

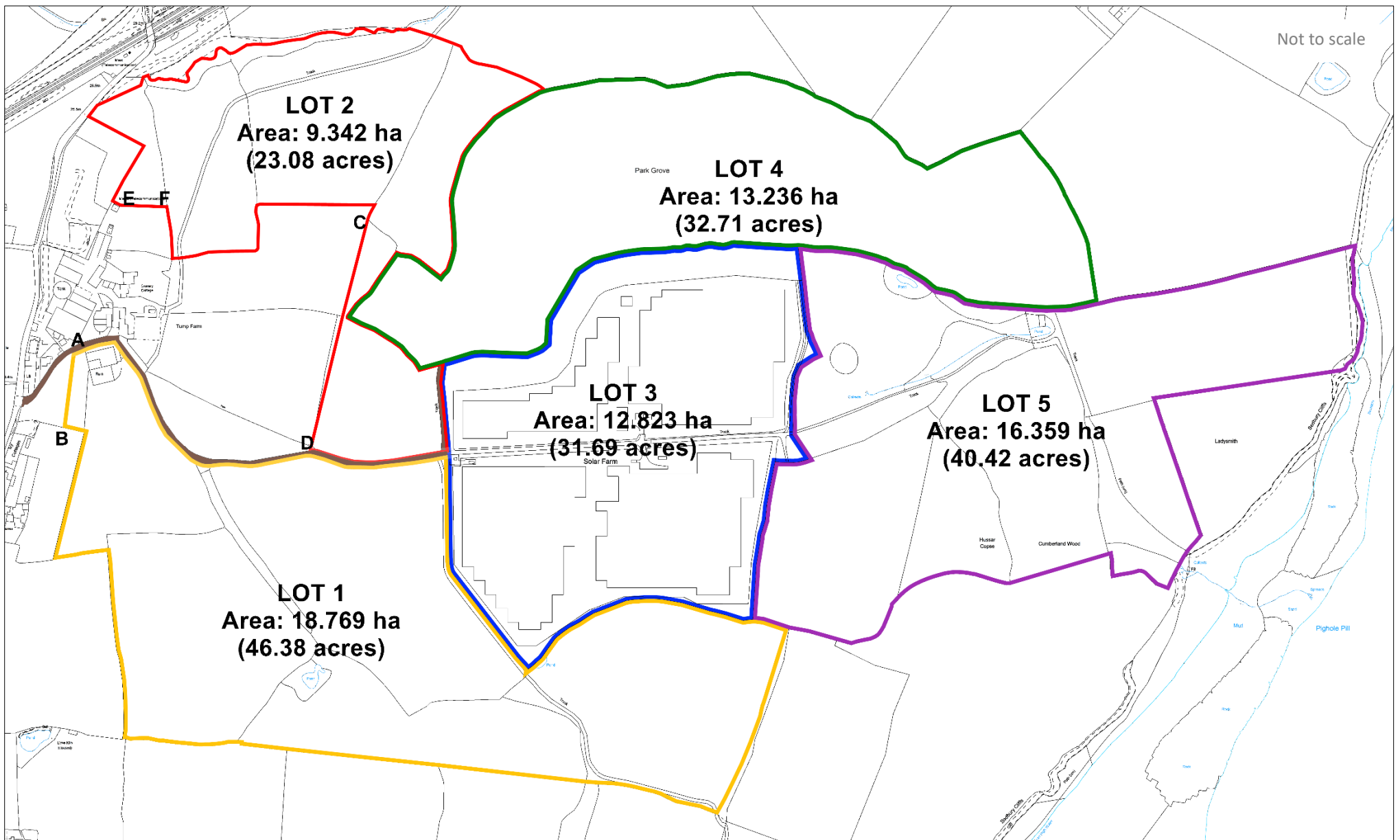


LAND AT TUMP FARM

FOR SALE BY FORMAL TENDER

GUIDE AS A WHOLE: £1,850,000

TENDER DATE – 12 NOON ON WEDNESDAY 14TH FEBRUARY 2024



- *An attractive block of farmland*
- *Approximately 174.28 acres (70.53 hectares)*
- *Nestled between the Severn Estuary and River Wye*
 - *Mixed Investment Opportunity*
 - *Available as a whole or in lots*

THE PROPERTY

Tump Farm extends to approximately 174.28 acres (70.53 hectares) of mixed farmland. The land is split across five lots and includes arable, pasture, woodland and a solar farm.

Postal Address - Tump Farm, Sedbury, Chepstow, Monmouthshire, NP16 7HN

DIRECTIONS

From the M48 Motorway, exit the Old Severn Bridge (Junction 2) take the A466 exit to Chepstow / Cas-gwent / A48. At the roundabout, take the 3rd exit onto Wye Valley Link Road / A466. Travel 1.2 miles to the roundabout and take the 3rd exit onto Newport Road / A48. After 1.4 miles turn right onto Beachley Road. At the roundabout, take the 2nd exit and stay on Beachley Road. After 0.4 miles turn left onto Sedbury Lane. The Property will be found on the right hand side after approximately 0.5 miles next to our 'for sale' board.

