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LAND AT FLITLOCK FARM, BROCKMANTON, LEOMINSTER, HR6 0QU

GUIDE PRICE – Lot 1 - £90,000 Lot 2 – £50,000

Approx. 9.92 acres (4.01 hectares) of pastureland available as a whole or in two lots.

**FOR SALE BY FORMAL TENDER WITH TENDERS
CLOSING AT 12 NOON ON FRIDAY 8th April 2022**

FORMAL TENDER

johnamos
& co

A Bruton Knowles LLP Company

01568 610007
johnamos.co.uk

BK Bruton Knowles

INTRODUCTION

John Amos & Co are delighted to have received instructions to offer for sale by Formal Tender approximately 9.92 Acres (4.014 Hectares) of Grade II pastureland in two lots at Flitlock Farm, Brockmanton, Leominster, which would suit a variety of uses.

DESCRIPTION

The land comprises of two gently sloping fields which have been livestock grazed over the winter months with good road frontage access. Lot 1 benefits from a water connection which is fed by a 100ft deep borehole, operated by the Vendors' generator (not included). Lot 2, the water is fed from Lot 1, therefore should the land be sold separately, it would be at the discretion of the Purchasers of Lot 1 whether this continued.

The land has been subject to a planning Enforcement Notice which has been complied with.

UPLIFT

The Vendors will retain an uplift, on all of the land, for future development value of 10% for 20 years for any residential development.

ACCESS

Both fields benefit from road frontage and access gates onto the Council maintained roads.

FIELD BOUNDARIES

The fields are bounded by a mixture of mature hedges and some wire fences which are reasonably stockproof. The western boundary is Whyle Brook.

SERVICES

Bore hole water connection.

BASIC PAYMENT SCHEME

We understand there are no Basic Payment Scheme Entitlements available with this land.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights are included in the sale. All timber and mineral rights are included in the sale.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

BOUNDARIES

Any purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or ownership thereof.

TENURE

The land is offered for sale Freehold with vacant possession upon completion of purchase.

Lot	Hectares	Acres	Description
Lot 1	2.23	5.51	Pasture
Lot 2	1.78	4.41	Pasture
TOTAL	4.01	9.92	

METHOD OF SALE

All of the land is to be offered for sale by Formal Tender with Tenders closing at 12 noon on 8th April 2022 (unless previously sold). For any enquiries of a legal nature, please contact the Solicitors (please see details below). Tenders are to be delivered to John Amos & Co at:- Lion Court, Broad Street, Leominster, HR6 8LE and marked "**Tender – Land at Flitlock Farm, Brockmanton**".

The Tender forms and legal pack will be available from the Vendor's Solicitor and Agent at least seven days prior to Tenders closing.

N.B. Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the seller's Solicitor. The detail in these particulars is for guidance only and should not be relied upon.

The successful purchaser will be required to pay a 10% deposit on acceptance of tender and the remaining 90% will be payable upon completion.

COMPLETION

Completion is scheduled for Friday 6th May 2022.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Formal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

VIEWING

Viewing may take place at any reasonable time upon production of these sale particulars. For further information regarding these particulars please contact John Amos & Co. on 01568 610007.

AGENTS

Hannah Morgan MRICS FAAV

John Amos & Co

Lion Court

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Leominster HR6 8LE

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SOLICITORS

Judith Haines

Lloyds Cooper Solicitors

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Leominster, HR6 8JB

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DIRECTIONS

From Leominster take the A44 towards Worcester. After 0.8 miles fork left onto Tick Bridge Lane, continue straight for 2.3 miles and after crossing the bridge over the Whyle Brook, the Lot 1 will be immediately on the right. For Lot 2, continue up besides Lot 1 to the junction, turn right (around Lot 1's boundary hedge) and Lot 2 will be the next field on the right hand side. Both Lots will be signposted by the Agent's For Sale Board.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. FEBRUARY 2022