

LAND AT DODFORD

NEAR BROMSGROVE, WORCESTERSHIRE

Lot 1

Lot 2

LOVATT & ASSOCIATES

RURAL PROFESSIONAL CONSULTANTS

GUIDE PRICE: Offers over £12,000 per acre
Approximately 46.60 acres of pasture land offered in 2 lots

DESCRIPTION

This is a most attractive block of productive pasture land, undulating in nature bounded in part by mature woodland. Lots 1 & 2 are split by a brook.

The land has been used over the years for both forage conservation and livestock grazing.

Lot 1 (Blue)

3.96 ha/ 9.80 acres

What3Words:///herds.dusts.shredding

A useful sized enclosure sloping down to the brook with a small area of copse. Extensive road frontage and 2 gated access points. There is a cattle handling facility which is the property of the current tenant but may be available by separate negotiation, in addition to the purchase price.

Lot 2 (Orange)

14.89 ha/ 36.80 acres

What3Words: ///stump.twinkled.potions

Split into 4 principal enclosures with single gated access point from the main A448 Kidderminster Road.

Note: there is a currently an access point between Lots 1 & 2.

SITUATION/DIRECTIONS

The land is located 2 miles to the west of Bromsgrove, 7 miles to the south east of Kidderminster. It is on the southern side of the most popular Worcestershire village of Dodford.

Lot 1 :

is accessed from the junction of Fockbury Road/ Priory, Dodford

Lot 2 :

is accessed directly from A448 Kidderminster Road, Dodford



TENURE & POSSESSION

Freehold.

The land is currently let on a Farm Business Tenancy to a local farmer which is due to expire on 24th March 2026 (possibly earlier by arrangement).

For investment purchasers there would be an interest to renew the tenancy arrangement subject to terms.

LOCAL AUTHORITY

Bromsgrove District Council, Parkside, Market St, Bromsgrove, B61 8DA. Tel: 01527 881288.

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.

ENVIRONMENTAL STEWARDSHIPS

The land is currently in a Sustainable Farming Incentive scheme, but this will be terminated with the tenancy.

RIGHTS OF WAY

Public footpaths do run across the land.

BOUNDRIES, 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.

OVERAGE PROVISION

There will be overage provision in respect of residential/commercial development on Lot 1 and Part of Lot 2. Further details to be provided.

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 & Associates Limited Tel: 01905 954575. Viewers will need to have a copy of the particulars present.

VENDORS SOLICITORS

Sean Spinetto, Talbots Law, 91 Cheshire Street, Market Drayton, TF9 3AF. 01902 229469.

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 daniel@lovattandassociates.co.uk by no later than 12 noon Tuesday 10th June 2025. Tenders are invited on the enclosed form.

1. All offers should be for Land at Dodford.
2. All offers should be submitted in writing and should be received at this office by 12 noon Tuesday 10th June 2025.
3. The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Land at Dodford" or sent by email to daniel@lovattandassociates.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.

