



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## **LAND AT THE HILLOCKS, HOPTON WAFERS, CLEOBURY MORTIMER, SHROPSHIRE, DY14 0EB**

**About 18.662 Acres, 7.552 Hectares.**

**Two desirable parcels of level grassland suitable for arable cropping  
with road frontage.**



**For Sale by Informal Tender in 2 Lots or as a Whole**

***Lot 1 – 8.973 Acres – Guide Price - £100,000***

***Lot 2 – 9.689 Acres – Guide Price - £100,000***

***Tender Closing Date – 12 Noon on Friday, 6<sup>th</sup> June 2025***

**NICK CHAMPION LTD**

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Tel: 01584 810555 | Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# LAND AT THE HILLOCKS, HOPTON WAFERS, CLEOBURY MORTIMER, DY14 0EB

## Approximate Distances (Miles)

Cleobury Mortimer – 1.5, Clee Hill – 4.5, Tenbury Wells – 8, Ludlow – 9.5.

## Directions

From Cleobury Mortimer take the A4117 west towards Clee Hill/Ludlow and at Hollywaste, turn right onto Common Lane for Neen Savage/Catherton and take the first left for Hopton Wafers and the land will be found within 100 metres with Lot 1 on the left and Lot 2 on the right of the lane.

**what3words: ///sketches.gems.founders (Lot 1)**

## Situation and Description

The land is conveniently situated alongside the council road just 0.25 mile off the A4117. The land comprises of two parcels divided by the lane of level productive free draining grassland suitable for arable cropping. Each parcel consists of two fields with hedge and partially stock fenced external boundaries with some oaks providing shade and shelter. The land has a westerly aspect and lies between 200m and 219m.

**Lot 1 – 8.973 Acres, 3.631 Ha (coloured green).**

**Lot 2 – 9.689 Acres, 3.921 Ha (coloured red).**

**Lot 3 – The Whole – 18.662 Acres, 7.552 Ha.**

## Services

Mains water is connected to field troughs, however there is no legal right to this existing supply. There is the right to install a single new mains water supply from Lot 1 across the adjoining land of Hillocks Farm to the Severn Trent Water main adjacent to the A4117 to the south and if sold separately Lot 1 will covenant firstly, to exercise this right and lay the new pipe if requested to do so by Lot 2 at their joint and equal expense and secondly, to allow Lot 2 to lay a new pipe across Lot 1 to connect Lot 2 to the new supply subject to the installation of a sub meter by Lot 2 on the north eastern boundary of Lot 1 to measure the water consumed by Lot 2.

## Nitrate Vulnerable Zone (NVZ)

The land is not included within a designated NVZ.

## Timber, Sporting and Mineral Rights

So far as they are owned these are included in the sale.

## Basic Payment Scheme, Countryside Stewardship & SFI

The land is not in a Countryside Stewardship or Sustainable Farming Incentive scheme. No BPS delinked payments are included. Rural Payments Agency – Tel: 03000 200 301

## Easements, Wayleaves and Rights of Way

No public footpaths or bridleways cross over the land. A Mainline Pipelines Limited crosses under the land. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

## Natural Capital, Carbon Sequestration, Biodiversity Net Gain

The land may offer some investment potential.

## Planning Uplift

No overage will apply to this land sale.

## Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey and Land Registry Title data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The purchasers will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining boundaries nor the ownership thereof.

## Local Authority

Shropshire Council - Tel: 0345 678 9000

## Method of Sale

The property is for sale by informal tender with best offers invited on the Official Tender Form (available on request from the Selling Agents) from proceedable applicants on or before the closing date at **12 noon on Friday, 6<sup>th</sup> June 2025**.

## Tenure, Possession and Completion

Freehold – LR Title SL252321. Vacant possession on completion which is to be no later than 1<sup>st</sup> August 2025.

## Anti-Money Laundering

The Money Laundering Regulations 2017 require **all bidders** for the property to include certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) and proof of funding with their Tender Form – please contact the Agents for further information.

## Vendor's Solicitors

Norris and Miles, 6 Market Square, Tenbury Wells, Worcestershire, WR15 8BW.

Tel: 01584 810575 – Contact: Nick Walker.

Email: [post@norrismiles.co.uk](mailto:post@norrismiles.co.uk)

