

Upon instructions from Oliver Prince

FOR SALE BY INFORMAL TENDER
APPROXIMATELY 2.07 ACRES (.836 HECTARES)
OF FREEHOLD ACCOMMODATION LAND
WITH VACANT POSSESSION UPON COMPLETION
SITUATED IN THE “MIDDLE” OF THE VILLAGE OF
CULMINGTON, LUDLOW, SHROPSHIRE SY8 2DB.



TENDERS CLOSE FRIDAY 26th NOVEMBER 2021 AT 5.00 P.M.

Agents McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, SY8 4AA.
Tel: 01584 872251 (Ref. JU) www.mccartneys.co.uk

Solicitor Lanyon Bowdler, The Business Quarter, Eco Park Road, Ludlow, Shropshire
SY8 1FD
Tel : 01584 872333 (Ref SG)

GENERAL REMARKS AND STIPULATIONS

SITUATION

Proceeding North on the A49 from Ludlow turn right onto the B4365. Having crossed Ludlow racecourse and having just passed the sign for the village of Culmington the land will lie on your right hand side opposite the village hall which will be on your left. The position and extent of the property is shown on the plan attached to these details

GROWING TIMBER

All timber is included in the sale.

SPORTING RIGHTS

All sporting rights are in hand and will be sold with the land.

MISREPRESENTATION ACT

McCartneys for themselves and the vendors of the property, whose Agents they are, give notice that these particulars, although believed correct, do not constitute any part of any offer or contract, and that all the statements contained therein as to the property are made without responsibility and are not to be relied upon as statements or representations of fact, and that they do not give any representation or warranty in relation to this property. The intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in the particulars.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself as to the description of the property, and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi-easements, wayleaves and rights of way, declared and undeclared.

TENURE AND POSSESSION

The property is sold freehold with vacant possession on completion.

VIEWING

At any reasonable time.

METHOD OF SALE

By informal tender.

UPLIFT CLAUSE

The contract will contain an uplift clause. This clause will be for 40% of any increase in value upon the grant of planning permission for any non-agricultural use other than the keeping of horses for leisure or for change of use to a garden. Such 40% increase to be calculated after deducting all reasonable costs in obtaining such planning permission and after the payment of any community infrastructure levy. The uplift clause will last for a period of 20 years.

RESERVATION OF RIGHTS

In the event that following tenders there are a number which have little difference between them the vendor reserves the right to put the property up for sale by private auction with invitations being delivered to the highest tenderers to attend. The vendors would rather carry out such a process than enter a Dutch auction situation.

SIGNING OF CONTRACT

The successful purchaser will be required to sign a contract within four weeks of acceptance of their tender. To facilitate this timetable the vendors' solicitors will have prepared a sale pack prior to the tender process. Searches will have been carried out or in the process of being carried out. Successful purchasers will therefore be required to pay approximately £200 plus VAT to cover the costs of such searches, solicitors and so on.

SOLICITORS

Lanyon Bowdler, The Business Quarter, Eco Park Road, Ludlow, Shropshire SY8 1FD
Tel : 01584 872333 (Ref SG)

