



Land at 6 Old Wood Farm,
Blithbury, Rugeley, WS15 3HW

FOR SALE
by Informal Tender

Land at 6 Old Wood Farm, Blithbury, Rugeley, WS15 3HW

An opportunity to purchase a block of productive land, near Rugeley

DESCRIPTION

The property is situated in an attractive rural position with roadside access which presents an exciting opportunity for the purchase of 32.99 acres (13.35 hectares) or thereabouts of productive land suitable for arable or grazing and conservation.

The land is set within one main block, with mature hedge boundaries.

LOCATION

The land at 6 Old Wood is situated within close proximity to the market town of Rugeley and is accessed directly off Blithbury Road, near the village of Blithbury, Staffordshire.

Approximate distances

- Rugeley 2 miles
- Stafford 11 miles
- Stoke on Trent 23 miles
- Birmingham 30 miles
- London 141 miles

HS2

The subject land is potentially affected by HS2, please contact agent. The affected areas can be found illustrated on the plan on Page 2. Please contact the selling agent for further details

BASIC PAYMENT SCHEME (BPS)

The land is registered with the Rural Payment Agency (RPA), however the entitlements do not form part of the sale.

STEWARDSHIP

The land is not part of any Environmental Stewardship Schemes.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these sale particulars or not.

INSURANCE

As from the date of contract, the property will be at sole risk of the purchasers who should affect their own insurance.

INGOING VALUATION

There will be no ingoing valuation and no deduction or set-off howsoever arising will be allowed

SERVICES

There are no services connected to the property. Potential purchasers are advised to make their own enquiries.

TENURE AND POSSESSION

The property is for sale freehold with vacant possession upon completion as a whole or lots to be determined.

LOCAL AUTHORITY

Lichfield District Council

LEGAL FEES

Each party is held responsible for their own legal fees associated with the sale of the subject property.

BUYERS PREMIUM

A buyer's premium of £750 plus VAT is payable in addition on completion to cover administrative costs.

SALE PLAN AND BOUNDARIES

The boundaries are assumed to be correct. The sale plan, photographs and ordnance survey extract have been provided for guidance only and no guarantee or warranty as to its accuracy is given or implied. Any scales are approximate.

GUIDE PRICE

Offers in excess of £250,000 for the whole or in lots to be determined.

OFFERS

The property is for sale by Informal Tender as a whole or in lots to be determined. All offers should be submitted in writing on the prescribed tender form and returned in an envelope to the selling agent clearly marked **Land at 6 Old Wood – Offers/ERI** to the agents;

FAO Miss E Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF or via email to eleanor.isaac@brutonknowles.co.uk **no later than 12 noon on Thursday 27th January 2022**

UPLIFT CLAUSE

The land is sold free of any development uplift clause in the event that planning permission is granted for an alternative use.

Subject to Contract & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee or partner of Bruton Knowles has authority to make or give any representation or warranty to the property.

