

LAND AT PORTERS MILL



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GUIDE PRICE: Offers Over £15,000 per acre
Approximately 6.35 acres

SITUATION/DIRECTIONS

This attractive pasture paddock is situated between the most popular hamlets of Ladywood, Porters Mill and Hadley Heath.

Fernhill Heath village is approximately 1 mile to the south, Droitwich Spa Town 2.5 miles to the north east. Worcester City Centre approximately 3.5 miles to the south. .

DESCRIPTION

A discreetly located, sloping pasture paddock with a small area of copse. There is a timber construction double field shelter and corral area.
[What3words//](#) composers.buddy.sulk

TENURE & POSSESSION

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire, WR10 1PT. 01386 565000.

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

No mains services connected. The existing water supply which is fed from a neighbouring property will be disconnected before completion.

WAYLEAVES & 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.

SCHEMES & STEWARDSHIP

The land is currently not entered into any schemes.

RIGHTS OF WAY

We are not aware of any public or private rights of way affecting the property.

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.

SALE PLAN

The sale plan has been prepared for guidance only. No guarantee or warranty as to its accuracy is given or implied. 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

Strictly by appointment with Lovatt & Associates Ltd. Tel: 01905 954575.

VENDORS SOLICITORS

Browne Jacobson, Mowbray House, Castle Meadow Road, Nottingham, NG2 1BJ.

A legal pack will be available which prospective purchasers are encouraged to view prior to submitting a tender.

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 Wednesday 11th June 2025. Tenders are invited on the enclosed form.

1. All offers should be for Land at Porters Mill.

2. All offers should be submitted in writing and should be received at this office by 12 noon Wednesday 11th June 2025.

3. The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Land at Porters Mill" 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.

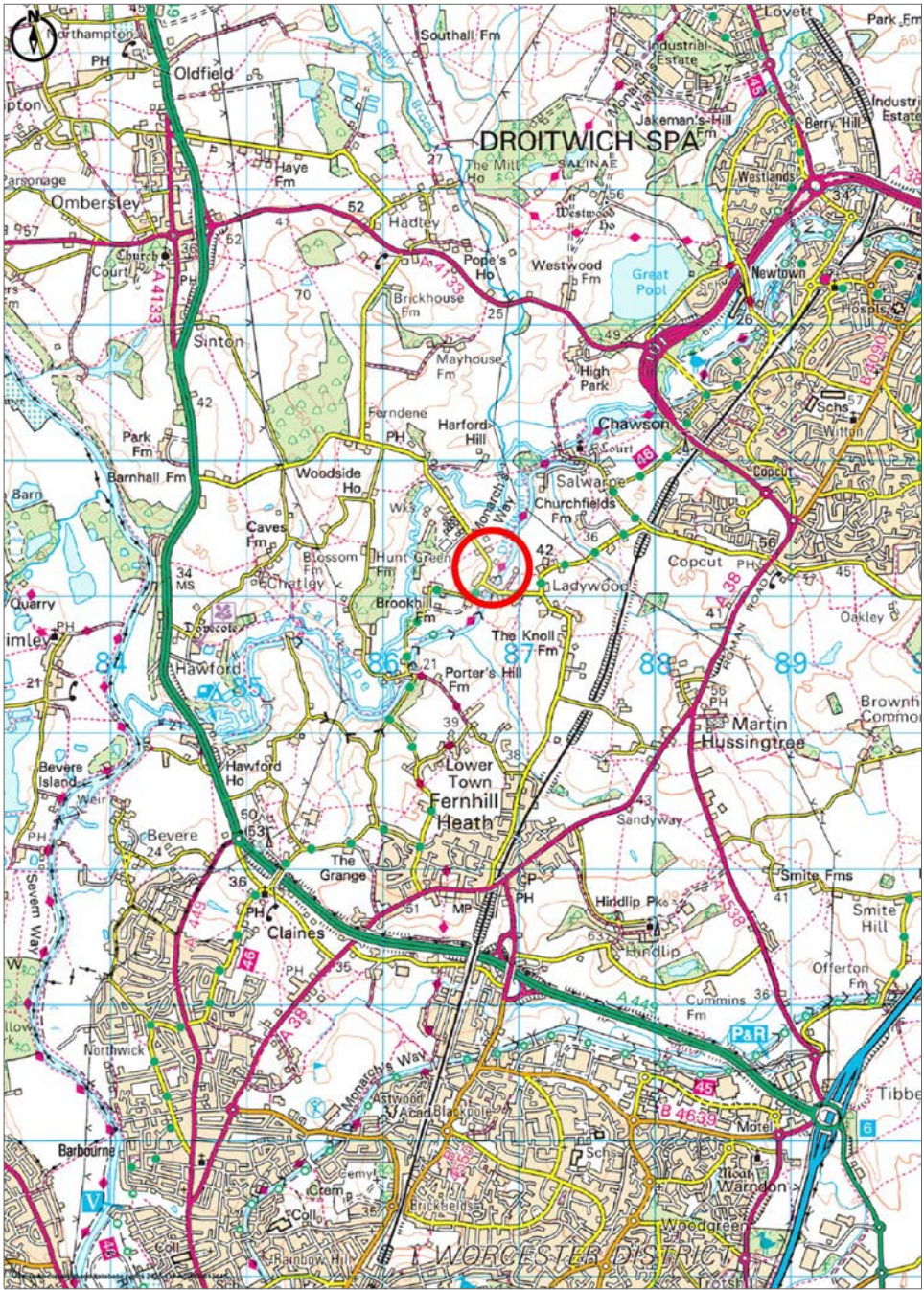
11. Completion will ideally be within 28 days from exchange of contracts. However, if you have an alternative and preferred date, please advise so it can be considered.

