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LAND AT DOWNTON ON THE ROCK, LUDLOW, SHROPSHIRE

GUIDE PRICE – £100,000

Approx. 7.97 acres (3.23 hectares) of pastureland available as a whole.

**FOR SALE BY FORMAL TENDER WITH TENDERS
CLOSING AT 12 NOON ON THURSDAY 22nd SEPTEMBER 2022**

**FORMAL
TENDER**

johnamos
& co

A Bruton Knowles LLP Company

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INTRODUCTION

John Amos & Co are delighted to have received instructions to offer for sale by Formal Tender approximately 7.97 Acres (3.23 Hectares) of Grade III pastureland at Downton On The Rock, Ludlow, Shropshire, which would suit a variety of uses.

DESCRIPTION

The land comprises of a sloping field with two flat parcels of land with river frontage to the River Teme and amenity woodland which have been livestock grazed over the winter months with good road frontage access.

RESTRICTED COVENANTS

The purchaser will be prohibited from having caravans on the land or from erecting any building on the land unless it is for agricultural purposes. Any such buildings should be situated outside of the hatched area as shown on the plan.

ACCESS

The field benefits from road frontage and access gate onto the Council maintained roads.

FIELD BOUNDARIES

The fields are bounded by a mixture of mature hedges and some barbed wire fences which are reasonably stockproof. The boundary to the River Teme is unfenced.

SERVICES

No services are connected to the land.

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 presently grazed under a Farm Business Tenancy which will terminate on the 30th September 2022.

FISHING RIGHTS

It is understood the Fishing Rights are owned by the Lennox Estate and presently let to Lentwardine Fishing Club.

Field Number	Hectares	Acres	Description
SO4372 0625	3.23	7.97	Pasture
TOTAL	3.23	7.97	

METHOD OF SALE

All of the land is to be offered for sale by Formal Tender with Tenders closing at 12 noon on 22nd September 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:- Unit 5 Flexspace, Leominster Enterprise Park, Brunel Road, Leominster, HR6 0LX and marked "Tender – Land Downton On The Rock, Ludlow, Shropshire"

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

28 days after tender deadline.

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 or 07514 493039.

AGENTS

Hannah Morgan MRICS FAAV

John Amos & Co
Unit 5 Flexspace
Leominster Enterprise Park, Brunel Road
Leominster HR6 0LX

Tel: 01568 610007 / 07514 493 039

Email: hannah.morgan@brutonknowles.co.uk

SOLICITORS

Georgie Pearce

Denney King, Unit 22 Basepoint Business Centre, Crab Apple Way, Vale Business Park, Evesham, WR11 1GP

Email: georgie@denneyking.co.uk

DIRECTIONS

From Mortimer's Cross take the A4110 North towards Leintwardine, Aymestrey and Wigmore. On the approach to Adforton (1.2 miles North of Wigmore), take the right-hand slip road for Burrington and Downton. Continue on this single track road for 2.1 miles, the land will be on the left hand side of the road, on the T junction signposted for Downton. The land 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 purchaser(s) must rely on their own enquiries. JULY 2022