

Informal Tender Form – Land at Sambourne

To be submitted by 12 noon on Thursday 12th September 2024.

Please read the terms and conditions shown on this form

Section 1

Name _____

Address (incl. postcode)

Tel No: _____

Mobile: _____

E-mail: _____

Section 2

Please complete your offer below:

THE WHOLE

Offer in the sum of £ (figures)

_____(words)

Please note that the property is offered to the market as a whole, however, bids put forward for part may be considered. If bidding for part please complete details below, if not please ignore and go to Section 3

Lot 1

Offer in the sum of £ (figures)

_____(words)

Lot 2

Offer in the sum of £ (figures)

_____(words)

Lot 3

Offer in the sum of £ (figures)

_____(words)

Lot 4

Offer in the sum of £ (figures)

_____(words)

Lot 5

Offer in the sum of £ (figures)

_____(words)

Section 3

1. Please confirm if there are Conditions attached to your offer:

2. Please confirm how the purchase is to be financed:

3. Please indicate your proposed timescale for exchange of contracts and completion:

4. Please confirm the name, address and contact details for your solicitors:

Name: _____

Address: _____

Tel No: _____

Email: _____

Section 4

Conditions of Tender

1 All offers should be based on the particulars of sale Land at Sambourne and Legal pack provided by Ladders Solicitors LLP.

2 The offer should be contained in a sealed envelope and clearly marked "Land at Sambourne" and forwarded to Lovatt & Associates Ltd, Moat Farm, Sinton Lane, Ombersley, Worcestershire, WR9 0EU or email to daniel@lovattandassociates.co.uk

3 All offers must be made on behalf of a named purchaser with full address provided

4 All offers should be in pounds sterling, and it is recommended that offers are made for an uneven sum to avoid identical bids

5 All offers must be for a fixed sum and no escalating bids will be considered or any offers which are made calculable by reference to another offer

6 All offers received will be submitted to the vendor as soon as possible and you will be notified of our client's instructions at the earliest opportunity

7 Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendors who are not bound to accept the highest or any offer



I/We confirm that the offer set out herein is submitted subject to the foregoing conditions.

Signed

Dated.....

PART REINS FARM

SAMBOURNE, REDDITCH,
WORCESTERSHIRE/WARWICKSHIRE BORDER, B96 6EX



LOVATT & ASSOCIATES
RURAL PROFESSIONAL CONSULTANTS

GUIDE PRICE:
Offers over £12,500 per acre

133.28 Acres of Productive Farmland Sambourne, Nr Redditch.

Part Reins Farm, Sambourne, Redditch, Worcestershire/ Warwickshire Border, B96 6EX

SITUATION / DIRECTIONS

The land is nestled in the western corner of Warwickshire, a short distance from the Worcestershire County boundary. The popular village of Sambourne is to the south and land parcels essentially sit equi-distance between the larger conurbations of Studley and Astwood Bank. Redditch Town is to the North.

The land is split into 5 distinct parcels, each with its own access point(s) directly from the council highway. A location plan and what3word information is provided for each lot.

DESCRIPTION

The land is split into 5 versatile blocks of productive agricultural land. Lot 1 is permanent pasture and has the benefit of a useful open fronted building. Lot 2 is currently pasture but has largely been in arable use in the past. Lot 3 is arable. Lot 4 is part temporary grass/ part permanent/ part woodland. Lot 5 is arable.



LOT 1 – (RED)
Perrymill Paddock
Land off Perrymill Lane
1.275 ha / 3.15 acres
c/w Open fronted 5 bay barn (approx. 18m x 5m) & concrete pad
Crop type – Permanent grass
What3Words: ///moss.truth.reap



LOT 2 – (GREEN)
Oak Tree Field
Land off Oak Tree Lane / Jill Lane
14.794 ha / 36.56 acres
Crop type – Permanent grass (formerly arable)
i) What3Words: ///swan.slurs.useful
ii) What3Words: ///plenty.rash.dent



LOT 3 – (ORANGE)
Perkins & Yeomans
Land to the North of Jill Lane (Access also from A441 Evesham Road)
15.211 ha / 37.59 acres
Crop type – Arable
i) What3Words: ///lease.images.discouraged
ii) What3Words: ///books.rods.handed



LOT 4 – (YELLOW)
Westwoods & Sling (+part Big Reins)
Land to the South of Jill Lane
11.045 ha / 27.29 acres
Crop type – Part arable, part woodland, part permanent grass
What3Words: ///flats.family.looked



LOT 5 – (PURPLE)
Woods Field
Land off Sambourne Lane
11.609 ha / 28.69 acres
Crop type – Arable
i) What3Words: ///caves.retail.risky
ii) What3Words: ///send.using.civil

TENURE & POSSESSION

Freehold with vacant possession upon completion (subject to rights for holdover for any unharvested crops). NOTE: Provision for early entry to establish autumn/ winter crops will be made.

OVERAGE

The land is subject to overage provisions running until 2094 in respect of uplifted value due to planning permission for Development. Further details are included within the legal pack.

LOCAL AUTHORITY

Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-on-Avon, CV37 6HX. Tel: 01789 267575.

