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# TWYNNINGS MEADOW

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OFF STOCKWOOD LANE, INKERBERROW, REDDITCH,  
WORCESTERSHIRE, B96 6ST

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WORCESTERSHIRE, B96 6ST



**GUIDE PRICE: £150,000**  
For Sale by Online Auction



## SITUATION

The property is located in a rural location, approximately 1 ½ miles from the picturesque and sought after village of Inkberrow.

The property is well located for enjoying the rural area being situated close to a quiet network of country lanes and public footpaths. The hacking opportunities are good with access to public bridleways providing routes across adjoining farmland.

What3words: [///hooked.collision.pines](https://www.what3words.com/?q=///hooked.collision.pines)

## DESCRIPTION

The land is accessed off Stockwood Lane via a stoned access track. The property in all extends to approximately 5.91 acres (2.39ha).

The concrete block and timber clad building on site benefits from planning permission (ref: 21/00124/FUL) for change of use of a redundant agricultural outbuilding to a holiday let, offering purchasers an exciting diversification opportunity.

The land surrounding comprises of an attractive relatively level single parcel of permanent grassland providing a pleasant rural outlook from the proposed holiday let and plenty of amenity space to enjoy or offering potential as a grazing pasture.

We understand the property benefits from a mains water and electricity connection.

The land benefits from recently renewed stock fencing in part and is bound by mature hedgerows.



## TENURE AND POSSESSION

Freehold with vacant possession upon completion.

## LOCAL AUTHORITY

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire, WR10 1PT  
service@wychavon.gov.uk Telephone: 01386 565000.

## 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 the land.

## BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

## 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.

Please note the ownership of the hedge to the north of the land parcel is to be retained. The recently installed stock proof fence is the boundary of the property.

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

## VENDORS SOLICITORS

Sarah Denney - Richards of Denney King Solicitor, Unit 1 Basepoint Business Centre, Crab Apple Way, Vale Business Park, Evesham, WR11 1GP  
T: 07903 414938 E: sarah@denneyking.co.uk

