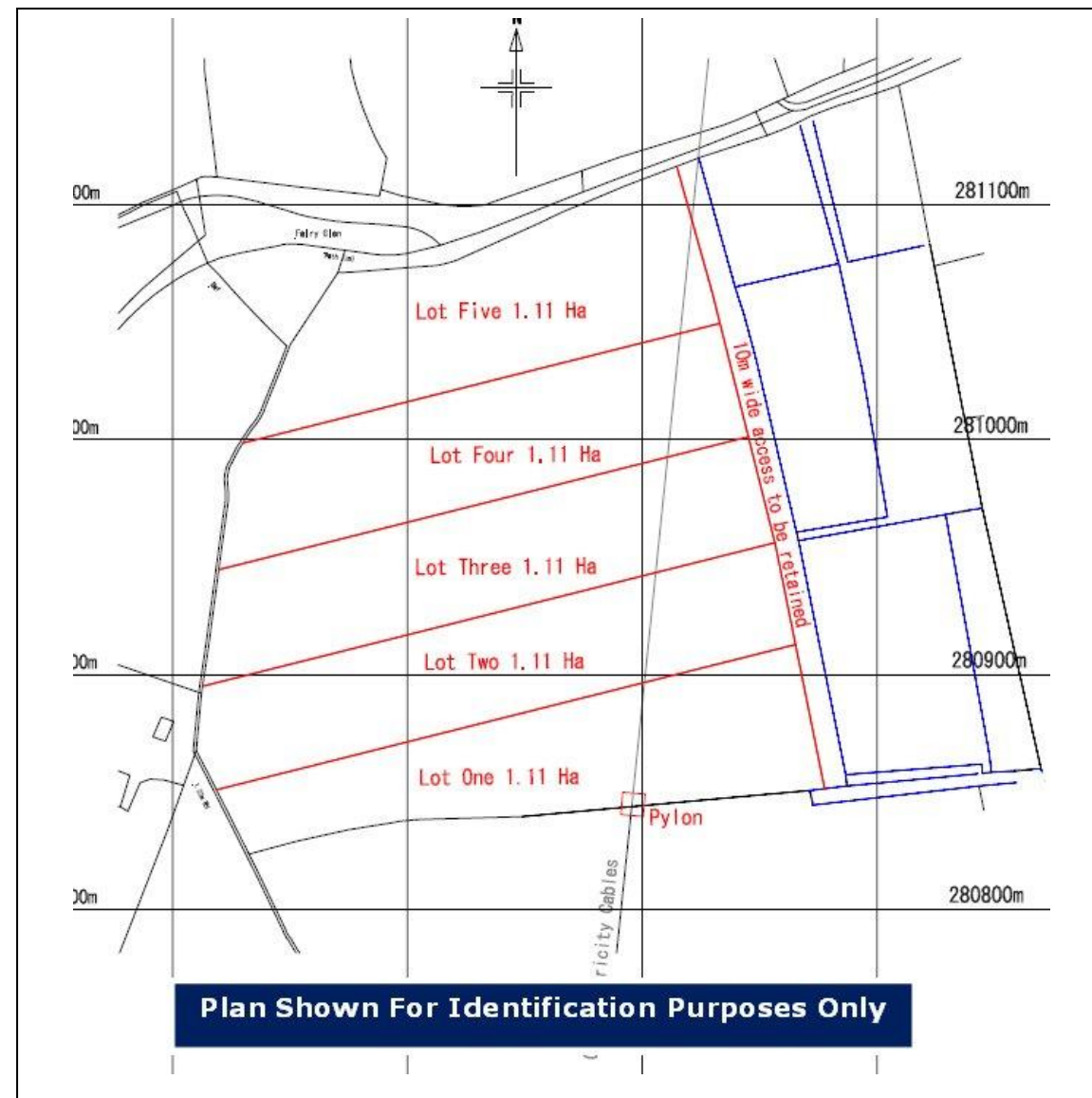


**LOT 1 OF 5 PIECES OF AGRICULTURAL LAND SUGAR LOAF LANE
IVERLEY KIDDERMINSTER WORCESTERSHIRE DY10 3PB**



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Regulated by RICS

PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Phipps & Pritchard with McCartneys for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



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CHARTERED SURVEYORS
ESTATE AGENTS
AUCTIONEERS

**LOT 1 OF 5 PIECES OF AGRICULTURAL LAND
SUGAR LOAF LANE, IVERLEY
KIDDERMINSTER
WORCESTERSHIRE DY10 3PB**



**FOR SALE UNDER MODERN METHOD OF AUCTION TERMS; STARTING BID
PRICE £31,500 PLUS RESERVATION FEE**

LOT 1 of 5 all of the same size and with the same guide price! Greenbelt agricultural land with potential for horiculture use subject to requisite consents. Extending to about 2.74 acres in a highly accessible location between Kidderminster and Stourbridge yet also extremely private 'off the beaten track'. A very manageable high quality piece of ground. Vacant possession upon completion. **STOURPORT OFFICE 01299 822060.**

