



12 ACRES OF LAND AT WARBAGE

DODFORD, BROMSGROVE, WORCSTERSHIRE. B61 9BL

FOR SALE AS A WHOLE OR IN 3 LOTS OF 4 ACRES EACH

GUIDE PRICE: OFFERS BASED ON £60,000 PER LOT

SITUATION/DIRECTIONS

The land is located 2 miles to the west of Bromsgrove, 7 miles to the south east of Kidderminster. It is on the northern side of the most popular Worcestershire village of Dodford.

DESCRIPTION

Pasture land split into 3 lots of 4 useful acres, each one benefiting from it's own road frontage and access.

Lot 1 - What3words// thinking.fidgeting.deeds

Lot 2 - What3words// craters.strongman.reckon

Lot 3 - What3words// combining.sandbags.mere

TENURE & POSSESSION

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Bromsgrove District Council, Parkside, Market Street, Bromsgrove, B61 8DA. 01527 881288.

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

No mains services connected.

WAYLEAVES & EASEMENTS

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

SCHEMES & STEWARDSHIP

The land is currently not entered into any schemes.

RIGHTS OF WAY

We are not aware of any public or private rights of way affecting the property.

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.

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 sarah@lovattandassociates.co.uk by no later than 12 noon Wednesday 2nd September 2026. Tenders are invited on the enclosed form.

1. All offers should be for Land at Warbage Lane.

2. All offers should be submitted in writing and should be received at this office by 12 noon Wednesday 2nd September 2026.

3. The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Land at Warbage Lane" or sent by email to sarah@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

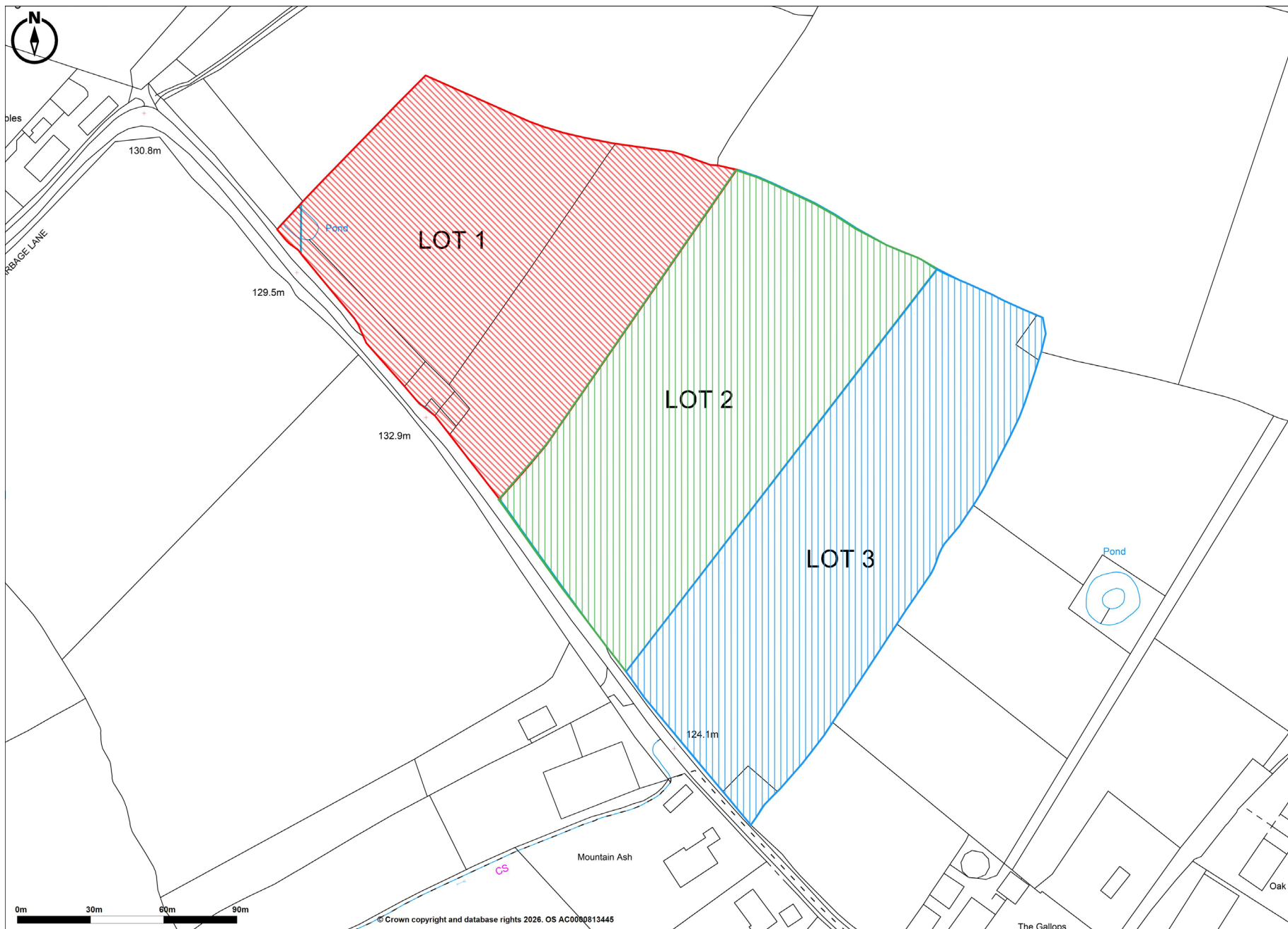
10. You must supply the name and address of your solicitors. It would be helpful if your offer could be accompanied by a letter from your solicitor stating that they have clear instructions to act on your behalf.