## 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

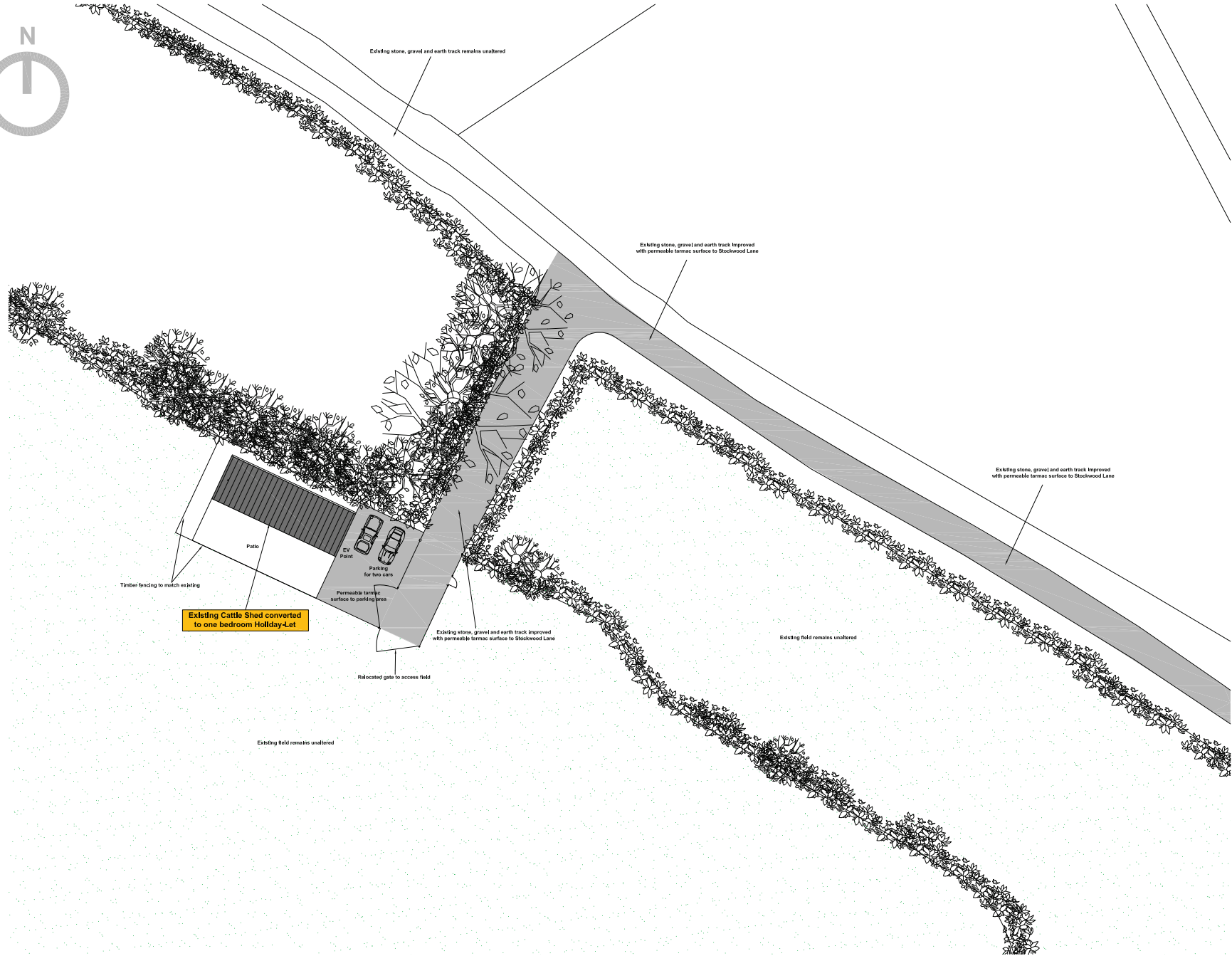
The Property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of sale which may be found in the legal documents section on the Lovatt & Nott online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms thereof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



Proposed Site Plan 1:400

**General Notes**

THIS DRAWING

1. Is the copyright of Brock Charles Ltd.
2. Must not be related to other drawings and the specification.
3. Must not be scaled. Figure dimensions only are to be used.
4. Must not be used for land transfer purposes.

