



## FOR SALE

- FOR SALE BY MODERN AUCTION
- SUBJECT TO RESERVE PRICE AND RESERVATION FEE
- BUYERS FEES APPLY
- 12 Acres of agricultural land
- Situated in a conservation area on the edge of the village
- Access direct from B4085
- Located in the fertile Vale of Evesham

## Land adjoining Cleeve Prior Manor

Cleeve Prior, Worcestershire, WR11 8LQ

Guide Price £120,000

**This land is for sale by Modern Method of Auction by iamsold LTD.**

A potentially very productive area of agricultural land extending to just under 12 acres.

**DIRECTIONS** | From the village take the B4085 towards Bidford on Avon. The land will be found on the left-hand side just after passing the entrance to Cleeve Prior Manor.

**WHAT3WORDS** | Portfolio.skill.belly

**DESCRIPTION** | A level field of approximately 11.98 acres most recently used for grazing horses but ungrazed for a couple of years and now in need of maintenance to hedges, fences and land.

Located in the renowned Vale of Evesham it is potentially very productive, fertile land capable of being grazed or cropped.

Situated within the village conservation area but immediately adjoining the Cleeve Prior Manor development it might be considered suitable for a range of other uses subject to planning consent including recreational or semi-rural land-based businesses.

### **AUCTIONEER COMMENTS**

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 Limited. 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 (for standard Grade 1 properties). 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 £349 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 ARRANGEMENT**

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.



### **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | There are no mains services connected.

**Wayleaves and Easements** | The land is sold subject to existing easements and wayleave agreements.

**Please Note** | Please be advised that one of the sellers of this property is an employee of Taylor & Co.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424 **E** abergavenny@taylorandcoproperty.co.uk

**Reference** AB504



**PLANS AND PARTICULARS** The particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.