

# ARABLE LAND AT PODMORE

HARTLEBURY, NR KIDDERMINSTER, DY10 4ED



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**46.7 Acres of Grade 1 Arable Land**  
**Guide Price £8,500 - £10,000 per acre**

## SITUATION

The land is located off the A442 Kidderminster Road in the Hamlet of Podmore near Hartlebury. The land is situated approximately 5 miles from the centre of Kidderminster.

## DESCRIPTION

A gently sloping productive parcel of arable land with a small area of amenity woodland lying to the west, extending in all to approximately 46.7 acres (18.91 ha). The land benefits from road frontage and access off the A442 Kidderminster Road.

In recent times, the land has been used as part of a combinable crop rotation, however, the Grade I loamy free draining soil provides an opportunity to grow a wide variety of crops and has in the past been used to grow potatoes.



#### TENURE & POSSESSION

Freehold with vacant possession upon completion.

#### LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF. Tel: 01562 732928

#### 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

None 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.

#### BASIC PAYMENT SCHEME & ENVIRONMENTAL STEWARDSHIP

We understand that the land has been registered on the rural land register and payments have been claimed under the Basic Payment Scheme. The entitlements are available by separate negotiation. The payment for the 2020 BPS scheme year will be retained by the Vendor and the purchaser/s will indemnify the outgoing tenant against any breach of cross compliance during the scheme year. The property is not entered in any Environmental Stewardship Scheme.

#### CROPPING HISTORY

2020 - Winter Oilseed Rape  
2019 - Winter Wheat  
2018 - Winter Oilseed Rape  
2017 - Winter Wheat  
2016 - Winter Wheat  
2015 - Potatoes

#### RIGHTS OF WAY

Public footpaths do run across the land.

#### 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.

#### GROWING CROPS

The land is drilled with Winter Wheat (KWS Extase), an ingoing valuation of the growing crops may be required.

#### 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 Tel: 01905 672072 Viewers will need to have a copy of the particulars present. Strictly no vehicles.

#### VENDORS SOLICITORS

Sarah Denney-Richards, Denney-King, Unit 22 Basepoint Business Centre, Crab Apple Way, Vale Business Park, Worcestershire, WR11 1GP.

#### METHOD OF SALE

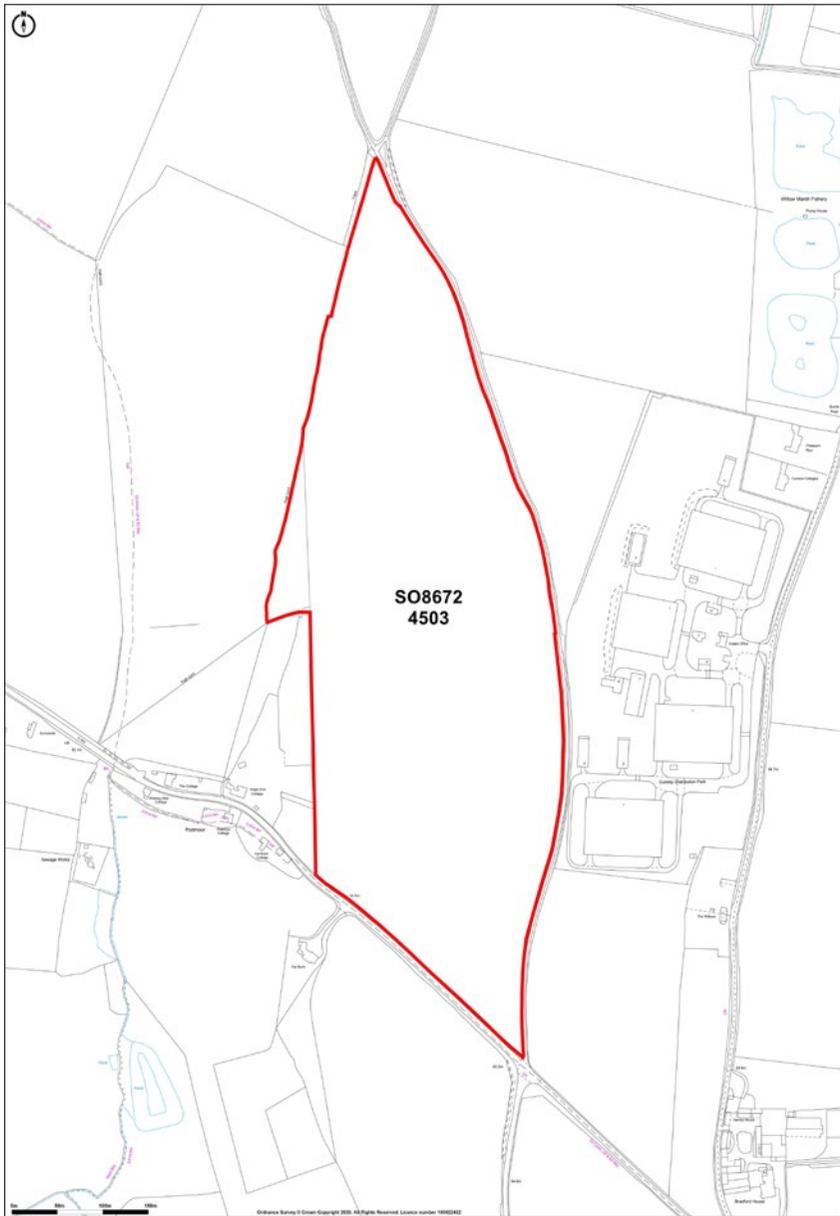
The property is offered for sale by Informal Tender and best and final offers are to be submitted in writing or by email to [josie@lovattandnott.co.uk](mailto:josie@lovattandnott.co.uk) by no later than **12 noon Thursday 5th November 2020**. Tenders are invited on the enclosed form.

We have received instructions from our Clients to offer this property by Informal Tender.

We are inviting best and final offers for the property by Informal Tender and on the following basis:

1. All offers should be for: Land at Podmore.
2. All offers should be submitted in writing and should be received at this office by 12.00 noon on Thursday 5th November 2020.
3. The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Land at Podmore" or sent by email to [josie@lovattandnott.co.uk](mailto:josie@lovattandnott.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 of 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 & 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 September 2020.*



Promap v2  
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2020. All Rights Reserved.  
License number: 10002422  
Printed Scale: 1:4000 Paper Size: A3