**Revisions**

No.	Description	Date

**Scale Bars**

1:100  
1:200  
1:400  
1:800

Drawn By: [ ] Scale: 1:200  
SE Date: September 20

**Project**  
Twynnings Meadow  
Stockwood  
B96 6SU

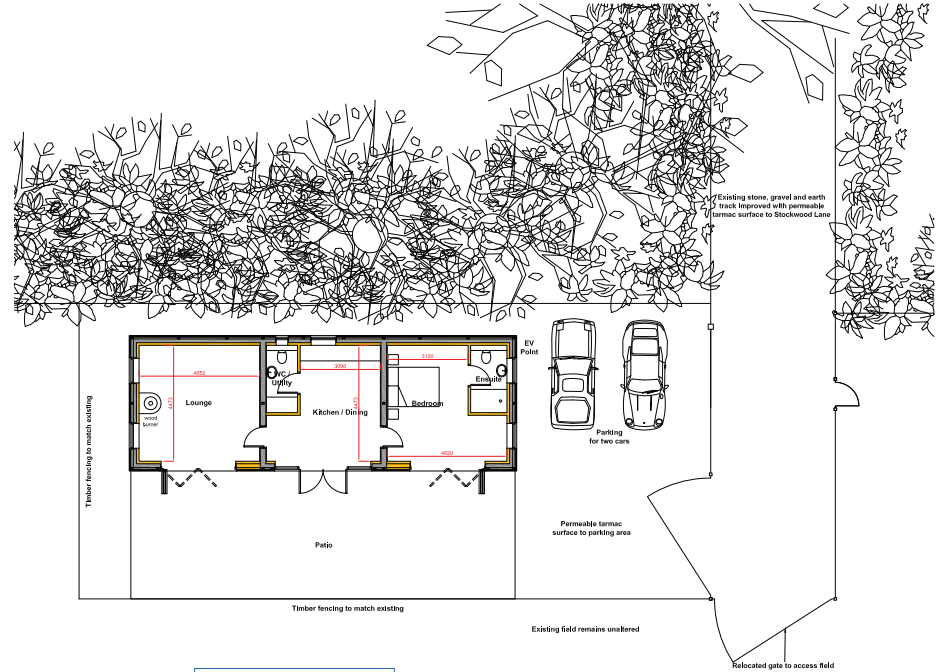
**Client**  
Mr and Mrs Wofford

**Title**  
Cattle Shed to Holiday-Let  
Proposed Site Plan

**Job No** WOF-001 **Drawing No** 002

**Brock Charles Limited**

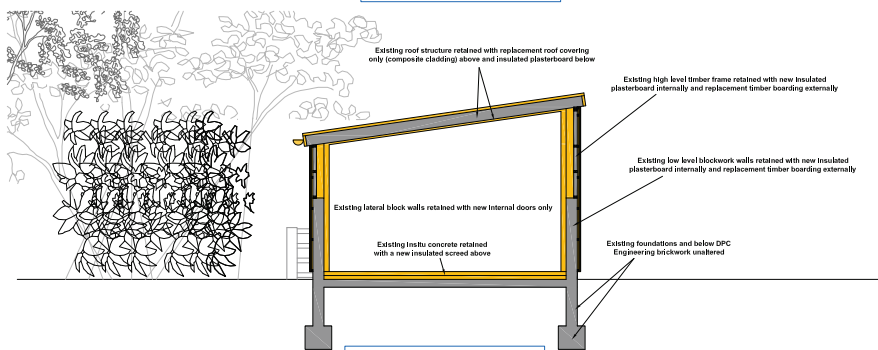
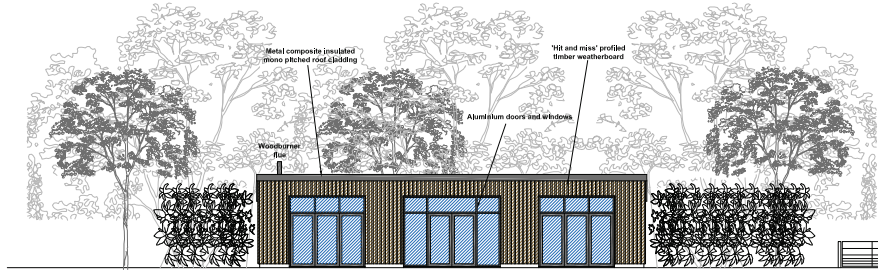
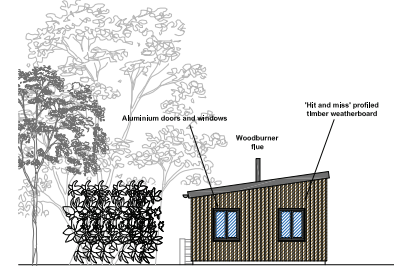
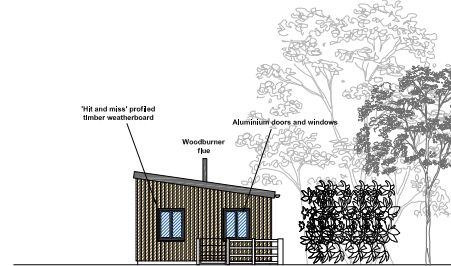
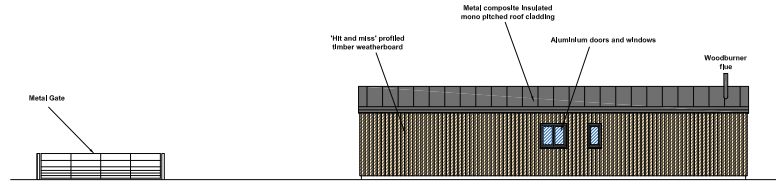
The Old School House  
Aston  
Alcester  
Warwickshire B49 5PJ  
Tel: 01789 755099  
Fax: 01789 755099  
Company Registration Number: 5537236



