

FOR IDENTIFICATION PURPOSES ONLY



LAND AT THE GUILDINGS

GRAFTON FLYFORD, WORCESTER, WR7 4PW

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FOR SALE BY ONLINE
AUCTION AS A WHOLE

SITUATION

The land enjoys a semi rural yet easily accessible location off the A442 Worcester to Stratford Upon Avon Road. The land is situated to the south of the Hamlet of Grafton Flyford and to the east of the village of Flyford Flavell. The Village is highly sought after and provides a range of local services and facilities. The surrounding towns of Pershore, Evesham, Alcester, Redditch, Bromsgrove and Droitwich all within a 30 minute drive.

The land What3words: [///fiery.styled.reclusive](https://www.what3words.com/#!/fiery.styled.reclusive)

DESCRIPTION

The land comprises of an attractive block of grassland extending in all to approximately 16.06 acres (6.497 ha). The land provides three useful grazing enclosures and has a mix of fencing and mature hedge boundaries, in recent times the land has been utilised for sheep grazing and hay production.

We understand the land benefits from a right of access along the track marked brown on the enclosed plan marked A-B, we advise purchasers to refer to the auction pack for full details.

The land is accessed from the council highway a short distance along the track and then via a separate gated access into the field. There is a chain across the gate from the highway which can be lowered to enable access. Please re-erect the chain and park vehicles inside the field gate so not to block neighbours access.

We do not believe there are currently any services connected to the land.

TENURE AND POSSESSION

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Wychavon District Council.

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 rights whether mentioned in these particulars or not.

We understand a Public Footpath crosses the land to the southern boundary.

BASIC PAYMENT SCHEME & ENVIRONMENTAL STEWARDSHIP

No Basic Payment Scheme Entitlements are included in the sale. We do not believe the land is entered into any Environmental Stewardship agreement.

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.

Please note the boundary of the land at point B on the enclosed plan, adjacent to Guildings Farm, is not physically demarked on the ground and the ownership of this corner is with Guildings Farm.

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. Viewers will need to have a copy of the particulars present. Strictly no vehicles.

VENDORS SOLICITORS

Kirsty Elvins, Hallmark Whatley Hulme Solicitors, 3-5 Sansome Place Worcester WR1 1UQ

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

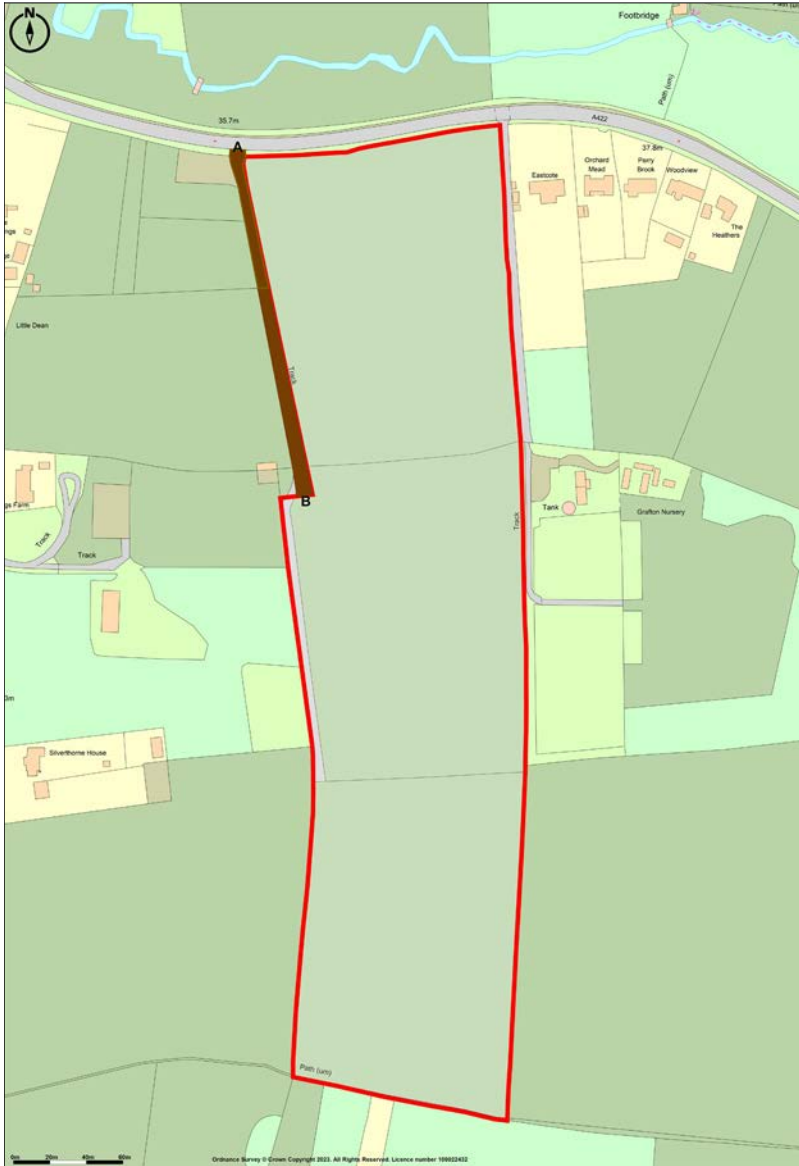
The Property will, unless previously sold or withdrawn, be sold subject to common auction conditions and special conditions of sale which may be found in the legal documents section on the Lovatt & Nott online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms 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.