**THIS PROPERTY IS FOR SALE BY WEST MIDLANDS PROPERTY AUCTION
POWERED BY IAM-SOLD LTD**

PRICE: STARTING BID £31,500

www.phippsandpritchard.co.uk

INTRODUCTION - This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £5,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements - The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

THE LAND - Agricultural land extending to approximately 1.11 hectares or 2.74 acres and being one of 5 lots which are all identical in size. The 5 pieces have also been thoughtfully designed to be independently accessed via a

common 'landing area' which will be 10m wide, thereby giving plenty of room for passing/unloading and to manoeuvre trailers etc. Please see the plan.

AGENTS COMMENTS - Here is a most rare opportunity, at a very affordable price, ideal for the keeping of a recreational horses etc., subject to requisite consents. We are also told by the seller that the land has good natural drainage and does not flood. What also makes this opportunity so special is its privacy and seclusion being totally away from public lanes/roads.

ACCESS - Over a private track, also owned by the seller, which passes Highdown Nursery. The purchaser will be granted a vehicular right of way in order to access their land.

VIEWING - As above, access is over a private track and so prospective buyers will need to be met via prior appointment. Please contact the sole selling agents on 01299 822060 in order to arrange your viewing. Importantly, please also see the below comments under the heading of 'directions' for instructions on where to park.

LOCATION - The land is currently registered as part of the title to Iverley House Farm but the nearest discernible landmark is that of Highdown Nursery, DY10 3PA. There is no association to the Nursery but you will pass it on the way through. There is very simple access from Sugar Loaf Lane off the main A451 between Kidderminster and Stourbridge.

BOUNDARIES - The purchaser 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. The included plans are for identification purposes only.

FENCING - The purchaser will be responsible for erecting their own fencing and gate in accord with the plan and for absolute ease the seller will 'peg-out' the boundaries to ensure an accurate working line. The fencing should be stock proof and not to exceed 2m in height.

PLANNING - The keeping of recreational horses on land in the Confirmed Green Belt,

and the construction of elementary field shelters, usually receive planning consent, but prospective purchasers will be responsible for making any such applications, should they so wish. The land is also sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or become to be in force, and subject to any road widening or improvement schemes, land charges and statutory provisions or bylaws without any obligation on the vendors to specify them.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY - The land is sold subject to, and with the benefit of, all easements and quasi-easements and rights of way, declared and undeclared and whether mentioned in these particulars or not.

SERVICES - No water is currently connected. However, the seller would be prepared to granting an easement for a mains water supply but the costs of application/implementation would be borne by the purchaser. As this lot is one of 5 pieces to be sold then perhaps there could be some cost sharing amongst the individual owners but clearly that is something outside of the here and now.

LOCAL AUTHORITY - South Staffordshire District Council, Wolverhampton Road, Codsall, South Staffordshire. WV8 1PX. Tel: 01902 696000

AGENTS NOTE ONE - These particulars are prepared in good faith and in the spirit of trying to be helpful and informative. However prospective purchasers should, obviously, make their own detailed enquiries in respect of all Planning/Access/Legal/Valuation matters, etc. We, as Agents, give no guarantee, or warranty, whatsoever.

AGENTS NOTE TWO - The land is within the confirmed Greenbelt.

AGENTS NOTE THREE - As is usual with auction sales, the buyer will be responsible for reimbursing the seller for the cost of the searches.

SOLICITORS CONCERNED - MFG Solicitors LLP, 20-21 The Tything, Worcester, WR1 1HD.

Tel: 01905 610410. Attn: Ms. Alexandra Phillips. Email: alexandra.phillips@mfgsolicitors.com

TENURE: Freehold. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

FIXTURES & FITTINGS: Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors. Please see further notes under fencing.

DIRECTIONS TO THE PROPERTY: Coming from Kidderminster toward Stourbridge along the A451 Stourbridge Road, go past the Waggon & Horses P.H and then turn left onto Beechtree Lane. Next, turn immediately right onto Sugar Loaf Lane then, take the next left - which is signed 'Charlottes Plants'. Please park up near this sign/entrance and either the agent or the seller will meet you at this point and then guide you down to the land itself because it is accessed via a secure common gate.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact our Survey Department on 01584 813766 for further information.

Find us on the following websites:
www.phippsandpritchard.co.uk
www.rightmove.co.uk

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