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LAND AT FINSTALL

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BROMSGROVE WORCESTERSHIRE

LOT 1

LOVATT & NOTT

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RURAL PROFESSIONAL CONSULTANTS

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# LAND AT FINSTALL

BROMSGROVE, WORCESTERSHIRE



LOT 2

**LOT 1 :** LAND OPPOSITE Heydon Road, Finstall, Bromsgrove, B60 1LG.

**LOT 2 :** LAND TO THE REAR OF 29-41 Alcester Road, Finstall, Bromsgrove, B60 1EL.

**GUIDE PRICE :**

LOT 1: £25,000

LOT 2: £15,000

For Sale by Informal Tender

Tender Deadline: **12 noon Thursday 15th December 2022**

**DESCRIPTION**

**LOT 1** comprises of approximately 0.74 acres (0.29 ha) of pasture land located on the edge of the village of Finstall. The land benefits from gated access off the unnamed deadend lane adjacent. The land has historically been utilised for grazing and did previously have a water supply but is now disconnected

(purchasers are to make their own enquiries about reconnection).

**LOT 2** comprises of approximately 0.39 acres (0.15ha) of pasture land in the centre of the village of Finstall. The land benefits from a right of access over the track adjacent to the Village Hall.

## TENURE

The property is freehold and vacant possession will be available on completion.

## FIXTURES AND FITTINGS

Only those items described in these sales particulars are included in the sale.

## BOUNDARIES, ROADS & FENCES

The purchaser(s) 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 hedges or fences.

## RIGHTS OF WAY, EASEMENTS & COVENANTS

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

## LOCAL AUTHORITY

Bromsgrove District Council, Town Hall, Walter Stranz Square, Redditch, B98 8AH

## BASIC PAYMENT SCHEME & ENVIRONMENTAL STEWARDSHIP

The land is not sold with Basic Payment Scheme Entitlements and the land is not entered into any Environmental Stewardship Scheme.

## VIEWING

During daylight hours with a copy of the sales particulars.

## VENDORS SOLICITORS

George Green Solicitors, 195 High Street, Cradley Heath, West Midlands, B64 5HW.

## METHOD OF SALE

The property is offered for sale by Informal Tender and best and final offers are to be submitted in writing to the Agent's Office or by email to [josie@lovattandnott.co.uk](mailto:josie@lovattandnott.co.uk) by no later than **12 noon Thursday 15th December 2022**. Tenders are invited on the enclosed form.

The successful purchaser(s) will be liable to pay a Buyer's Administration Fee in the sum of £1,000 + VAT per lot to be collected via the Solicitors in addition to the purchase price.

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

1. All offers should be submitted in writing and should be received at this office by 12.00 noon on Thursday 15th December 2022.
2. Your offer should clearly identify that you are intending to offer on the property known as Lot 1 or Lot 2 Land at Finstall
3. The offer should either be submitted on the enclosed Tender Form to the Agent's Office in a sealed envelope and clearly marked "Land at Finstall" 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

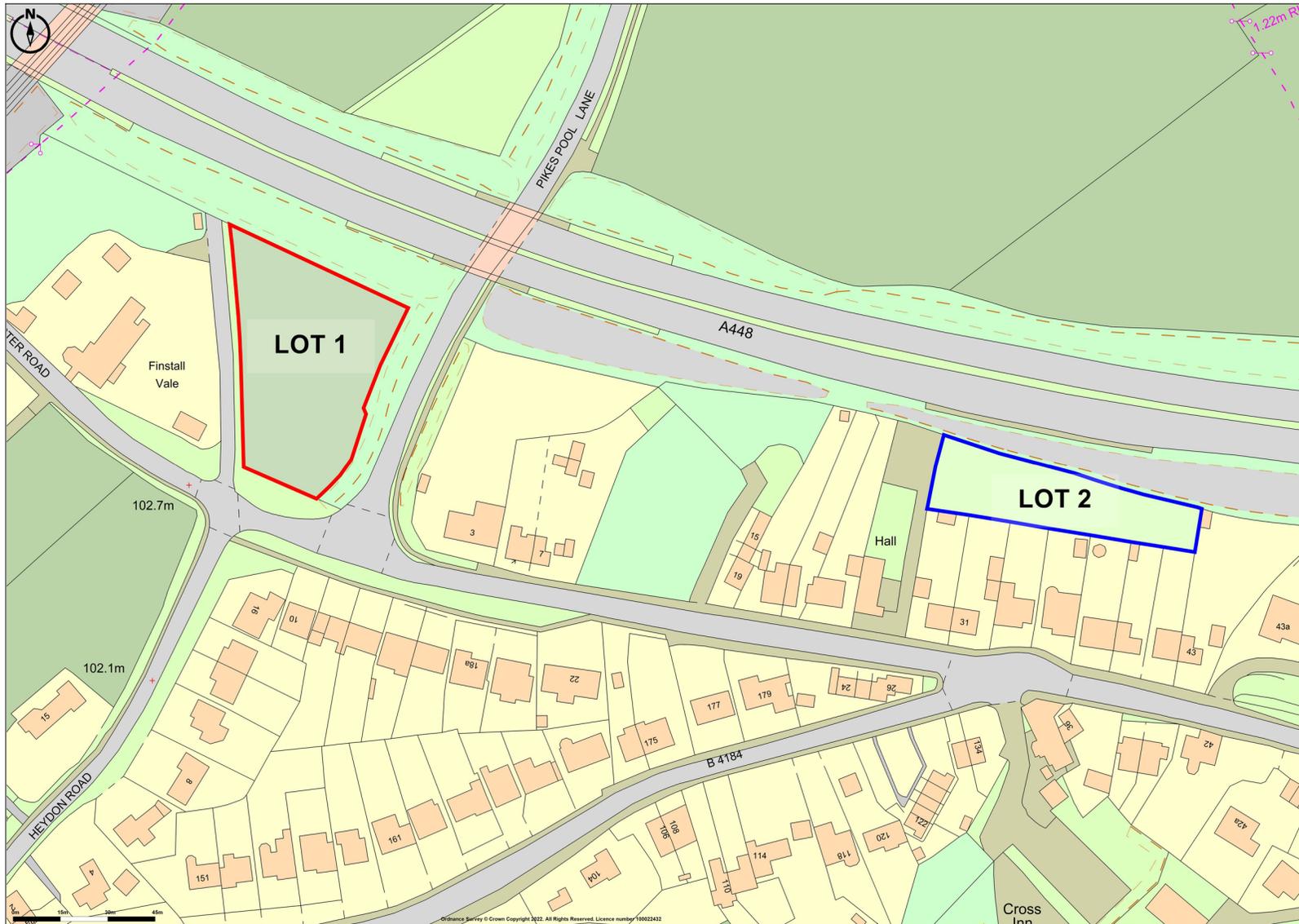
8. If your offer is successful, we will expect you to exchange and secure contracts with a deposit of 10% of the purchase price within 28 days from the date your Solicitor receives the contract documents. Completion will ideally be within 28 days from exchange of contracts. However, if you have an alternative and preferred date please advise so it can be considered.

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

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



**Promap**  
 LANDMARK INFORMATION

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 Licence number 100023432  
 Plotted Scale - 1:1250, Paper Size - A3

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