



4 Acres (1.62 ha) at Wharf Lane, Tardebigge, Bromsgrove, B60 1LR

This most useful parcel of permanent pastureland will be offered for sale by public auction (subject to prior sale, reserve and conditions) at 6:30pm on Tuesday 20th May 2025 at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE (///glance.dance.rival).



Guide Price £60,000+ (Plus Fees)

This well-situated parcel of old established permanent pasture has excellent access onto Council maintained roads and is situated between Bromsgrove and Redditch, approximately 11 miles south west of Birmingham city centre.

There is gated access off Wharf Lane, with the boundaries to the south and west formed from old established hawthorn hedging, well maintained and screening the land from the public highway.

Mainly south facing, the land rises to the north, upon which stands a break of mature oak trees, the whole being ideally situated for horse/pony grazing or other recreational use (STPP if required). There is good access onto a number of quiet country lanes, situated in this popular part of north-east Worcestershire, with the Worcester and Birmingham Canal lying to the east.

The auctioneers commend early inspection to appreciate all this land has to offer.

GENERAL INFORMATION

Services

Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability (or otherwise) of services.

Authorities

Worcestershire County Council – www.worcestershire.gov.uk
Bromsgrove District Council – www.bromsgrove.gov.uk
Severn Trent Water – www.stwater.co.uk
Western Power Distribution – www.westernpower.co.uk

Tenure & Possession

The property is freehold and vacant possession will be given upon completion, scheduled for 28 days after the auction, i.e. Tuesday 17th June 2025 (or earlier by mutual agreement). On the fall of the hammer, the successful purchaser will be required to sign the auction contract and pay a 10% deposit (minimum of £5,000) to the vendor's solicitors, together with an administration fee of £950 (plus VAT) to the auctioneers, which is to be paid whether the property is sold in the room on the night or prior to/post auction.

Tenant Right

There will be no ongoing valuation for UMV/RMVs and no claim for dilapidations (if any) will be entertained from the purchaser(s).

Rights of Way & Easements

The land is sold subject to all rights of way and easements that may exist.

Boundaries & Timber

All growing timber is included in the sale. The ownership of boundaries (where known) is delineated by an inward facing 'T' mark.

Plans

Plans shown are for identification purposes only.

Viewing

The land may be inspected by prospective purchasers, by prior appointment only with the auctioneers, Earles on 01564 794343, or in possession of these sale particulars, during daylight hours only and at their own risk. All gates must be left as found, no litter left and no dogs whatsoever are allowed on the land, as livestock may be grazing upon it.

Vendor's Solicitors

A full auction pack is available from the Vendor's solicitors

Messrs. Higgs LLP
Waterfront Business Park
Brierley Hill
West Midlands
DY5 1LX

Acting: Ms Katie Williams
Email: katie.williams@higgslp.co.uk
Tel: 01384 327366

Directions

From Redditch and the east take the A448 Bromsgrove Highway to Foxlydiate, turning off to join the B4096 Hewell Lane. Pass Tardebigge Court Business Centre on your right, to the Hamlet of Broad Green, turning sharp right back on yourself into Brockhill Lane. The end of this lane joins Wharf Lane, where the field gate will be found to the land.

From south west Birmingham and the M42 (J1) take the B4096 Alcester Road through Lickey End and Burcott, passing under the main railway line into Hewell Lane and the hamlet of Broad Green. Take the second left into Brockhill Lane, and follow the directions as described above.

From Bromsgrove/Finstall take the B4184 Finstall Road into Alcester Road, turning left into Tutnall Lane, passing under the Bromsgrove Highway dual carriageway. At the staggered crossroads in Broad Green, bear right and then first left and follow the directions as above.

Postcode – B60 1LR

What Three Words:
[races.performed.owners](#)

Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale, which have been settled by the vendor's solicitor. These conditions may be inspected during the usual office hours at the offices of the vendor's solicitor mentioned in these sales particulars during the five days, exclusive of Saturday and Sunday, immediately before and exclusive of the day of the sale. The conditions may also be inspected in the Sale Room at the time of the sale, but they will not then be read. The purchaser shall be deemed to bid on those terms whether he shall have inspected the Conditions or not.

Money Laundering

Money Laundering Regulations have been introduced by the government, affecting auctioneers, under the Proceeds of Crime Act 2002/Money Laundering Regulations 2007. To comply with this Act, we require all purchasers to pay the deposit by any of the following methods: Bank/Building Society Draft, Personal/Company Cheque. All purchasers will be required to provide proof of both their identity and current address and all parties intending to purchase any property must bring with them the following items: Full UK Passport or Photo Driving Licence (for identification), a recent Utility Bill, Council Tax Bill or Bank Statement (as proof of residential address). These should be presented to the vendor's solicitor when signing the contract.

Agent's Note

The guide price offers an indication of the price below which the vendor is not willing to sell. It is not necessarily the exact final sale price and is subject to change prior to and up until the day of the auction. Any change in the guide price will reflect a change in the reserve (a figure below which the auctioneer will not be able to sell). The reserve can be expected to be set within the guide range or not more than 10% above a single figure guide (RICS Common Auction Conditions 7th Edition).