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ORCHARD AT BROCKMANTON, NR. LEOMINSTER, HR6 0HS

FORMAL TENDER

Guide Price £40,000

Approximately 3.00 acres of orchards with road frontage and frontage to local brook.

FOR SALE BY FORMAL TENDER CLOSING AT 12 NOON ON THURSDAY 20TH MAY 2021



A Bruton Knowles LLP Company

01568 610007 johnamos.co.uk



INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer this mature orchard for sale by Formal Tender.

The ground extends to approximately 3.00 acres with good road frontage and access to Whyle Brook.

DESCRIPTION

The land is exceptionally well contained and is surrounded by mature hedges in good order and is down to pasture with avenues of fruit trees, mainly apple with a mixture of cider, cooking and dessert fruits but also with pear, plumb, cherries and occasional ornamentals. The orchard varies vastly in age from quite old trees, a number of different old varieties, many of which are now difficult to find inter-dispersed with young trees planted in more recent times.

Both the land and orchard have been very well maintained over a number of years by the current owner.

There is a former lorry body just inside the gate which is lockable and provides good storage and this is included in the sale.

SERVICES

No mains services connected.

BASIC PAYMENT SCHEME

The land is not registered for the Basic Payment Scheme and there are no entitlements included with the sale.

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 offered for sale is Freehold with vacant possession which will be given upon the completion of the purchase.

METHOD OF SALE

The land is to be offered for sale by Formal Tender (unless previously sold). For any enquiries of a legal nature, please contact the Solicitors (please see details below).

All offers must be in writing on the prescribed tender form and marked clearly "**Land at Brockmanton**". All Tenders must be submitted in writing on the attached form by 12 noon on Thursday 20th May 2021 and delivered to **John Amos FRICS FAAV** John Amos & Co, Lion Court, Broad Street, Leominster, HR6 8LE

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 Thursday 17th June 2021.

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

John Amos FRICS FAAV

John Amos & Co
Lion Court
Broad Street
Leominster, HR6 8LE

Tel: 01568 610007 / 07813 601424

SOLICITORS

Rex Robins
Lloyds Cooper
28 South Street
Leominster
HR6 8JB

Tel: 01568 613236

Email: rex.robins@lloydscooper.co.uk

DIRECTIONS

From Leominster take the A44 east towards Worcester and approximately one mile out of Leominster, take the first left into Tick Bridge Lane. Continue along Tick Bridge Lane and over the crossroads which is the Stretford / Kimbolton Road and continue further through the hamlet of Hennor, down the bank to where the road meets Whyle Brook and you will see a small bridge and the field is on the left immediately adjoining the brook as indicated by the Agent's For Sale sign.

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 purchaser(s) must rely on their own enquiries. MARCH 2021