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# TWYNNINGS STABLES

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STOCKWOOD, REDDITCH, WORCESTERSHIRE, B96 6SU

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**GUIDE PRICE: £150,000**  
For Sale by Online Auction

## SITUATION

The property is located in the rural hamlet of Stockwood, approximately 2 miles from the picturesque village of Inkberrow. The property benefits from direct gated access off the unnamed lane adjacent.

The property is well located for hacking being situated on a country lane and neighbouring a public bridleway which provides routes across adjoining farmland.

What3words: ///partners.prickly.exonerate

## DESCRIPTION

A most useful equestrian unit extending in all to approximately 3.97 acres (1.60 ha).

The property benefits from a post and rail fenced 20m x 40m menage, stoned yard offering ample parking and storage space together with a u-shaped range of stables providing 7 stables, corner box/fodder store and tack room with a central concrete

courtyard. The stables benefit from mains water and electricity supply.

The land comprises of a single parcel of permanent grassland, currently divided by electric fencing. The land is relatively level and is bound by post and rail fencing and mature hedges.

## TENURE AND POSSESSION

Freehold with vacant possession upon completion. .

## LOCAL AUTHORITY

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire, WR10 1PT [service@wychavon.gov.uk](mailto:service@wychavon.gov.uk)  
Telephone: 01386 565000.

## MINERALS SPORTING AND 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 AND 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.

We understand a Public Footpath crosses the land.

## BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

## BOUNDARIES, ROADS AND 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 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 viewing during daylight hours subject to prior registration with Lovatt & Nott Limited Tel: 01905 672072 Viewers will need to have a copy of the particulars present. Strictly no vehicles.

## VENDORS SOLICITORS

Sarah Denney - Richards of Denney King Solicitors, Unit 1 Basepoint Business Centre, Crab Apple Way, Vale Business Park, Evesham, WR11 1GP.  
T: 07903 414938 E: [sarah@denneyking.co.uk](mailto:sarah@denneyking.co.uk)

## METHOD OF SALE

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

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 & Nott's 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 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 & Nott 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.

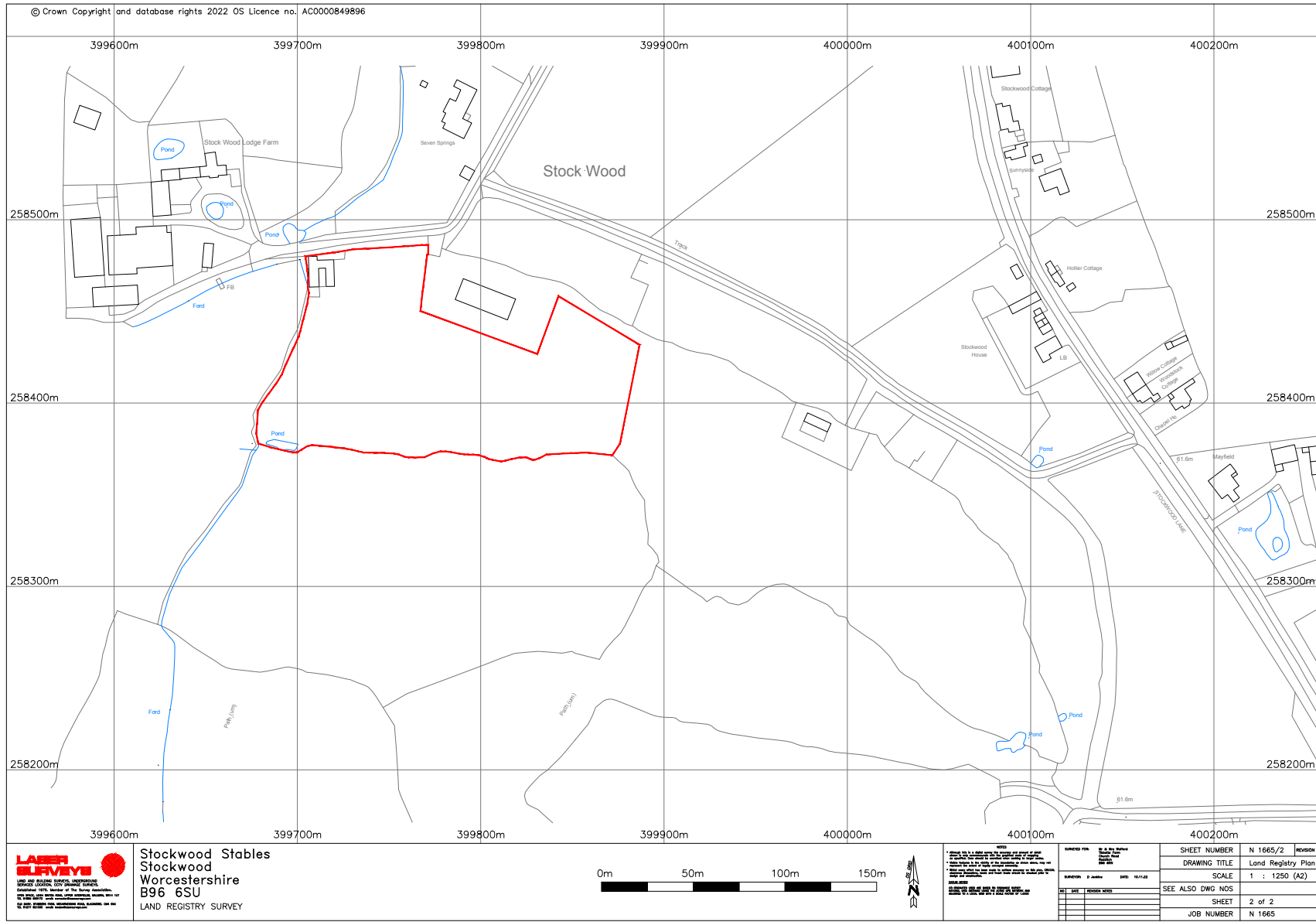
A legally binding exchange of contracts occurs where the

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.

## 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 £5,000. From this a "buyer's fee" of £2,400 (inc VAT) is retained by Lovatt & Nott/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.



**PLEASE NOTE:** Lovatt & Nott 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 & Nott has any authority to make or give representation or warranty on any property. Photos taken November 2022.