



LAND AT ALVECHURCH

ICKNIELD STREET, ALVECHURCH, WORCESTERSHIRE, B48 7EN

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FOR SALE BY ONLINE AUCTION

SITUATION

The land is situated in north Worcestershire, approximately 2.5 miles from Alvechurch and 1.5 miles from Rowney Green.

Access to the land is directly from the council-maintained lane known as Icknield Street.

The land What3words: ///enjoy.chained.storm

DESCRIPTION

A most attractive block of land extending to approximately 34.91 acres of pasture land, split into 4 principal enclosures, the first further sub-divided by the Dagnell Brook.

The land is undulating in part but on the whole machine accessible.

TENURE & POSSESSION

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Bromsgrove District Council, Parkside, Market Street, Bromsgrove, B61 8DA

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.

WAYLEAVES & EASEMENTS

The land is being sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing rights whether mentioned in these particulars or not.

There are footpaths crossing the land.

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.

The property is sold without the benefit of any water rights. Purchasers should satisfy themselves as to the availability of water supplies.

SALE PLAN

The sale plan has been prepared for guidance only. No guarantee or warranty as to its accuracy is given or applied. 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

The site can be viewed during daylight hours subject to prior registration with Lovatt & Nott Limited. Viewers will need to have a copy of the particulars present. Strictly no vehicles. Please do not enter any of these buildings when viewing the land on health and safety grounds.

VENDORS SOLICITORS

Daniel Pegg, Talbots Law, Ground Floor, Unit 7 Waterfront Business Park, Waterfront Way, Brierly Hill, West Midlands, DY5 1LX.

METHOD OF SALE

The property will be offered for sale by Online Auction, see more information and bid on the Lovatt & Associate website.

Auction Closing Date: Wednesday 3rd June 2026 at 2pm. Completion is due to take place 28 days after the auction or earlier if mutually agreed. The Property will be offered subject to an undisclosed reserve price, and the vendor reserves the right, through the auctioneers, to bid up to these set reserve prices.

A legal pack will be available on Lovatt & Associates' online auction page and interested parties will need to register before accessing the legal documents.

For further information about the Online Auction process, please speak to the selling agent.

CONDITIONS OF SALE

The Property will, unless previously sold or withdrawn, be sold subject to common auction conditions and special conditions of sale which may be found in the legal documents section on the Lovatt & Associates online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

A legally binding exchange of contracts occurs where the reserve is met and the timer reaches zero. A holding deposit will be taken from the purchaser and they have until 12pm the next working day to pay the balance of the deposit to total 10% of the purchase price.

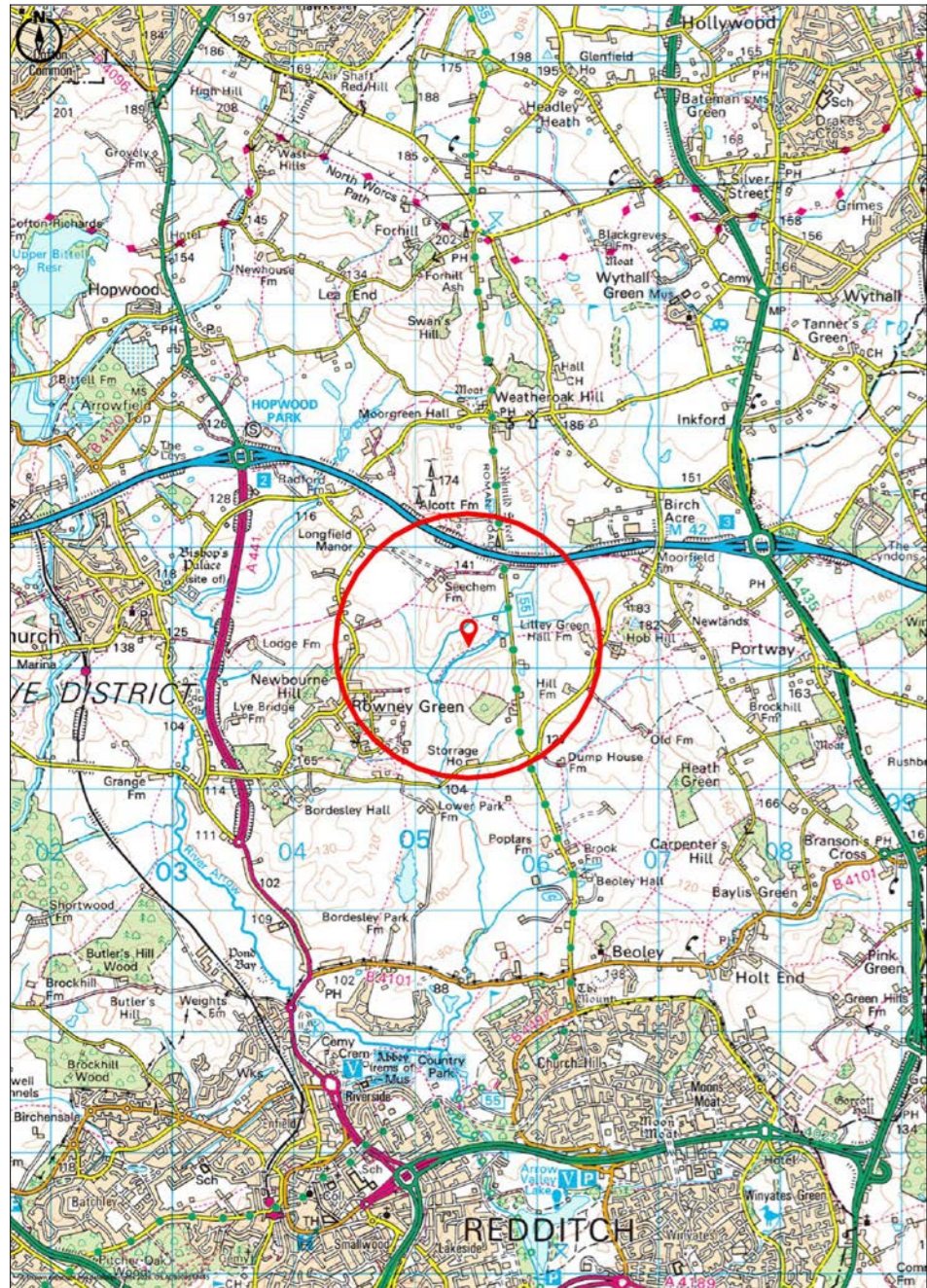
The Vendor reserves the right to withdraw the property from auction and/or accept an offer prior to the auction date.

IMPORTANT NOTICES

Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. Buyers should allow sufficient time to complete this process before the time period expires.

The successful purchaser(s) will be liable to pay the sum of £4,800. This is a buyers fee (including VAT) and is retained by Bamboo Auctions as a contribution towards online platform costs.





LOVATT & ASSOCIATES
RURAL PROFESSIONAL CONSULTANTS

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 has any authority to make or give representation or warranty on any property. Photos taken March 2026.