
LAND AT HAY LANE

SHERNAL GREEN, DROITWICH, WORCESTERSHIRE, WR9 7EP



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Guide Price: £15,000 per acre

SITUATION

The land is located to the east of the mid Worcestershire Hamlet of Shernall Green. The centre of the town of Droitwich is located approximately 2.7 miles from the land and the city of Worcester approximately 8 miles distant.

DESCRIPTION

The land is available as a whole or in two lots.

As a whole the land comprises of two enclosures divided by a gapped native hedgerow. The land is relatively level permanent pasture bounded by mature hedges and trees with the Dean Brook lying to the north and the railway lying to the east. The land

has been utilised in recent years for grazing livestock and fodder conservation. The parcels benefit from road frontage with gated access off Hay Lane. In all the land extends to approximately 4.03 acres (1.63 ha).

Lot 1 extends to approximately 1.73 acres (0.7ha).

Lot 2 extends to approximately 2.3 acres (0.93ha).

TENURE & POSSESSION

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire, WR10 1PT. Telephone: 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

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 2021 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.

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 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

Andrew Duncan, Whatley Weston & Fox Solicitors, 15-16 The Tything, Worcester, WR1 1HD

RIGHT OF WAY

There will be a right of way granted over Lot 1 for the benefit of Lot 2 at all times and all purposes over an area based on 10m x 10m as shown hatched brown on the enclosed plan..

The perimeter of the brown hatched area shall be fenced to a minimum specification of pig netting and 2 strands of barbed wire on 4 inch tanalised posts with 8 inch corner strainer posts. A 15ft galvanised 5 bar gate is to be positioned opposite the existing gateway into Lot 1 and a second 15ft 5 bar galvanised gate to access Lot 2. Both gates shall be hung on suitable stain and slamming posts.

The purchaser of Lot 2 will be responsible for the erection of the above within 3 months of completion.

The purchaser of Lot 2 will also be responsible to erect a fence (same specification as above) within 3 months of completion between points A – B on the enclosed plan to the west of the existing hedge. The ownership of the existing hedge will remain with Lot 1.

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 by no later than **12 noon Friday 6th August 2021**. Tenders are invited on the enclosed form.

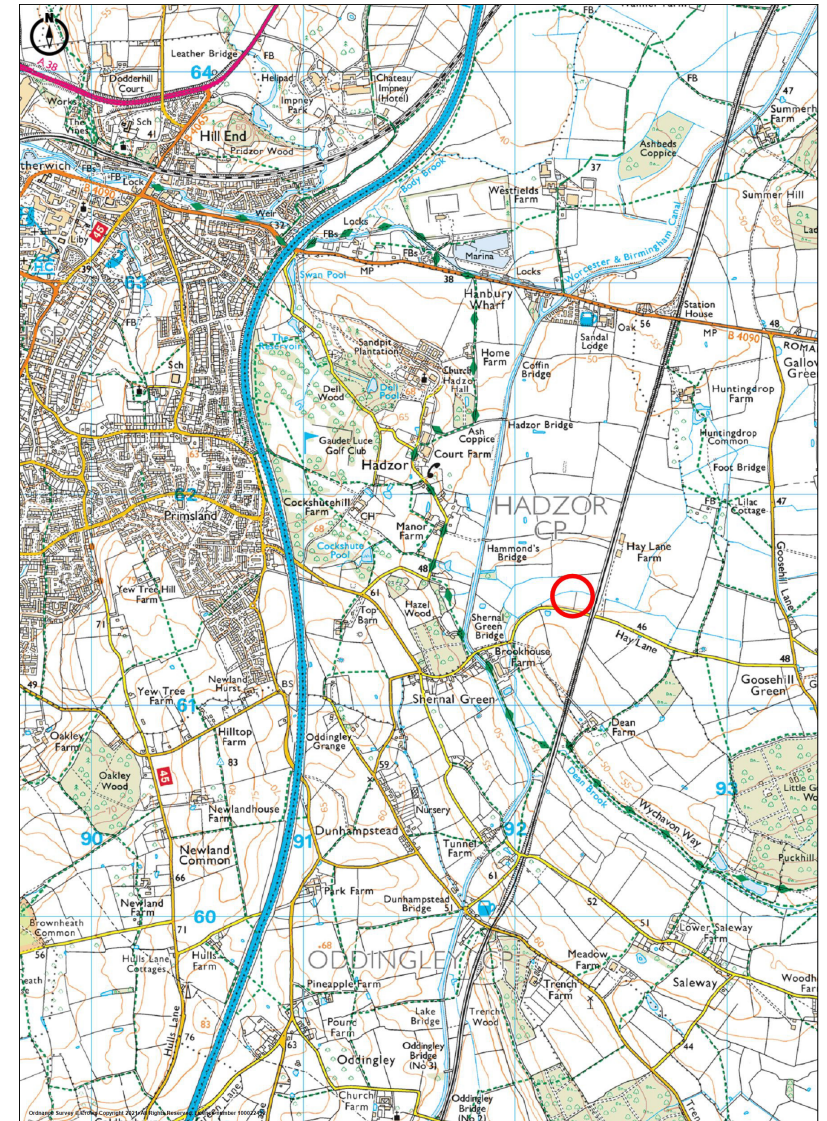
We are inviting best and final offers for the property by Informal Tender and on the following basis:

1. All offers should be for:
Land at Hay Lane as a whole or Lot 1 Hay Lane or Lot 2 Hay Lane
2. All offers should be submitted in writing and should be received at this office by 12.00 noon on Friday 6th August 2021.
3. The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Land at Hay Lane" or sent by email to 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 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.



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