## Viewing

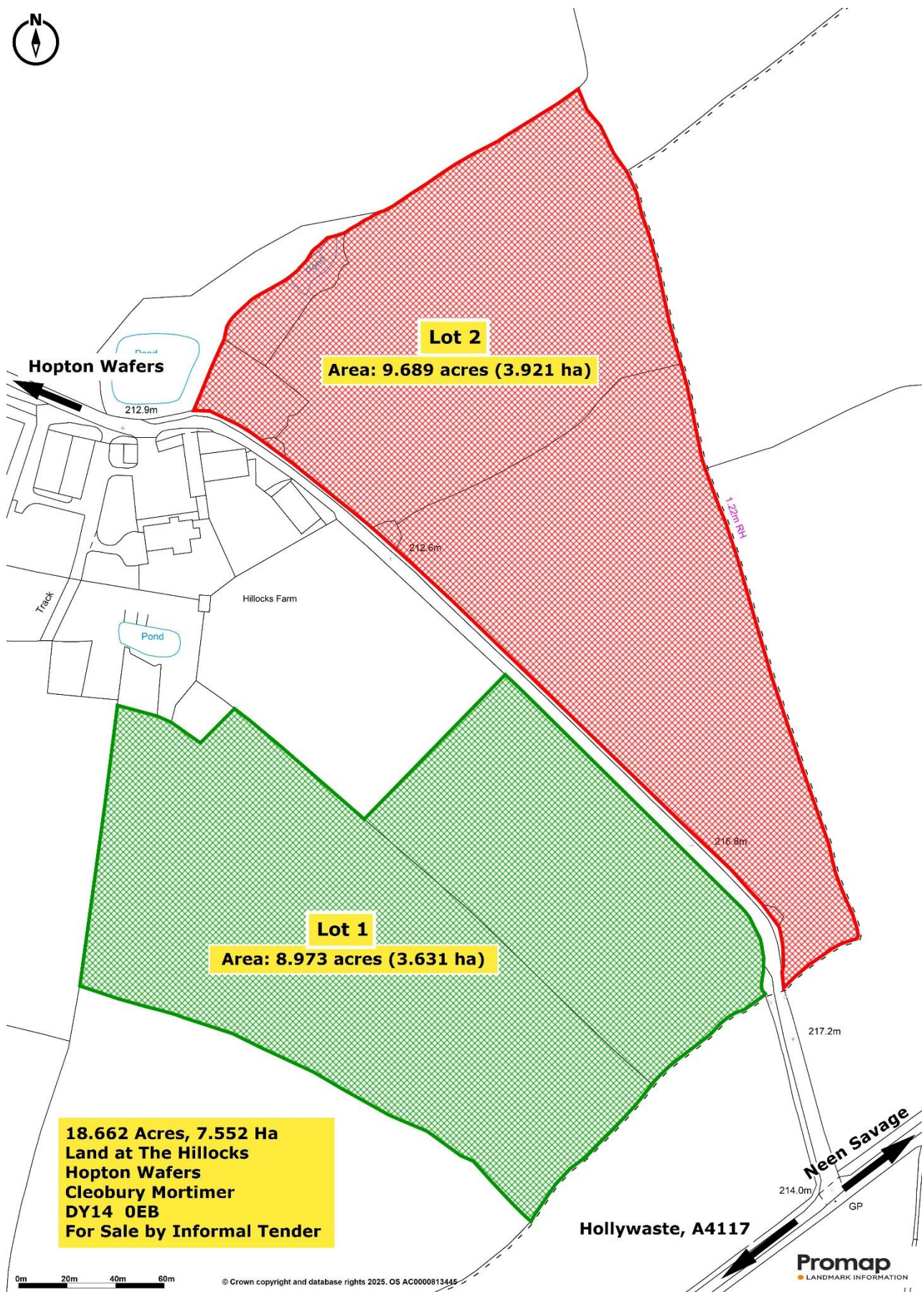
Contact Nick Champion – Tel: **01584 810555**

Ref: **NIC1216** – Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

View all of our properties for sale or to let at: [www.nickchampion.co.uk](http://www.nickchampion.co.uk)

Photographs & Particulars: April 2025. Particulars amended 08/05/2025 re water and 21.05.25 re acreage.





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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.





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**INFORMAL TENDER FORM (Rev 1) relating to  
ABOUT 18.662 ACRES OF LAND AT THE HILLOCKS, HOPTON WAFERS,  
CLEOBURY MORTIMER, SHROPSHIRE, DY14 0EB  
Land Registry Title Number SL252321.**

**BIDDER(S)** (Please complete all fields in block capitals)

**FULL NAME(S):** .....

.....

**ADDRESS:** .....

**POSTCODE:** ..... **EMAIL:** .....

**TEL NO:** ..... **MOBILE:** .....

**SOLICITOR:** .....

**ADDRESS:** .....

**POSTCODE:** ..... **CONTACT NAME:** .....

**TEL NO:** ..... **EMAIL:** .....

**I/WE OFFER (UNCONDITIONAL)** Subject to Contract (& in accordance with the sales particulars)

**LOT 1 – About 8.973 Acres - BID: £ (Sterling)** .....

**AMOUNT in words** (excluding Stamp Duty Land Tax (SDLT)):

..... **POUNDS**

**LOT 2 – About 9.691 Acres - BID: £ (Sterling)** .....

**AMOUNT in words** (excluding Stamp Duty Land Tax (SDLT)):

..... **POUNDS**

Informal tender form – Land at The Hillocks – 18.662 Acres





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**TENDER FORM – Land at The Hillocks, Hopton Wafers – Page 2**

**LOT 3 – The Whole - About 18.662 Acres - BID: £ (Sterling) .....**

**AMOUNT in words** (excluding Stamp Duty Land Tax (SDLT)):

..... **POUNDS**

**FUNDING ARRANGEMENTS & CONDITIONS OF SALE:**

Is cash available for the whole purchase? YES\* or NO\*

If NO, what percentage of the bid is subject to finance? .....%

Is finance agreed in principle with a lender? YES\* or NO\*

If YES, attach a copy of Agreement in Principle

Is the purchase reliant on the sale of a property? YES\* or NO\*

**EXCHANGE & COMPLETION**

**I/We agree to sign and exchange contracts within 28 days of contract issue.**

My/our preferred earlier completion date (if not 1<sup>st</sup> August 2025) is .....

Other comments: .....

**LEGAL**

**I/We have raised all queries of a legal nature prior to submission of an offer and are aware of the water supply amendments. Yes\*/No\***

**ANTI-MONEY LAUNDERING REGULATIONS 2017.**

All offerees must submit certified copies of photo ID (passport and/or driving licence) and proof of address documentation (council tax/utility bill/bank statement) with their tender or bring their documents into the office for photocopying in advance of the deadline for tenders.

**SIGNATURE(S): .....**

**DATE: .....**

Please complete this form in full; sign and date; scan and email back to [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk) or deliver in a sealed envelope marked 'Tender – Land at The Hillocks, Hopton Wafers'

**Tenders are to be received no later than 12.00 noon on Friday 6<sup>th</sup> June 2025 to Nick Champion, 16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA.**

\*Delete as applicable

Informal tender form – Land at The Hillocks – 18.662 Acres

