

# New Road Farm, Swindon, Dudley, DY3 4PP



For Sale by Formal Tender – As a Whole or in up to 8 Lots

Land, commercial and equestrian property with approx. 77.27 acres (31.27 ha) of pastureland, manège, commercial buildings and solar PV array offering excellent income potential.



# New Road Farm, Swindon, Dudley DY3 4PP



Land, commercial and equestrian property available as a whole or in up to 8 Lots  
For Sale by Formal Tender closing at 12 noon on Friday 12<sup>th</sup> July 2024

## INTRODUCTION

Bruton Knowles are delighted to have received kind instructions to offer for sale by formal tender land, commercial and equestrian property with a range of buildings (total GEA approx. 17,400ft<sup>2</sup>, use class B8), approx. 77.27 acres of paddocks and manège with a grass livery enterprise and a 250kW solar PV array. Available as a whole or in up to 8 lots. It is within easy reach of Wombourne and there is excellent outriding over nearby Highgate Common. The property is currently let on a number of different agreements providing a useful income.

## DESCRIPTION

### Lot 1 – Guide Price £525,000

Shown in green on the plan - a range of commercial buildings and former stables together with a hard car parking area. Currently permitted use for the buildings is use class B8 and E (g) (i) and (ii) (storage and distribution, offices, research and development).

### Building 1 (30ft x 35ft approx.)

Two bay steel portal frame with roller shutter door, tarmac floor and box profile steel cladding.

### Building 2 (102ft x 45ft approx.)

Steel portal frame with roller shutter door, concrete floor and box profile steel cladding.

### Building 3 (72ft x 13ft approx.)

Lean-to extension to Building 2. Timber former

### Building 4 (139ft x 31ft approx. L shaped)

Timber former stables with 12 loose boxes.

### Building 5 (96ft x 17ft approx.)

Timber former stables with 6 loose boxes.

### Building 6 (21ft x 18ft approx.)

Timber former feed room.

### Building 7 (20ft x 16ft approx.)

Timber former tack room with WC.

### Lot 2 – Guide Price £100,000

Shown in orange on the plan – approx. 3.13 acres of paddocks including a 20m x 40m manège with a rubber and sand surface.

### Lot 3 – Guide Price £70,000

Shown in blue on the plan – approx. 3.93 acres of paddocks.

### Lot 4 – Guide Price £225,000

Shown in brown on the plan – approx. 15.14 acres of paddocks.

### Lot 5 – Guide Price £225,000

Shown in red on the plan – approx. 15.69 acres of paddocks.

### Lot 6 – Guide Price £260,000

Shown in purple on the plan – approx. 18.85 acres of paddocks.

### Lot 7 – Guide Price £200,000

Shown in blue on the plan – approx. 11.35 acres of paddocks.

### Lot 8 – Guide Price £500,000

Shown in yellow on the plan – approx. 7.37 acres of paddocks including 250kW ground mounted solar PV array providing an expected annual income of over £53,000 based on the average generation since installation. The Feed in Tariff (FIT) is payable for a further 12.5 years. Current FIT is 12.88p and export price is 10.5p per unit. Modern building with permitted use for use class B8 and E (g) (i) and (ii) (storage and distribution, offices, research and development).

### Building 8 (80ft x 65ft approx.)

Four bay steel portal frame with sheeted sliding doors, stone floor, concrete panels and box profile steel cladding together with open sided lean to. Constructed in 2015 and housing the inverters for the solar PV. Accessed from Smestow Road.

## ACCESS

There is direct roadside access to Lots 1, 3, 4 and 6. Lots 2, 5, 7 and 8 will have rights of access with vehicles granted over hard tracks from the highway with shared maintenance responsibilities. Lots 6, 7 and 8 will have the benefit of a right of access on foot or with horses to the gateway on New Road.



## SERVICES

There is a shared water supply to all lots. There are separate electricity supplies to Lots 1 and 8.

## TENURE

Freehold. All lots are subject to tenancy. Further details are available from the agents.

## FIELD BOUNDARIES

The boundaries to all lots are well defined with a combination of mature hedgerows and livestock fencing.

## RESTRICTIONS ON USE

Part of Lot 4 is subject to a restrictive covenant restricting the use to agricultural, horticultural or equestrian use only.

## SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights are included in the sale. All timber and mineral rights are included in the sale.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

## VIEWING

Viewing is strictly by appointment with Bruton Knowles. The viewing days will be Friday 7<sup>th</sup> June 10.00-12.00 and Wednesday 19<sup>th</sup> June 10.00-12.00. Please call 01568 610007 to book onto a viewing day. All viewing is undertaken at your own risk.

## LOCATION & DIRECTIONS

The land takes access from the single track roads known as Smestow Road and New Road. From

Wombourne take the B4176 towards Bridgnorth. Take the first left onto Smestow Road and after approx. 0.5 miles the entrance to Lots 6, 7 and 8 will be found on the right hand side.

