot 4 – (Purple)

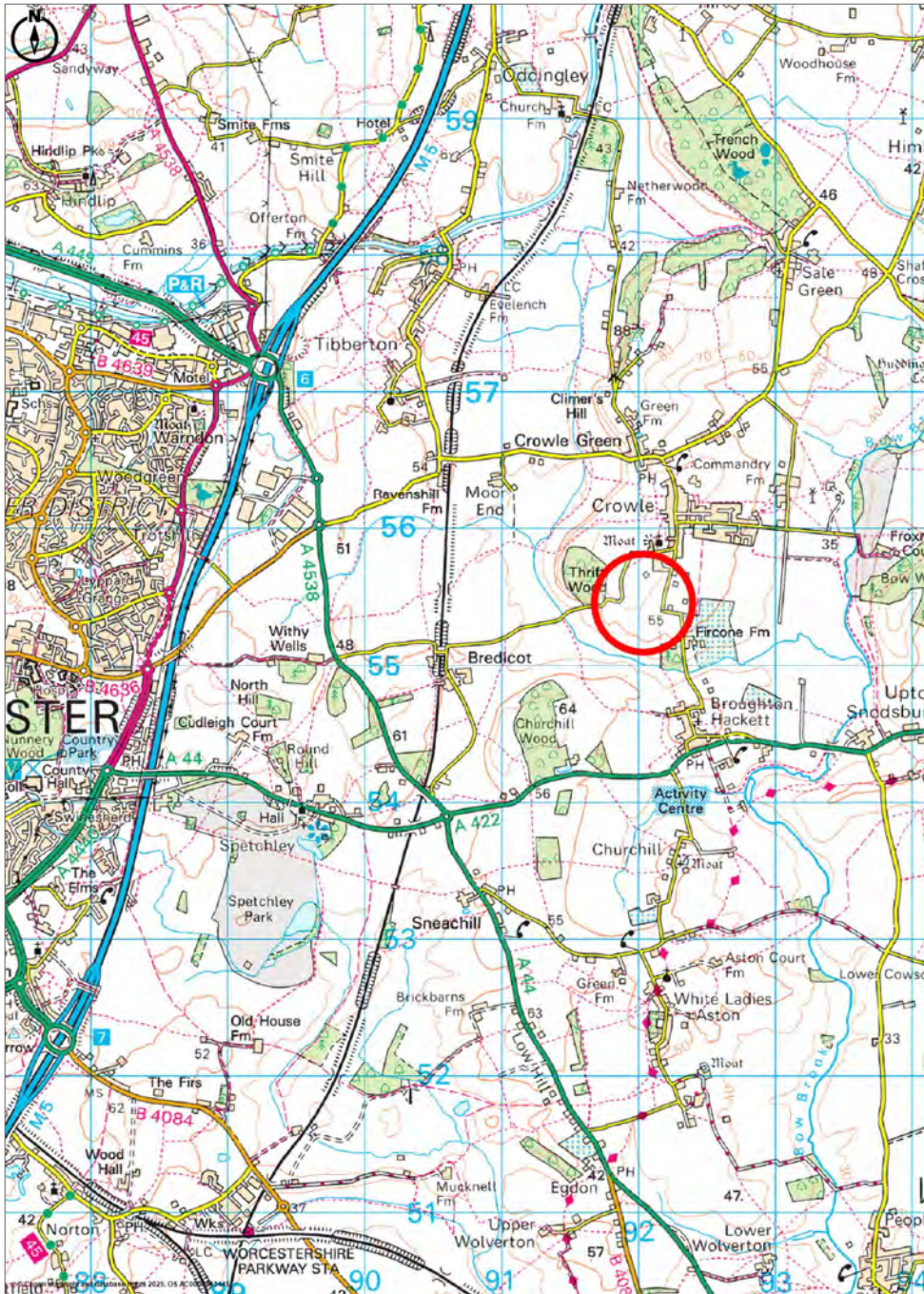
20.892 ha / 51.62 acres

What3Words: ///deputy.fallen.education

Gently sloping block of pasture land in two principle enclosures (formerly three) with two access points off Bredicott Lane.