SITUATION AND DESCRIPTION

The farmland is situated to the east of Sedbury Lane and has access directly off the public highway at Lot 2, or through the farm via the farm access drive.

The land comprises a combination of productive arable land together with a range of farm buildings, a solar farm, permanent pasture and woodland extending to approximately 174.28 acres (70.53) hectares. The land is available as whole or in lots as follows:

Lot	Description	Size
1	Arable Land and Buildings	18.769 ha (46.38 ac)
2	Pasture Land	9.342 ha (23.08 ac)
3	Enclosed Solar Farm	12.823 ha (31.69 ac)
4	Deciduous Woodland	13.236 ha (32.71ac)
5	Arable and Pasture with woodland and Severn Estuary frontage	16.359 ha (40.42 ac)
	TOTAL	70.53 ha (174.28 ac)

METHOD OF SALE

The land is offered for sale by way of Formal Tender as a whole or in Lots. All tenders must be received by the selling agents by the deadline of 14th February 2024 at 12 Noon using the Tender Form provided.

Prospective Purchaser(s) are required to complete on contract(s) within 28 days of the Tender Deadline, as stipulated in the Legal Pack.

LEGAL PACK

A legal pack including the Form of Tender, Sales Contract and Pre-Contract Enquiries is available by request of the Selling Agent, subject to a charge of £15 + VAT per pack payable in advance.

CROPPING

2023 cropping can be summarised as follows:-

Lot 1 - Forage Maize

Lot 2 - Forage Maize and Permanent Grass

Lot 3 - NA

Lot 4 - NA

Lot 5 - Forage maize and Permanent Grass

The Purchaser(s) will not be required to take on existing cropping and there is no ingoing valuation levied. On completion, the land forming Lots 1,2 and 5 will be delivered up in either stubble or grass cover.

SERVICES

A water supply currently serves the Property but cannot be warranted to third parties. A copy of the clean water apparatus plan is included in the Legal Pack. Reserved utility rights may be required, and the cost of sub-division will be levied on the Purchaser(s). The Property is not currently serviced by a mains electricity connection or mains drainage.

TENURE AND POSSESSION

The Property is offered freehold with vacant possession available on completion of the sale(s), with the exception of Lot 3, as subject to a long-term commercial lease.

PLANNING

Potential purchasers are free to make their own enquiries of the Local Planning Authority.

LOCAL AUTHORITY

Forest of Dean District Council, Council Offices, High Street, Coleford, GL16 8HG

SPORTING, TIMBER, & MINERAL RIGHTS

All sporting, timber, and mineral rights are included.

RIGHTS OF WAY, EASEMENTS, AND COVENANTS

The Property is sold subject to all 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.

The Vendor reserves a right of access (for all purposes) over Lot 3 and Lot 5 for the benefit of retained land known as 'Ladysmith Wood', as detailed in the Legal Pack.



SPECIAL CONDITIONS OF SALE

The Accessway shown coloured brown on the Sale Plan is retained by the Vendor. Right(s) of access will be granted to the Purchaser(s) over the Accessway, together with future maintenance obligations.

Lot 3 (the Solar Farm) will be sold subject to a development overage clause. Overage will be triggered by re-energisation of the Solar Farm on termination of or renewal of the existing commercial lease. The Vendor and their successors in title will be entitled to 30% of the net increase in market value.

The Purchaser of Lot 1 will be required to erect and thereafter maintain a new stock-proof fence between points 'A' and 'B' as shown illustrated on the Sales Plan.

The Purchaser of Lot 2 will be required to erect and thereafter maintain two new stock-proof fences between points 'C' and 'D', together with points 'E' and 'F' as shown illustrated on the Sales Plan.

The specification of such fencing will comprise post and wire, as further detailed in the Legal Pack.

VIEWING

All viewings to be arranged by prior appointment with the Selling Agent. We ask that all viewing parties are as vigilant as possible when visiting the Property for your own personal safety, in particular around any livestock.

SOLICITORS

Thrings Solicitors, The Paragon, Counterslip, Redcliffe, Bristol, BS1 6BX

FOA: Ian Goodwin
Email: igoodwin@thrings.com

PLANS, AREAS AND SCHEDULES

The sale plan has been prepared for guidance only and no guarantee or warranty as to its accuracy is given or implied.

AGENT'S NOTES

No Basic Payment Scheme (BPS) entitlements or de-linked payments are included in the sale. There are no live stewardship schemes associated with the Property.

North & Letherby ('we') have made every effort to ensure the accuracy of these particulars, however we give notice that all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility, and any prospective applicants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them as statements or representation of fact. Furthermore, these particulars do not form part of any offer or contract and must not be relied upon as such. The information should be treated as guidance only, and along with measurements, areas, or other statements; should not be treated as comprehensive.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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