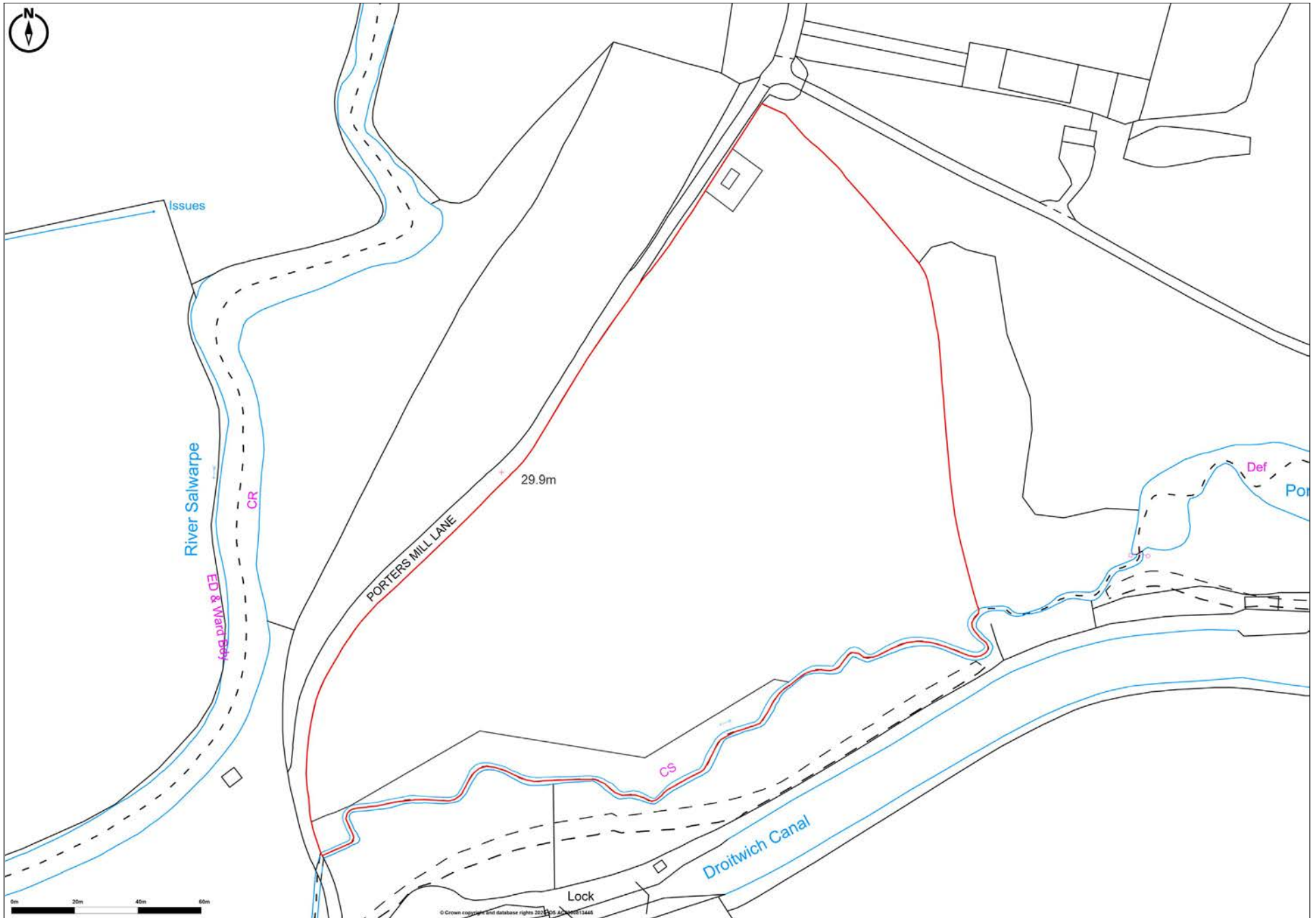
12. We will put all offers received to the vendors and notify you of their decision as soon as possible.

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



PLEASE NOTE: Lovatt & Associates Ltd give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Lovatt & Associates Ltd has any authority to make or give representation or warranty on any property. Photos taken March 2025.





**Informal Tender Form – Land at Porters Mill
To be submitted by 12 noon on Wednesday 11th 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.

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 Porters Mill and Legal pack provided by Browne Jacobson.
- 2 The offer should be contained in a sealed envelope and clearly marked "Land at Porters Mill" 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:



Lovatt & Associates Limited, Moat Farm, Sinton Lane, Ombersley, Worcestershire, WR9 0EU
t: 01905 954575 e: daniel@lovattandassociates.co.uk www.lovattandassociates.co.uk