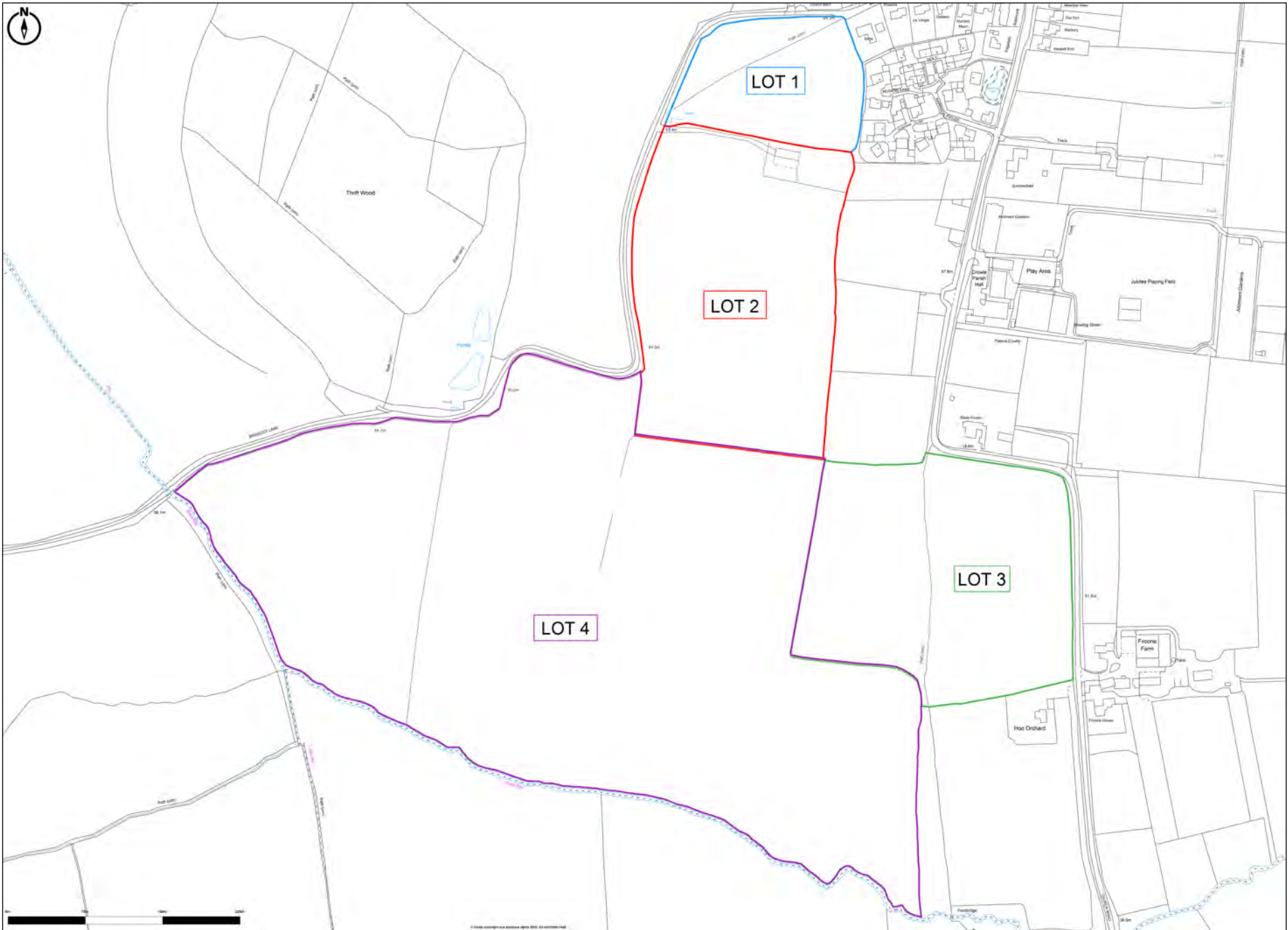






**PLEASE NOTE:** Lovatt & Associates Ltd give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Lovatt & Associates Ltd has any authority to make or give representation or warranty on any property. Photos taken April 2025.





**Informal Tender Form – Land at Crowle**  
**To be submitted by 12 noon on Friday 18th July 2025.**

Please read the terms and conditions shown on this form.

**Section 1**

Name

Address (incl. postcode)

Tel No:

Mobile:

E-mail:

**Section 2**

Please complete your offer below:

**THE WHOLE**

Offer in the sum of £ (figures)

(words)

Please note that the property is offered to the market as a whole, however, bids put forward for part may be considered. If bidding for part please complete details below, if not please ignore and go to Section 3

**LOT 1**

Offer in the sum of £ (figures)

(words)

**LOT 2**

Offer in the sum of £ (figures)

(words)

**LOT 3**

Offer in the sum of £ (figures)

(words)

**LOT 4**

Offer in the sum of £ (figures)

(words)



## Section 3

1. Please confirm if there are Conditions attached to your offer:
2. Please confirm how the purchase is to be financed:
3. Please indicate your proposed timescale for exchange of contracts and completion:
4. Please confirm the name, address and contact details for your solicitors:

Name:

Address:

Tel No:

Email:

## Section 4

### Conditions of Tender

- 1 All offers should be based on the particulars of sale Land at Crowle and Legal pack provided by Loddars Solicitors LLP.
- 2 The offer should be contained in a sealed envelope and clearly marked "Land at Crowle" and forwarded to Lovatt & Associates Ltd, Moat Farm, Sinton Lane, Ombersley, Worcestershire, WR9 0EU or email to [daniel@lovattandassociates.co.uk](mailto:daniel@lovattandassociates.co.uk)
- 3 All offers must be made on behalf of a named purchaser with full address provided.
- 4 All offers should be in pounds sterling, and it is recommended that offers are made for an uneven sum to avoid identical bids.
- 5 All offers must be for a fixed sum and no escalating bids will be considered or any offers which are made calculable by reference to another offer.
- 6 All offers received will be submitted to the vendor as soon as possible and you will be notified of our client's instructions at the earliest opportunity.
- 7 Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendors who are not bound to accept the highest or any offer.

I/We confirm that the offer set out herein is submitted subject to the foregoing conditions.

Signed:

Dated:





**Lovatt & Associates Limited**, Moat Farm, Sinton Lane, Ombersley, Worcestershire, WR9 0EU  
t: 01905 954575 e: [daniel@lovattandassociates.co.uk](mailto:daniel@lovattandassociates.co.uk) [www.lovattandassociates.co.uk](http://www.lovattandassociates.co.uk)