



Land at Court House Farm
Richards Castle, Ludlow
Shropshire SY8 4EW

BK | Bruton
Knowles

**Land at Court House Farm
Richards Castle
Ludlow
Shropshire SY8 4EW**

An opportunity to acquire a block of attractive pasture land on the edge of the village of Richards Castle.

**Approximately 61.72 acres
(24.98 ha) in total**

For sale as a whole or in two lots

Lot 1: 39.43 acres (15.98 ha) pasture
Guide Price £470,000.

Lot 2: 22.29 acres (9.02 ha) pasture
Guide price £265,000.

Guide Price for the whole £735,000

Situation

Land at Court House Farm is located on the edge of the village of Richards Castle, with direct access onto the B4361 between Ludlow and Leominster.

Lot 1: 39.43 acres (15.98 ha) pasture land

An attractive block of Grade 2 and 3 pasture land. Part of this block has been cultivated in the past and advice from Natural England in 2016 relating to whether an Environmental Impact Assessment was needed to bring the land back into arable production was that “provided your client has evidence for the



annual fertiliser applications and they are sure the land is not a semi-natural area as set out in the guidance then they would be free to proceed..”. It has direct gated access from the B4361 to the south of Richards Castle.

Lot 2: 22.29 acres (9.02 ha) pasture land

A block of Grade 3 pasture land, adjacent to Richards Castle village. Access to the land from the highway is through Court House Farm yard, shown in brown on the plan. Please note if the property is bought as a whole then this right of access will not be granted and access will only be from the B4361.

There is a hard track through the middle of the land giving good access to each field. The sellers will reserve a right of way on foot over this track.

Services

There is a shared mains water connection to both lots. A submeter will be installed so that each party pays for their own water usage. Interested parties should rely on their own enquiries as to the suitability and location of any service connections.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including; rights of way,

whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. Several public footpaths cross the property.

Stewardship Schemes

The land is not entered into any Countryside Stewardship or Sustainable Farming Incentive agreements.

Occupation

The property is offered for sale freehold. A grazier is in occupation of Lot 1 until 31 January 2025.

Sporting, timber and mineral rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Method of Sale

The property is offered for sale as whole, or in two lots, by formal tender. Tenders are to be submitted no later than 12 noon on **28 February 2025**. For any enquiries of a legal nature please contact the solicitors. Tenders are to be delivered to:

Bruton Knowles Ltd
Easters Court
Leominster
Herefordshire
HR6 0DE

And marked:

“Tender— Land at Court House Farm”

The tender forms and legal pack will be available from the seller’s solicitor and agent at least seven days prior to tenders closing.

Tenders must be accompanied by a cheque for the full deposit of 10% and the remaining 90% will be payable on completion.

Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the seller’s solicitors. Any information provided in these particulars is for guidance only and should not be relied upon.

Agent’s note

Lot 2 will be subject to a restrictive covenant restricting the use to agricultural, equestrian or horticultural use.

The property is offered for sale free of any overage clauses.

What 3 Words

///waxing.hamper.marzipan

Solicitors

Norris and Miles
6 Market Square
Tenbury Wells
WR15 8BW

Tel: 01584 810575
Email: post@norrismiles.co.uk

Health and safety

Given the potential hazards of a working farm, we ask you to be vigilant as possible when making your inspection for your own personal safety.

Completion Date

The proposed completion date is the 28th March 2025.

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

The land may be viewed at any time during daylight hours in possession of a set of these particulars. All viewing is undertaken at your own risk.

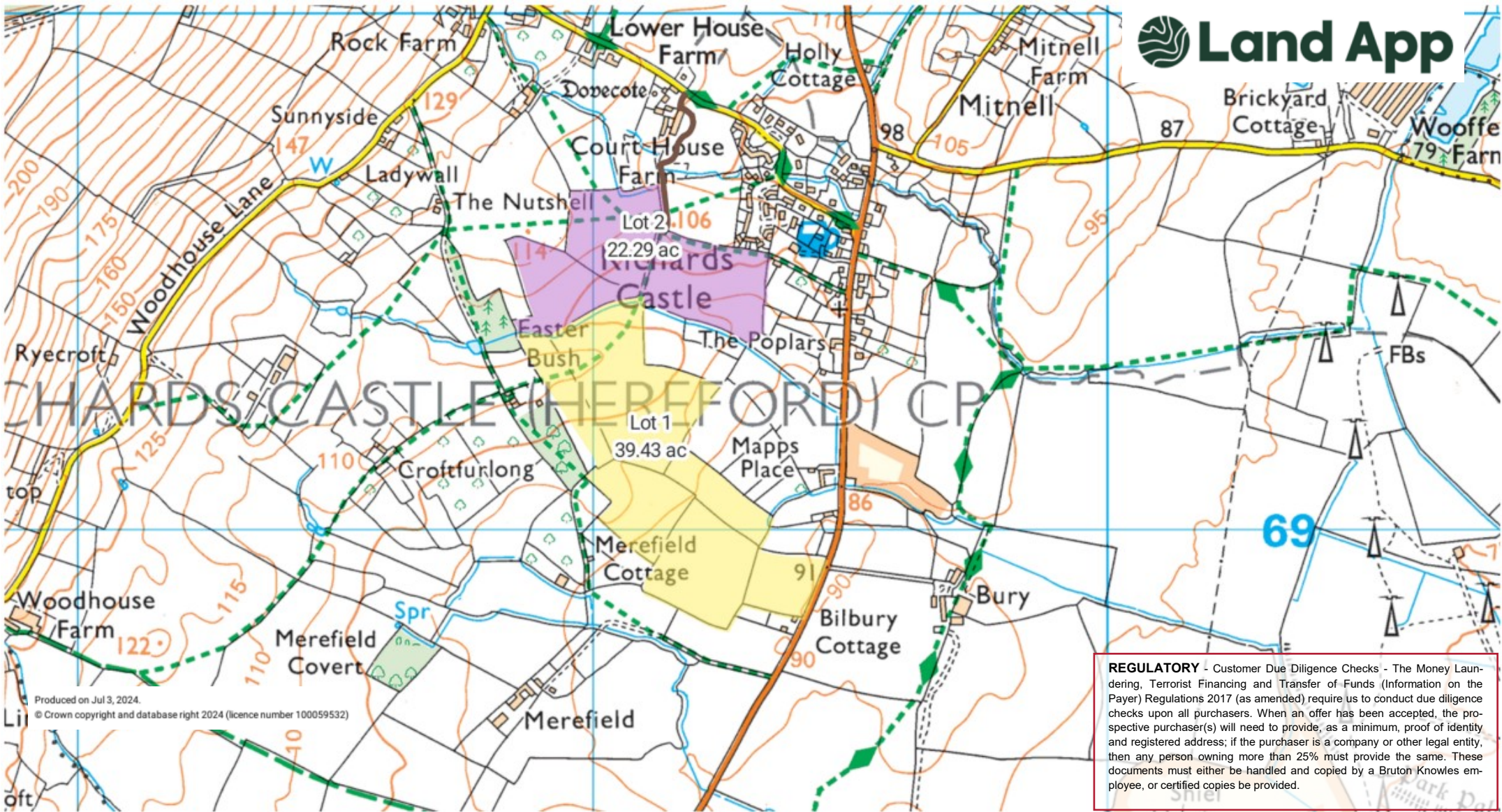
Guide price

Lot 1: £470,000

Lot 2: £265,000

Whole:£735,000





Bruton Knowles
Easters Court
Leominster HR6 0DE

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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.