MINERALS SPORTING & TIMBER RIGHTS

As far as they are owned, the mineral and sporting rights, as well as the standing timber are included in the freehold sale.

SERVICES

None connected. Details of water within each lot description.

WAYLEAVES & EASEMENTS

The land is being sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these particulars or not.

SCHEMES & STEWARDSHIP

The land is currently not entered into any schemes.

RIGHTS OF WAY

There are public footpaths across some of the lots.

BOUNDARIES, ROADS & FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendors nor their agents will be responsible for defining ownership of the boundary fences or hedges.

SALE PLAN

The sale plan has been prepared for guidance only. No guarantee or warranty as to its accuracy is given or implied. Any error or misstatement shall not annul the sale nor entitle either party to compensate in respect thereof. In particular no objection shall be taken by the purchaser to any variation in areas given on the Deeds.

VIEWINGS

Strictly by appointment with Lovatt & Associates Ltd. Tel: 01905 954575.

VENDORS SOLICITORS

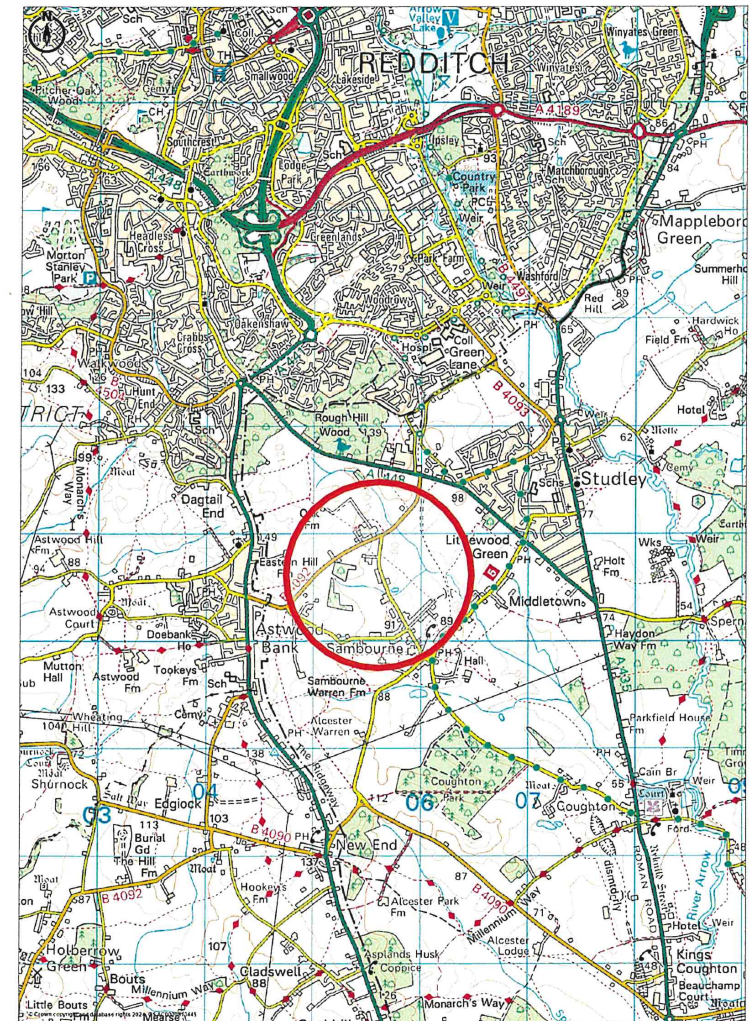
James Spreckley, Lodders Solicitors LLP, Glensanda House, Montpellier Parade, Cheltenham, GL50 1UA. Tel: 01242 228370.

A legal pack will be available which prospective purchasers are encouraged to view prior to submitting a tender.

METHOD OF SALE

The property is offered for sale by Informal Tender and best and final offers are to be submitted in writing or by email to daniel@lovattandassociates.co.uk by no later than 12 noon Thursday 12th September 2024. Tenders are invited on the enclosed form.

1. All offers should be for Land at Sambourne.
2. All offers should be submitted in writing and should be received at this office by 12 noon Thursday 12th September 2024.
3. The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Land at Sambourne" or sent by email to daniel@lovattandassociates.co.uk
4. All offers must be made by or on behalf of a named purchaser with full address provided.
5. All offers should be in pounds sterling, and we recommend that offers are for an uneven sum (i.e. not round numbers) to avoid identical bids.
6. All offers must be for a fixed sum. We will not consider any escalating bids or an offer where the amount depends on another offer.
7. Any condition applicable to the offer (such as a survey) must be clearly set out in the written offer.
8. If your offer is successful, we will expect you to exchange and secure contracts with a deposit of 10% of the purchase price within 28 days from the date your Solicitor receives the contract documents.
9. Your offer should be supported by a bank reference or similar as confirmation that finance is available. If you will be using a mortgage for the purchase, then you must state the amount of mortgage needed; and what progress you have made with the mortgage application



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LANDMARK INFORMATION Plotted Scale - 1:50000. Paper Size - A4

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