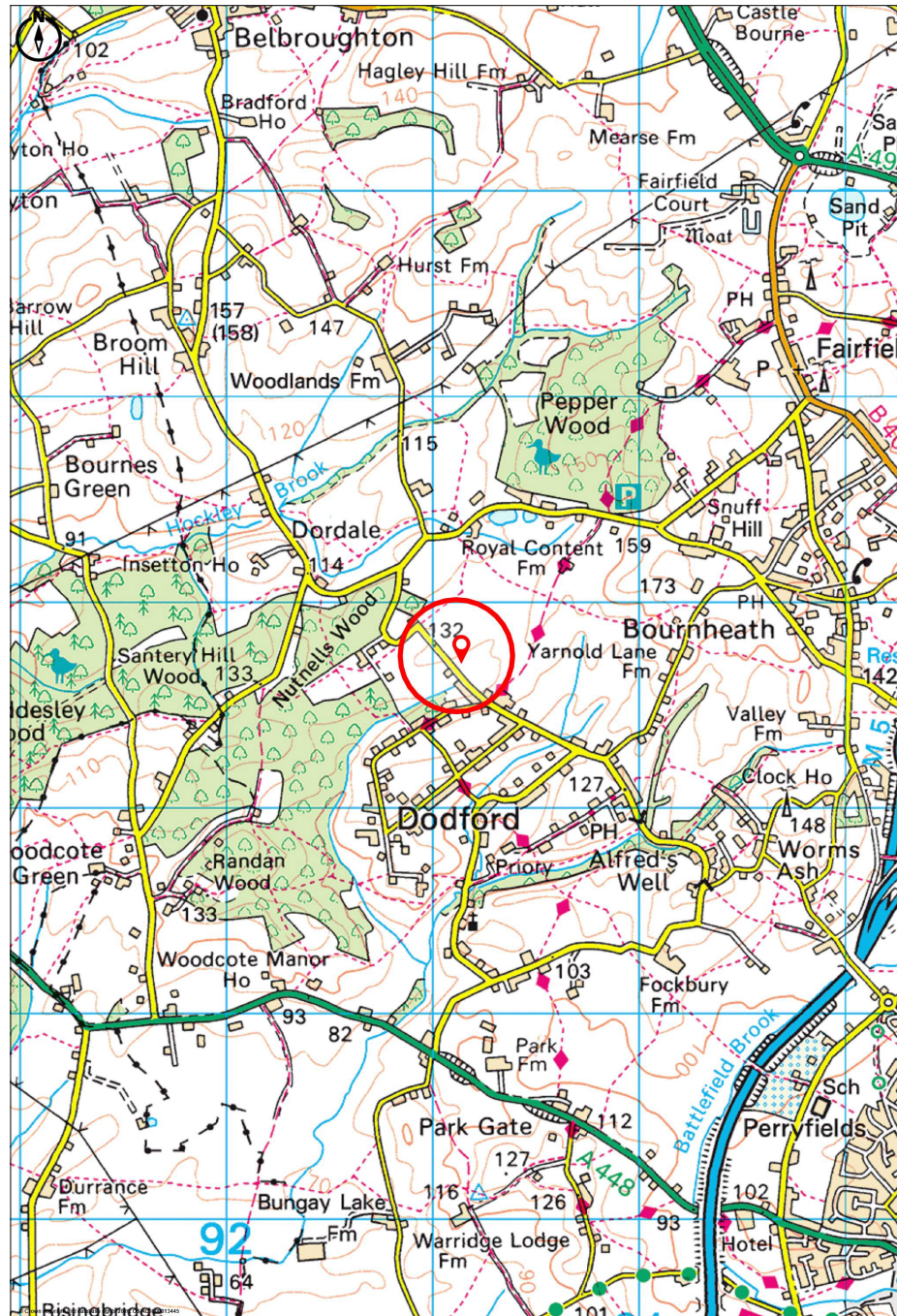
11. Completion will ideally be within 28 days from exchange of contracts. However, if you have an alternative and preferred date, please advise so it can be considered.

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

13. The vendors have sole discretion to accept or reject any offer and are not bound to accept the highest or any offer.







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 March 2025.

**Informal Tender Form – Land at Warbage Lane
To be submitted by 12 noon on Wednesday 2nd September 2026.**

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)

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 Warbage Lane and be subject to contract.
- 2 The offer should be contained in a sealed envelope and clearly marked "Land at Warbage Lane" and forwarded to Lovatt & Associates Ltd, Moat Farm, Sinton Lane, Ombersley, Worcestershire, WR9 0EU or email to sarah@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 www.lovattandassociates.co.uk