Proposed Ground Floor Plan 1:4 - 100



Proposed Roof Plan 1:4 - 100



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**Revisions**

No.	Description	Date

CONSULTANT ARCHITECTURE ENGINEERING PLANNING

**Scale Bars**

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1:500

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1:1000

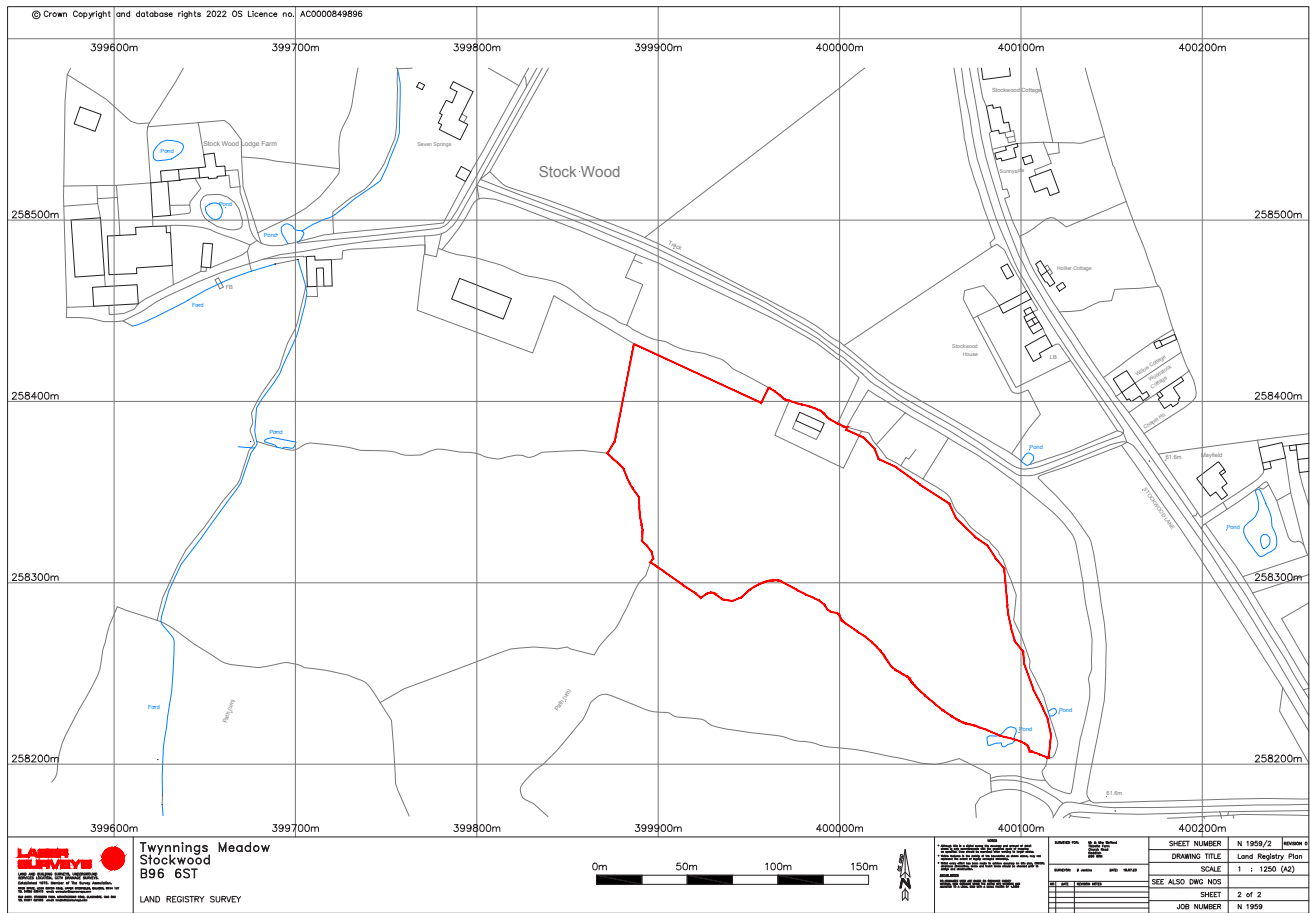
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Drawn By: SE Scale: 1:100  
Date: September 20