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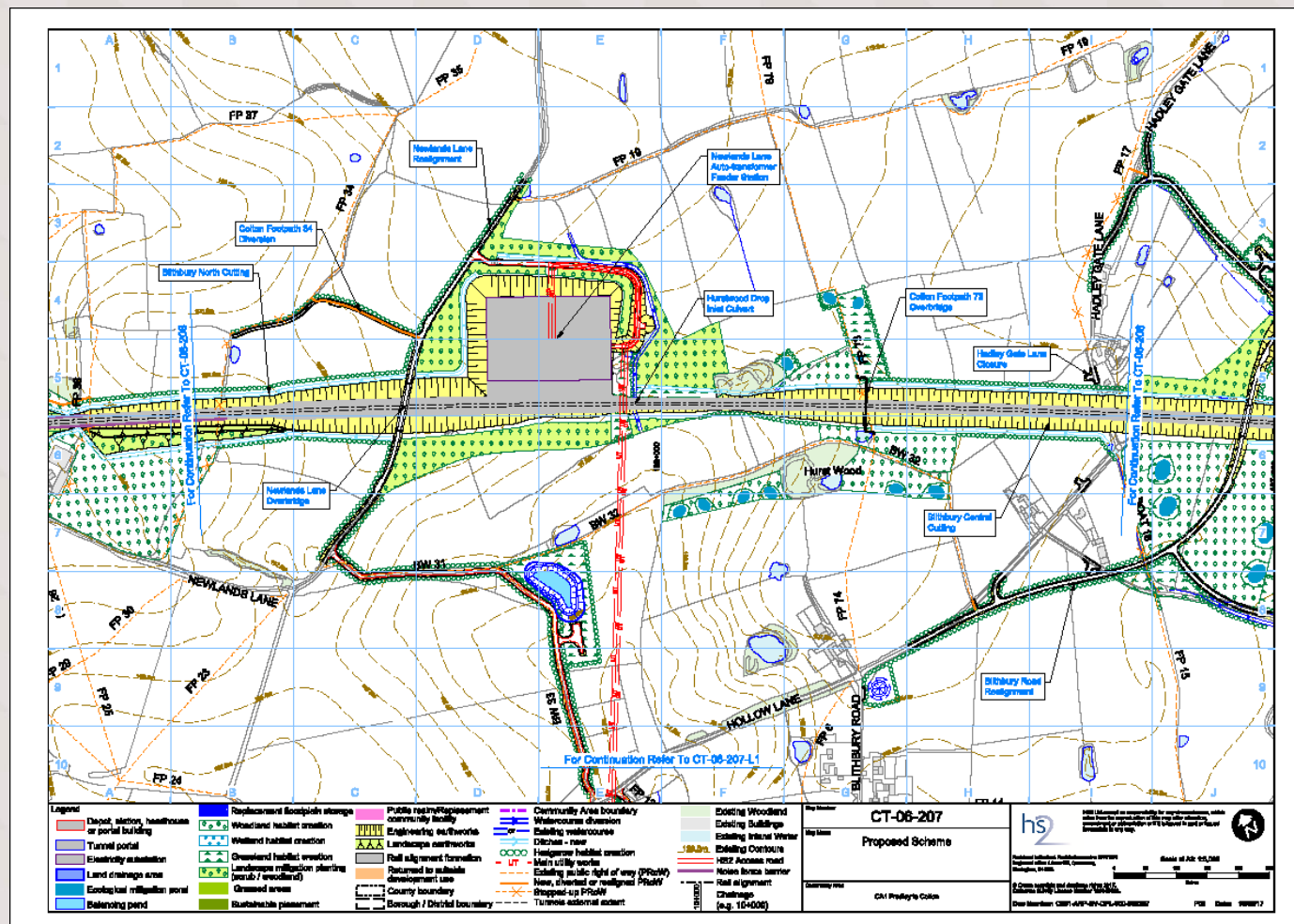
LOTTING

Prospective purchasers are advised that the vendor may consider the sale of part/parts of the property. Interested parties may make an offer for any part of the property which should be identified on a copy of the Sale Plan, which is to be included with the Tender document by the deadline stated above.

Please contact selling agent for further details.

