



LOT 1

LOT 2

LAND AT DAGTAIL LANE

ASTWOOD BANK, REDDITCH, B97 5QT

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FOR SALE BY ONLINE
AUCTION IN TWO LOTS

SITUATION

The land is situated in a sought after area to the southern fringe of Redditch and to the north of Astwood Bank. The property enjoys a semi rural setting on the outskirts of a residential settlement.

The land What3words: [///head.called.pops](https://www.what3words.com////head.called.pops)



DESCRIPTION - LOT 1

The land extends to approximately 10.06 acres (4.069ha) and comprises of two parcels of sloping permanent pasture land. The land is bound by hedgerows interspersed with mature oak trees and has been utilised in recent years for sheep and cattle grazing. The land enjoys an elevated position with pleasant views over neighbouring countryside. The land benefits from gated access off Dagtail Lane. To the lower part of the land there are believed to be some natural springs.



there is a range of dilapidated part brick farm buildings lying to the northern boundary of the land. We understand these were last utilised as a milking parlour but have not been used for a number of years. Please do not enter any of these buildings when viewing the land on health and safety grounds.

We understand the land benefits from a mains water connection and there is a trough on the land, purchasers are advised to make their own enquires.

DESCRIPTION - LOT 2

The land extends to approximately 6.29 acres (2.55ha) and comprises of a single parcel of sloping permanent pasture land with a natural stream running through the middle fed by the springs on Lot 1. The land is bound by mature hedgerows and has been utilised in recent years for sheep and cattle grazing. **The land benefits from gated access off a stoned/earth access track off Dagtail Lane.**



OVERAGE

Both lots will be subject to an overage of 50% for 25 years in the event that planning permission is granted for commercial or residential development of more than one residential unit (excluding agricultural or equestrian development).

FENCING OBLIGATION

In the event that Lot 1 and Lot 2 are sold separately, the purchaser of Lot 2 will be responsible for erecting a stock proof fence to a minimum specification of pig netting and 2 strands of barbed wire on 4 inch tanalised posts with 8 inch corner strainer posts between points A-B on the enclosed plan within 2 months of completion. The row of trees between Lot 1 and Lot 2 will become the ownership of the purchaser of Lot 1, the purchaser of Lot 2 will have a right to side up these trees to install the fence as described above.

TENURE AND POSSESSION

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Redditch Borough Council, Town Hall, Walter Stranz Square, Redditch, Worcestershire, B98 8AH

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 Lot 1.

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. Viewers will need to have a copy of the particulars present. Strictly no vehicles. Please do not enter any of these buildings when viewing the land on health and safety grounds.

VENDORS SOLICITORS

Emily Regimbeau, mfg Solicitors LLP, 20-21 The Tything, Worcester, WR1 1HD

METHOD OF SALE

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

The successful purchaser of Lot 1 will have the opportunity to purchase Lot 2, at the equivalent price on a per acre basis, prior to Lot 2 been offered to Auction. In the event that the purchaser of Lot 1 does not wish to purchase Lot 2, Lot 2 will be offered for Online Auction 1 hour after Lot 1 has sold with the online bidding set to run for 2 hours.

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.

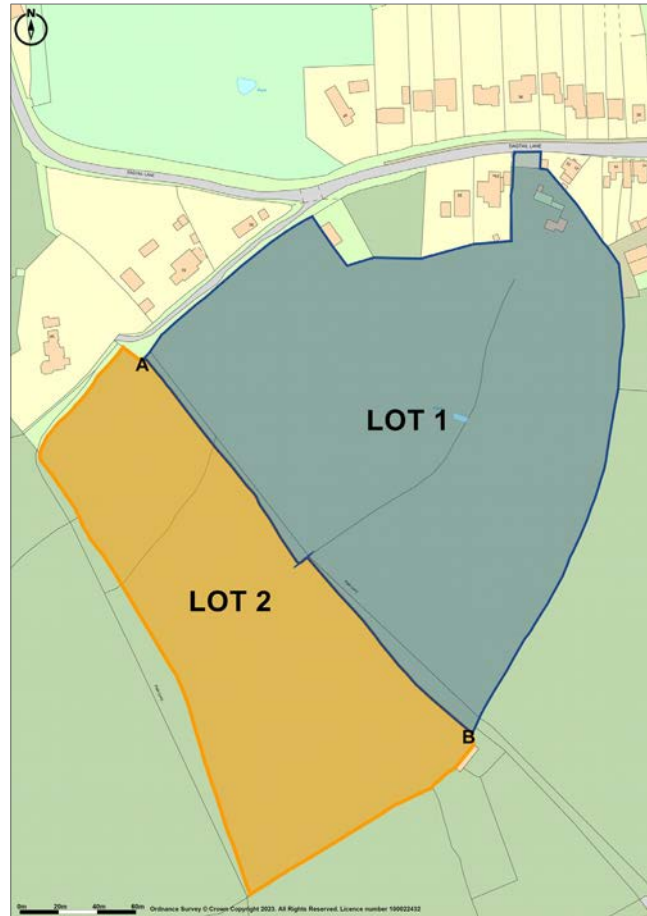
CONDITIONS OF SALE

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.

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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