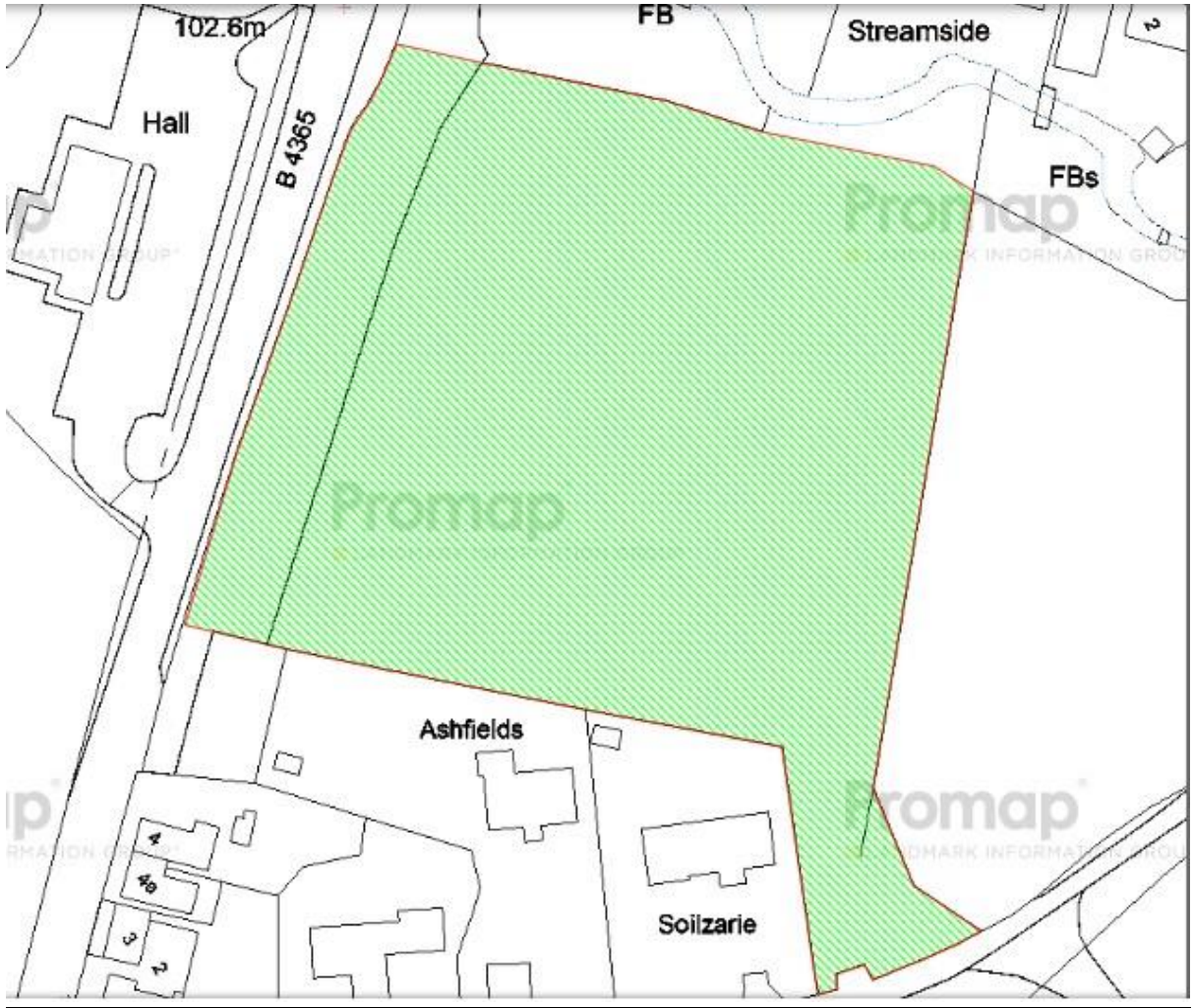
PARTICULARS OF SALE

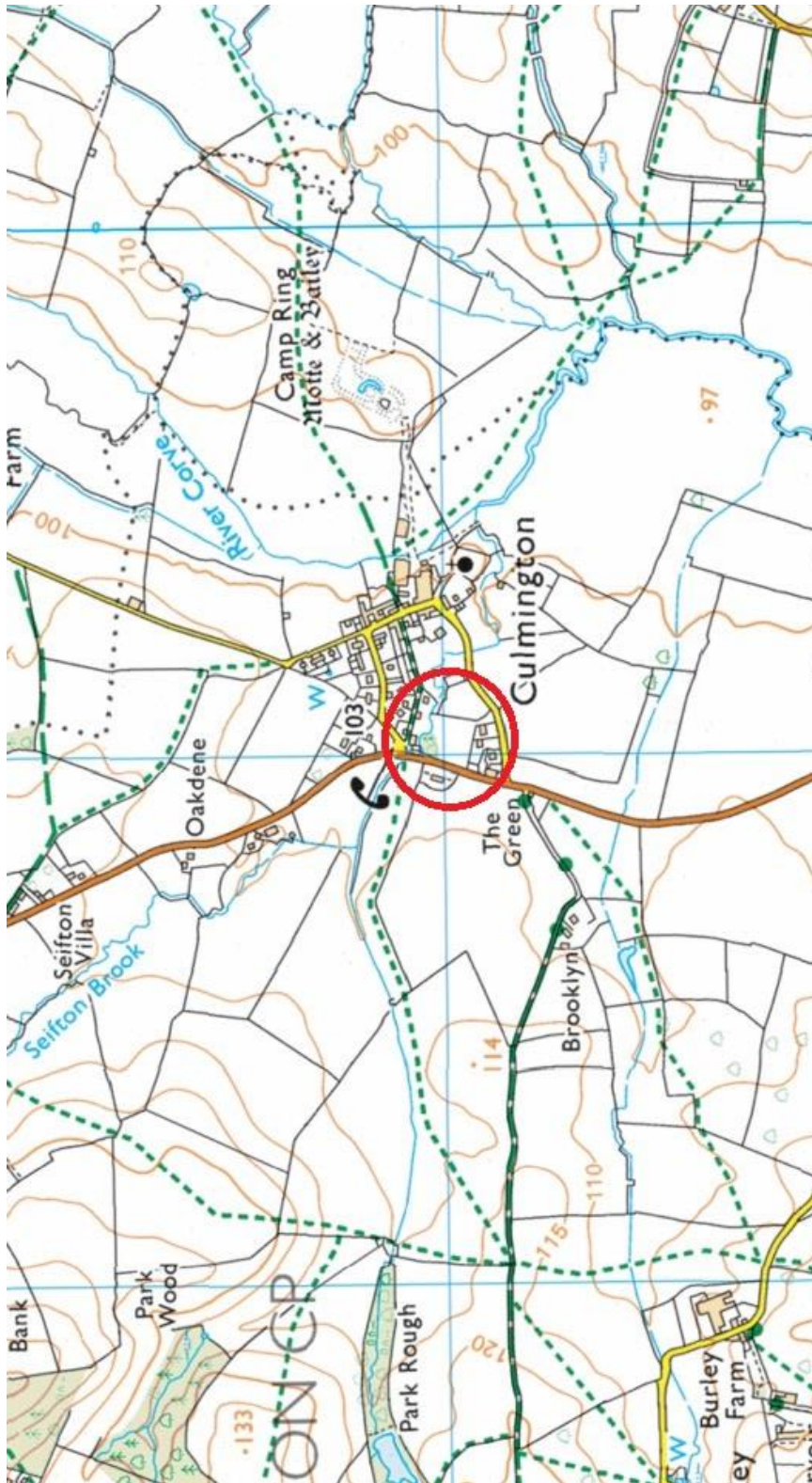
This is an opportunity to purchase just over 2 acres of level productive pasture land with road frontage on two sides in a village location in a desirable settlement in South Shropshire.



The land has a sandy loam soil and would add value to any adjoining property as well as being a sound investment on a stand alone basis. The vendor will consider offers for part of the property.

Guide price £20,000 plus per acre.





APPROXIMATELY 2.07 ACRES (.836 HECTARES) OF FREEHOLD ACCOMMODATION LAND WITH VACANT POSSESSION UPON COMPLETION SITUATED IN THE VILLAGE OF CULMINGTON, LUDLOW, SHROPSHIRE SY8 2DB.

TENDER DOCUMENT

I/we the undersigned hereby tender the following sum for the land described above at Culmington, Ludlow, Shropshire SY8 2DB upon the conditions mentioned below.

.....(figures)

.....(words)

Signed

Name

Dated

Address.....

.....

.....

.....

Tel No

Mobile No

NB. Although the land is being offered as a whole it could be split owing to the two separate points of access. If parties are interested in only certain elements of the land the vendor will consider these as long as they are clearly marked on the plan which will be attached to the tender form.

Agents McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, SY8 4AA.
Tel (01584) 872251. Ref: JU

CONDITIONS OF TENDER

1. All tenders must be received at the agents' offices at Ludlow Livestock Market, The Ox Pasture, Overton Road, Ludlow, SY8 4AA by 5.00pm on Friday 26th November 2021.
2. The vendor is not obliged to accept the highest tender or indeed any of the tenders.
3. A contract must be signed by Friday 24th December 2021 with completion being Friday 28th January 2022.
4. In the event of a number of tenders being in a close proximity the vendor reserves the right to hold a private auction with invitations for bidders only.

5. The vendor will have had local searches carried out prior to tenders being received or they will be carried out during the tender process. In the event of offers being accepted the purchaser will be required to reimburse their costs. (Approximately £200 plus VAT)