W3W: ///unrated.relishing.bucket

For Lots 1 to 5, continue along Smestow Road and take the first right onto New Road. Access to the lots is on the right hand side.

W3W: ///bulge.drama.warnings

## METHOD OF SALE

The land is to be offered for sale by Formal Tender with tenders closing at 12 noon on **Friday 12<sup>th</sup> July 2024**. For any enquiries of a legal nature, please contact the solicitors. Tenders are to be delivered to:

Bruton Knowles Ltd  
Easters Court  
Leominster  
Herefordshire  
HR6 0DE

and marked:

“Tender – New Road Farm, Swindon.”

The tender forms and legal pack will be available from the seller’s solicitor and agent at least seven days prior to tenders closing.

Tenders must be accompanied by a cheque for the full deposit of 10% and the remaining 90% will be payable upon completion.

N.B. Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the seller’s

particulars is for guidance only and should not be relied upon.

## COMPLETION DATE

The proposed completion date is 9<sup>th</sup> August 2024.

## MONEY LAUNDERING

In order to comply with anti-money laundering legislation all persons intending to bid for the site by formal tender should include with their tender photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

## CONTACT

### Agent

Bruton Knowles  
Easters Court  
Leominster  
Herefordshire  
HR6 0DE

Charlotte Ibbs MRICS FAAV

**Tel:** 01568 610007

**Mob:** 07484 915723

**Email:** charlotte.ibbs@brutonknowles.co.uk

### Solicitor

ORJ  
New Zealand House  
160-162 Abbey Foregate  
Shrewsbury  
SY2 6FT

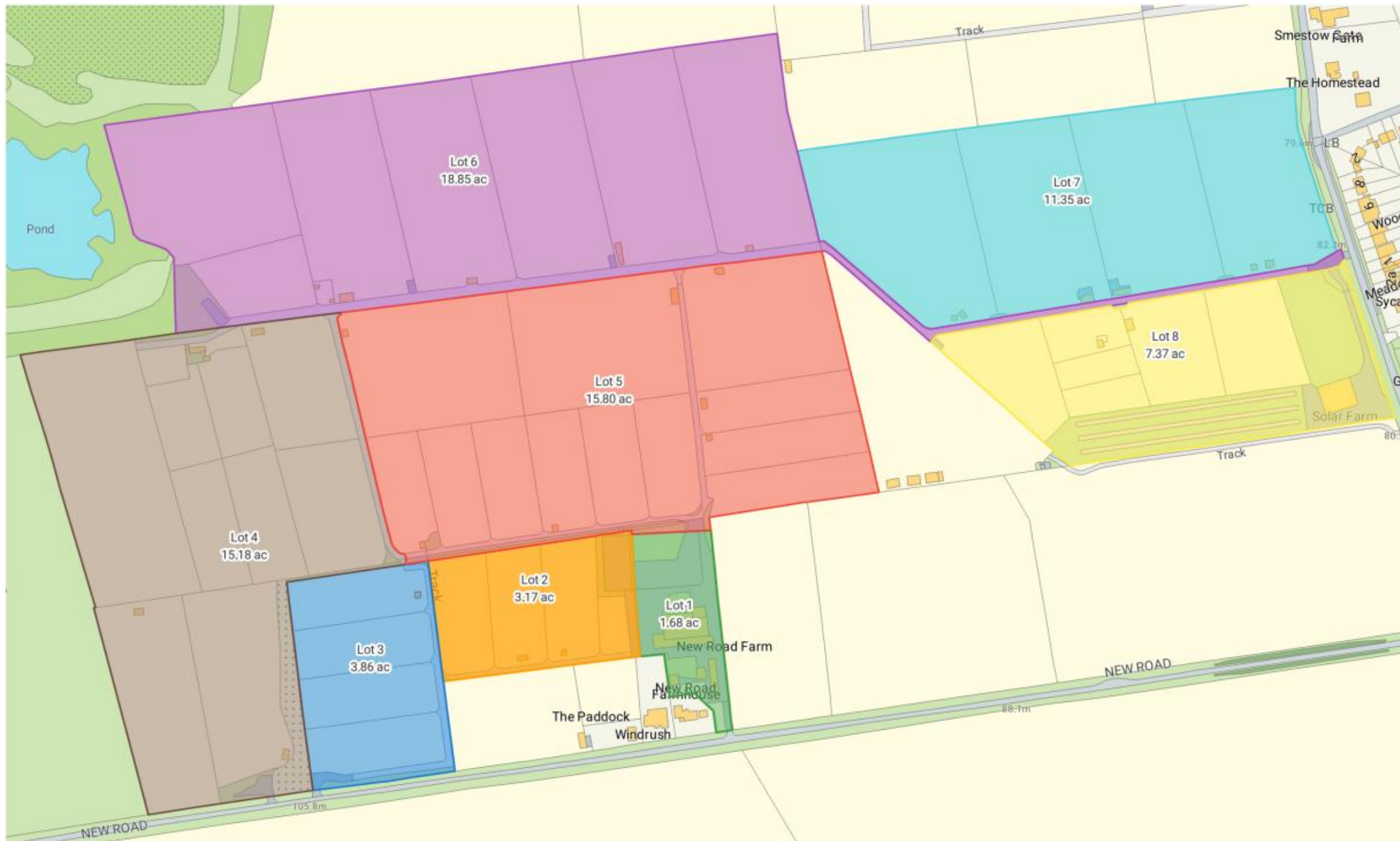
Terry Jones

**Mob:** 07980 415451

**Email:** terry.jones@orj.co.uk







NOT TO SCALE

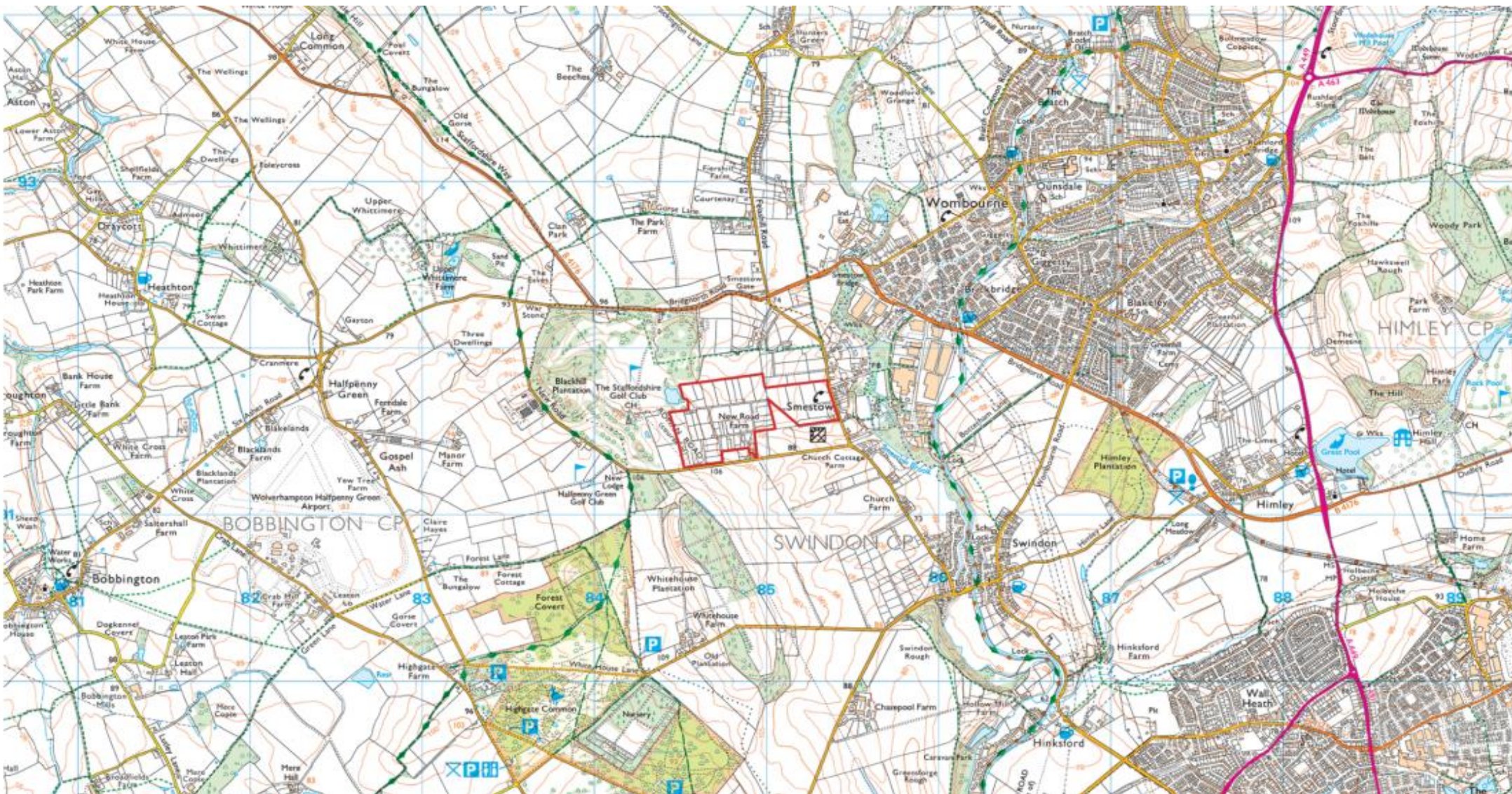
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### Lotting Plan

**BK** Bruton Knowles

**Leominster Office**  
 Easters Court, Leominster, Herefordshire  
 Tel: +44 (0) 1568 610 007



**REGULATORY** - Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.