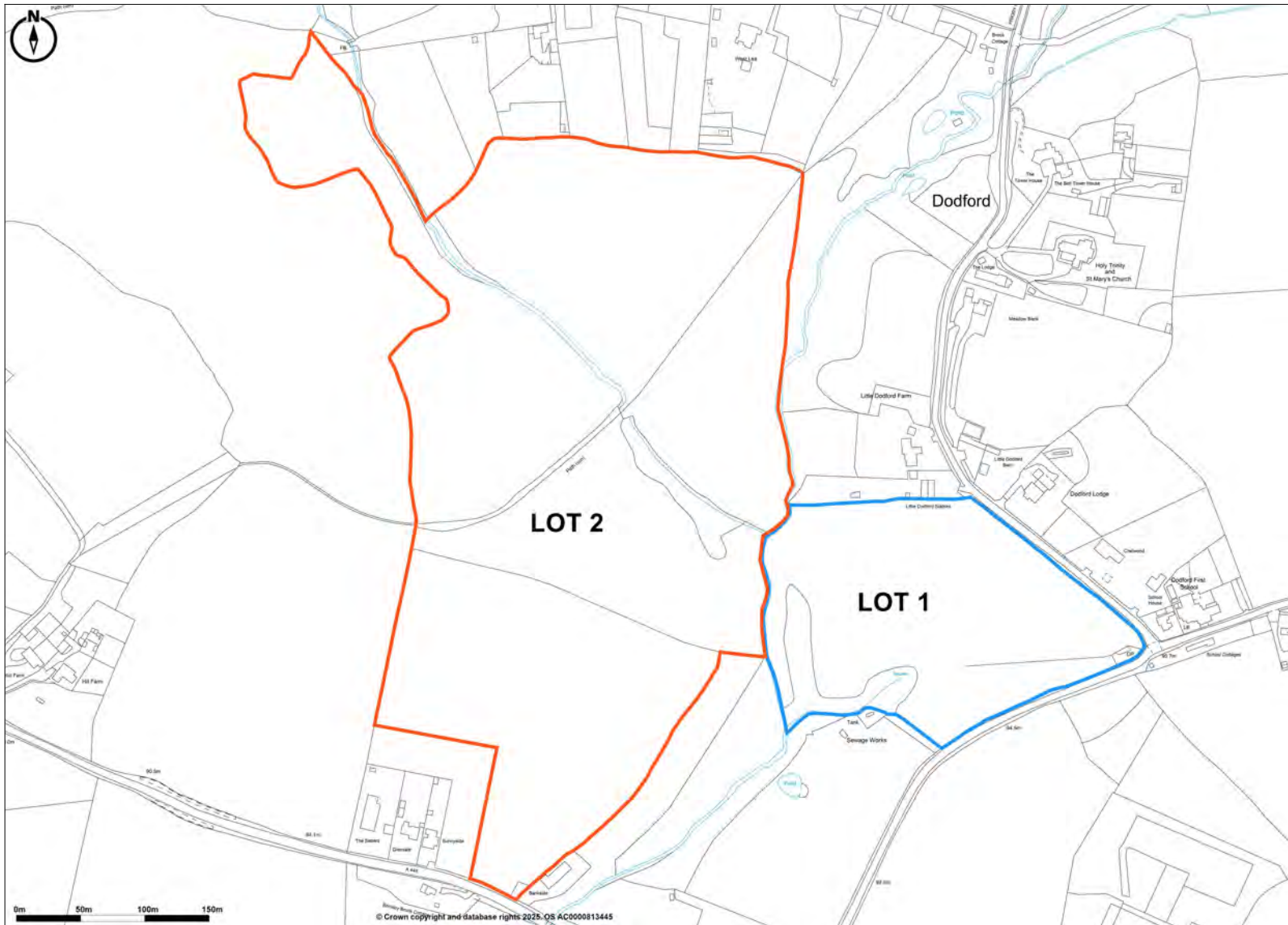
9. Your offer should be supported by a bank reference or similar as confirmation that finance is available. If you will be using a mortgage for the purchase, then you must state the amount of mortgage needed; and what progress you have made with the mortgage application

