



JOHN EARLE

Approx 49 acres (20.00 ha) In 3 Lots,
Gorcott Hill, Redditch, B98 9HN/B98 9HN

GUIDE PRICE £8,000 - 10,000 Per Acre (+Fees)

**For sale by Public Auction, subject to prior sale, reserve and conditions at 6.30 pm on Tuesday 29th September 2020
at The View, Hill Farm Marina, Stratford Road, Wootton Wawen, Warwickshire, B95 6DE.**

49 Acres (20.00 ha) of Land will be offered in 3 Lots;

Lot 1 - 35.74 Acres (14.46 ha) of Land

Lot 2 - 9.18 Acres (3.71 ha) of Land

SOLD PRIOR - Lot 3 - 4.08 Acres (1.65 ha) of Land

Large blocks of mature woodland/amenity land in the South Midlands area only occasionally come onto the open market. The opportunity now presented gives buyers the chance to purchase a useful acreage of mixed deciduous woodland which has been managed for timber production. The trees include good stands of oak with some ash and scots pine with an understory of bluebells and wild flowers in the Spring together with a rich diversity of birdlife. Originally part of the Skilts Estate (The bulk of which was sold in October 1948) there is an area extending to some 9.51 Acres (3.85 ha) of newly planted mixed woodland including sycamore, oak, alder etc. which will, in future years attract additional grant payments (further details from the auctioneer). The majority is South and South/East facing on the slopes of Gorcott Hill, easily accessed from the A435 dual carriageway. Lying some 14 miles South of Birmingham City Centre with excellent road communications via the M42 Motorway Junction 3. The local towns of Redditch, Alcester and Stratford-upon-Avon are all within easy driving distance.

Lot 1, 35.74 Acres (14.46 ha)

It is believed that the established woodland was planted in 1919 and was professionally thinned as part of a management plan in 2015 (advised by Abbey Forestry, Pershore). The established and newly planted woodland together with pastureland (extending to approximately 7.75 Acres (3.31 ha)) has access off Wapping Lane via a stoned track which leads to the two main areas of established woodland which amounts to 18.48 Acres (7.48 ha). An area of approximately 9.51 Acres (3.85 ha) is freshly planted woodland established nearly two years ago.

Lot 2, 9.18 Acres (3.72 ha)

This has vehicular access directly off the A435 dual carriageway. A block of permanent pasture, undulating with a pond located towards the South Western Boundary which could be further developed for recreational or wildlife use. Recently grazed by sheep the land lends itself to equestrian or other recreational uses (S.T.T.P if required).

SOLD PRIOR - Lot 3, 4.08 Acres (1.65 ha)

With frontage onto Wapping Lane, this gently undulating parcel of old established permanent pasture with various ponds and pits which could offer the purchaser great scope for horse/pony grazing or alternative recreational uses (S.T.P.P if required). This lot will be sold subject to a development uplift clause of 50% for a period of 25 years full details will be found in the auction pack.

General Information

Services

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

Authorities

Worcestershire County Council; worcetershire.gov.uk
Bromsgrove District Council; bromsgrove.gov.uk
Severn Trent Water:- www.stwater.co.uk
Western Power Distribution:- www.westernpower.co.uk

Tenure & Possession

The three parcels of land are Freehold and vacant possession will be given upon completion scheduled for 27th October 2020 (or earlier by arrangement).

On the fall of the hammer the successful purchaser will be required to sign the auction contract and pay a 10% deposit, min £5,000 to the vendor's solicitors, together with an administration fee of £500 plus VAT to the auctioneers, for each lot in the room, on the night or whether sold before or after the auction.

Rights of Way and Easements

The land is subject to all rights of way and easements that may exist. Access for Lots 1 & 3 is off Wapping Lane and for Lot 2, via a right of way directly from the A435 dual carriageway to the North East of Gorcott Hall. (It should be noted that a new footpath is in the course of construction along and within the Southern boundary of Lot 1).

Boundaries & Timber

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

Sporting & Mineral Rights

Sporting and mineral rights where owned are included in the sale of the Freehold.

Plans

Plans are shown for identification purposes only.

Viewing

Strictly by prior appointment with the Auctioneers, John Earle & Son, Tel: 01564 794343.

When viewing it is requested that care is taken as forestry operations may be taking place and livestock may well be grazing the pastureland. No dogs are allowed. No litter is to be left and all gates to be left as found.

Vendors Solicitors

A full auction pack is available from the Vendors Solicitors;
Messrs. Loddors Solicitors
Elm Court, Number Ten
Arden Street
Stratford-upon-Avon.
CV37 6PA
Acting: Mr Tim Labrum
Tel:01789 293259
Email: timlabrum@loddors.co.uk

Directions

For Lots 1 & 3, coming from the offices of John Earle & Son take the A3400 South to the traffic lights. At the crossroads, turn right onto the A4189 signposted to Redditch. After approximately 1 mile, bear right and take the road through the village of Ullenhall. On approaching the A435 dual carriageway at Gorcott Hill, pass over the road and bear left into Wapping Lane where the land will be found on the left hand side as indicated by the John Earle auction sale boards.

From Birmingham City Centre the M42 Junction 3 and the North, take the A435 dual carriageway South and after approximately 3 miles take the Ullenhall slip road to the crossroads. Turn right, pass over the dual carriageway and take the directions as above.

Post Code B98 9ER.

For Lot 2, from Stratford-upon-Avon, Alcester and the South take the A435 North through Mappleborough Green and proceed up Gorcott Hill, after approximately half mile along the dual carriageway turn into the entrance of Gorcott Hall and the land will be found straight ahead, as indicated by the John Earle auction board.

From Birmingham City Centre, the M42 and the North, take the A435 dual carriageway South which then narrows to a single carriageway road. At the 'Dog' traffic island at Mappleborough Green, go right around the island and return North, up the A435 and follow the directions as above. Post Code B98 9HN.

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 U.K. 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.

Agents 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).

Covid-19 Precautions

We are currently operating under measures to combat the spread of Covid-19. We would ask that all prospective buyers attending the sale, register their contact details upon arrival in case of future contact tracing is required. We ask that all attendees wear appropriate face coverings, and maintain social distancing at all times in line with current government advice and guidelines. Hand sanitiser stations will be provided upon entry to the sale room and at various points around the sale area including the desks. We thank you for your patience and vigilance.



JOHN EARLE

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Front cover photo - All Lots Top left photo - Lot 1
 Top right photo - Lot 2 Bottom left photo - Lot 3