VIEWINGS

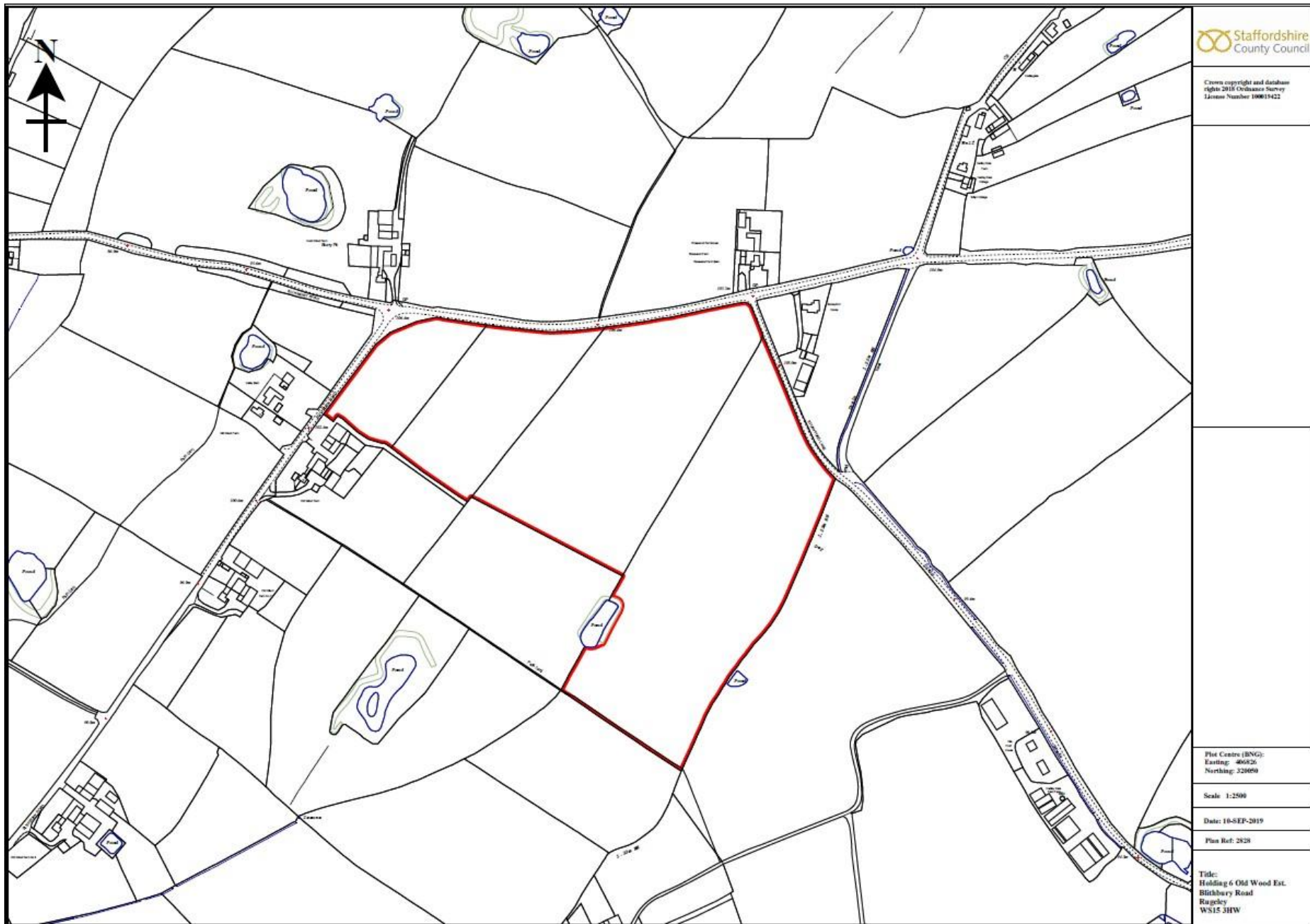
All viewings are strictly to be pre-arranged with the selling agents



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CONTACT

Eleanor Isaac
01452 8800076
eleanor.isaac@brutonknowles.co.uk

Ben Compton
01452 880000
ben.compton@brutonknowles.co.uk

BK CODE 5413

Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

FORM OF INFORMAL TENDER – Land at 6 Old Wood Farm, Blithbury, Rugeley, WS15 3HW

Informal Tenders Closing Date: Noon on Thursday 27th January 2022

Subject to Contract

I/We offer the sum of: _____

(figures and words)

This is my/our best and final offer.

Complete as appropriate:

My/Our position is:

1. Cash Purchaser(s)
2. Finance required
3. Property to sell
4. Subject to sale of current property
5. Other (please specify)

**SOLICITOR
DETAILS**

Name: _____
Please Print

Firm Address: _____

Email: _____

Phone: _____

YOUR DETAILS

Name: _____
Please Print

Address: _____

Tel No: (H) _____ (W) _____ Date _____

Email: _____ @ _____

Signed: _____

This form is to be returned no later than 12 Noon on Thursday 27th January 2022 to Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Please email the attached from to eleonor.isaac@brutonknowles.co.uk or ben.compton@brutonknowles.co.uk marked "**Land at 6 Old Wood/ERI**"

NB The Vendors do not bind themselves to accept this or any other offer whether higher or lower