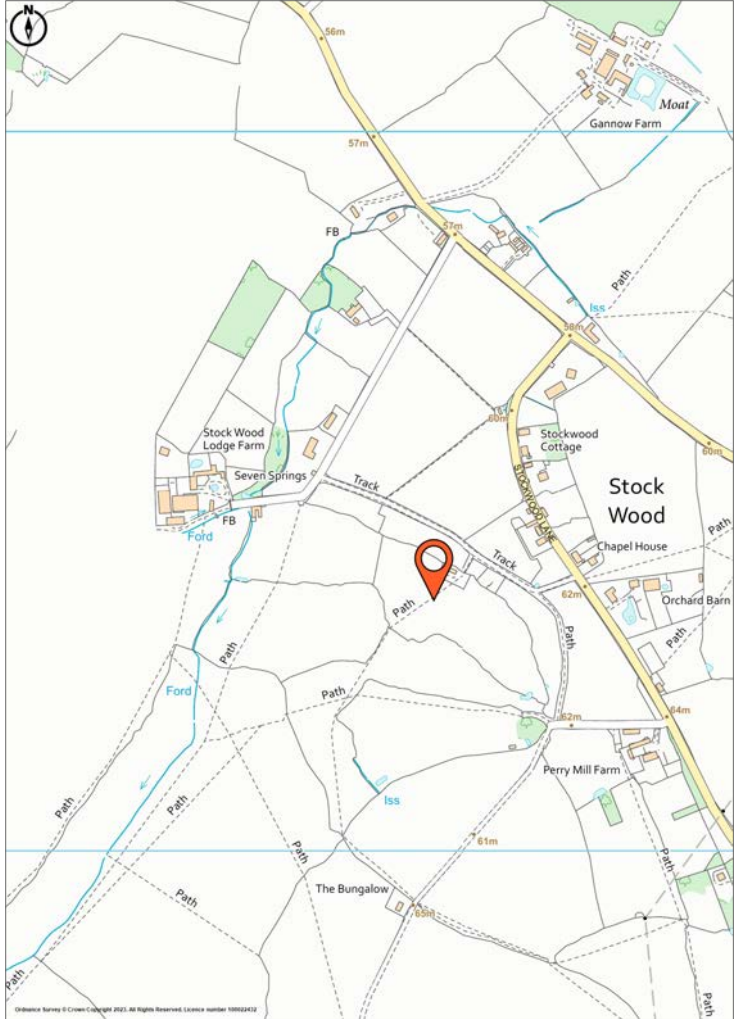
Project: Twynnings Meadow Stockwood B96 6SU  
Client: Mr and Mrs Wofford  
Title: Cattle Shed to Holiday-Let Proposed Plans and Elevations of Holiday-Let  
Job No: WOF-001 Drawing No: 004

**Brock Charles Limited**

The Old School House  
Alderley  
Worcestershire B49 6PJ  
Tel: 01789 755009  
Fax: 01789 755099  
Company Registration Number: 5537236



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