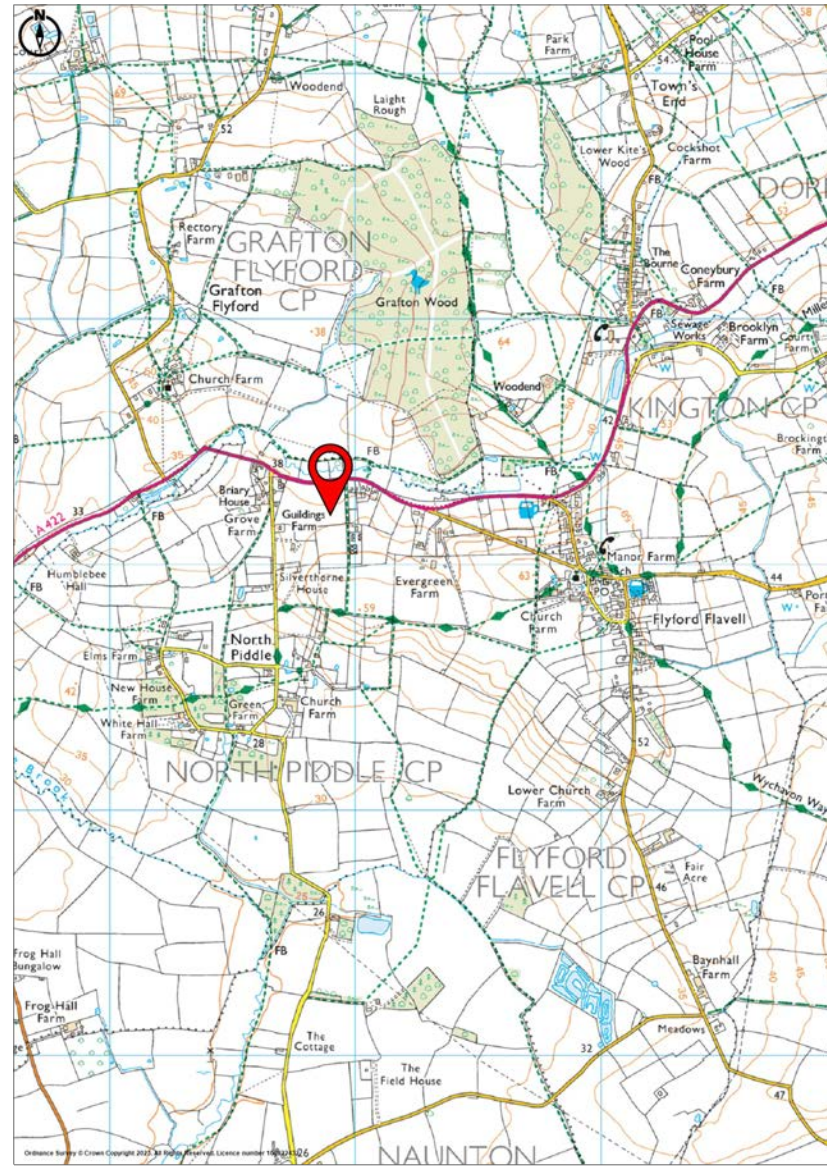
IMPORTANT NOTICES

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 buyers fee of £3,600 (including VAT) is retained by Bamboo Auctions as a contribution towards online platform costs and £1,400 is payable towards the purchase price.



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