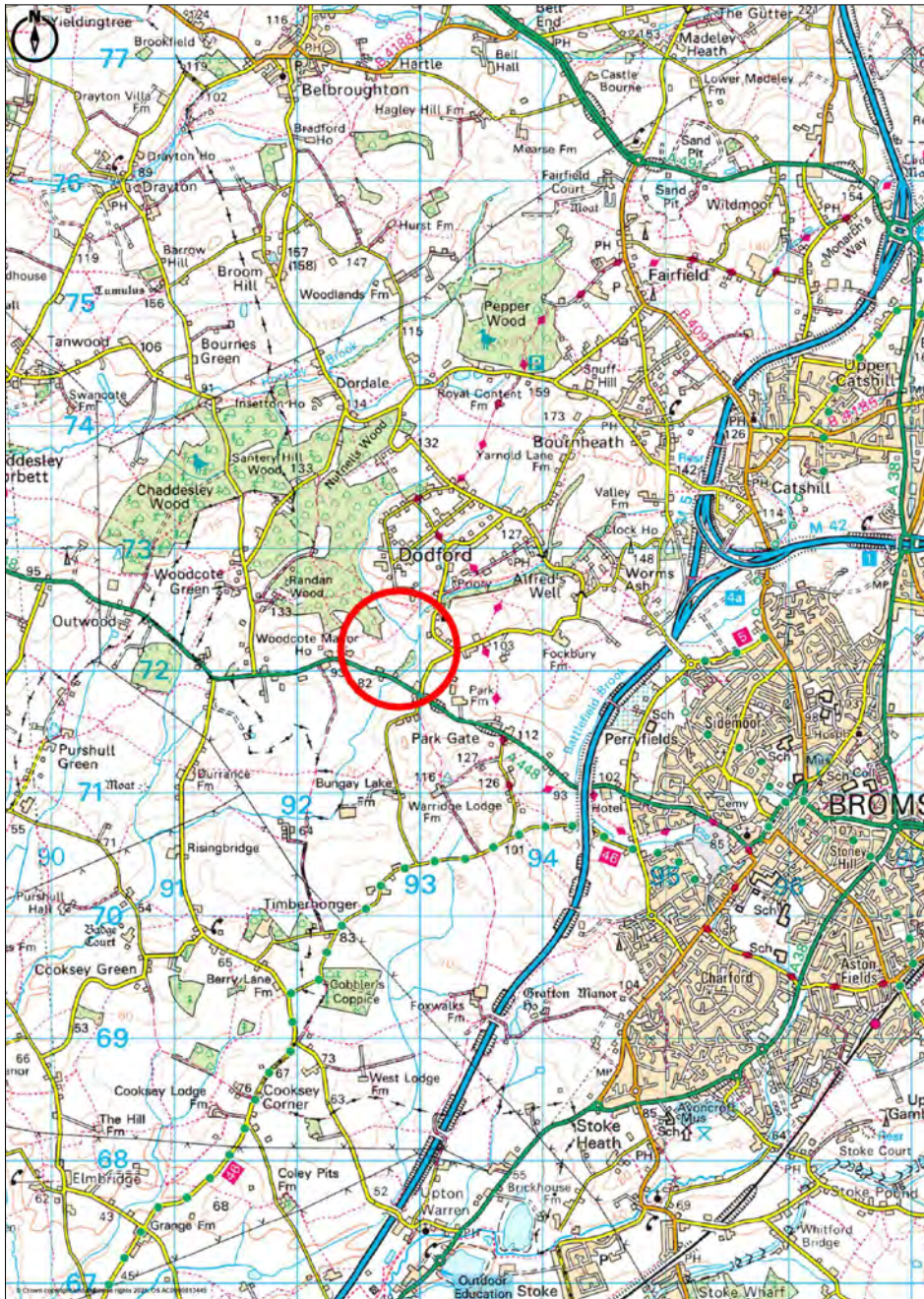
10. You must supply the name and address of your solicitors. It would be helpful if your offer could be accompanied by a letter from your solicitor stating that they have clear instructions to act on your behalf.

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.





**Informal Tender Form – Land at Dodford
To be submitted by 12 noon on Tuesday 10th June 2025.**

Please read the terms and conditions shown on this form.

Section 1

Name:

Address: (incl. postcode)

Tel No:

Mobile:

E-mail:

Section 2

Please complete your offer below:

THE WHOLE

Offer in the sum of £ (figures)

(words)

Please note that the property is offered to the market as a whole, however, bids put forward for part may be considered. If bidding for part please complete details below, if not please ignore and go to Section 3.

Lot 1

Offer in the sum of £ (figures)

(words)

Lot 2

Offer in the sum of £ (figures)

(words)

Section 3

1. Please confirm if there are Conditions attached to your offer:

2. Please confirm how the purchase is to be financed:

3. Please indicate your proposed timescale for exchange of contracts and completion:

4. Please confirm the name, address and contact details for your solicitors:

Name:

Address:

Tel No:

Email:

Section 4

Conditions of Tender

- 1 All offers should be based on the particulars of sale Land at Dodford and Legal pack provided by Talbots Law.
- 2 The offer should be contained in a sealed envelope and clearly marked "Land at Dodford" and forwarded to Lovatt & Associates Ltd, Moat Farm, Sinton Lane, Ombersley, Worcestershire, WR9 0EU or email to daniel@lovattandassociates.co.uk
- 3 All offers must be made on behalf of a named purchaser with full address provided.
- 4 All offers should be in pounds sterling, and it is recommended that offers are made for an uneven sum to avoid identical bids.
- 5 All offers must be for a fixed sum and no escalating bids will be considered or any offers which are made calculable by reference to another offer.
- 6 All offers received will be submitted to the vendor as soon as possible and you will be notified of our client's instructions at the earliest opportunity.
- 7 Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendors who are not bound to accept the highest or any offer.

I/We confirm that the offer set out herein is submitted subject to the foregoing conditions.

Signed:

Dated: