

# News Release

4 October 2016

**Knight Frank News – Island Auction success  
Osier Island sells at 47% over guide in a packed auction room.**



The Regional Farms Team, Worcester Office and Auction Department of Knight Frank can report another successful outcome of the recent collective land and property auction which took place on Tuesday 27 September 2016, at the Hadley Bowling Green Inn, Worcestershire - that included two parcels of farmland, development land and an Island on the River Avon.

The arable land totalled just under 60 acres and was sold in two lots. Lot 1, the smaller block, sold 41% over guide. It was part of a larger commercial farm that had been broken up and sold in part earlier this year and last year by Knight Frank. The auction stirred up the interest in the last blocks of land especially from neighbouring land owners.

Osier Island had created a high level of interest building up to the auction with a feature in virtually every national paper and a slot on the BBC Midlands Today News, as well as more than 100 viewings carried out by boat as this was the only means of access. Competitive bidding saw the Island eventually selling at 47% over the guide price, for £280,000, to a solicitor representing the client, having been given instructions whilst he was overseas in Italy.

Auction proves to be a good method of sale for the right property. If it is a one off opportunity that is unique and offers potential it will be a good auction. An exchange of contracts on the night is a main benefit and the PR also brings in a number of other leads. Auction as a business generation opportunity is something the Worcester office has always taken advantage of.

**The Regional Farms Team, Worcester Office and Auction Department have another exciting auction on the 2<sup>nd</sup> November with six lots for sale. This includes a development opportunity with a barn for conversion in 130 acres of farmland, a farm and courtyard of barns and a building plot on the Worcestershire and Herefordshire borders.**

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For further information please speak to Will Kerton, James Prewett or Charles Probert.



**ISLAND - SOLD**

**SOLD: £280,000**

River Avon, Wyre Piddle, Worcestershire  
SOLD FOR 47% ABOVE THE AUCTION GUIDE PRICE  
A FREEHOLD ISLAND in the River Avon. Unique detached 2 bedroom timber house with garden. Moorings. Woodland. Full Riparian rights. In all about 0.44 of an acre.

**LAND - SOLD**

**SOLD: £191,000**

Hadley, Near Ombersley, Worcestershire  
SOLD FOR 41% ABOVE THE AUCTION GUIDE PRICE  
Lot 1: Parcel of productive arable land at Ladywood Lane 18.43 acres (7.46 hectares).

**LAND - SOLD**

**SOLD: £300,000**

Hadley, Near Ombersley, Worcestershire  
SOLD AT THE AUCTION GUIDE PRICE  
Lot 2: Parcel of productive arable land at Ombersley Road 39.87 acres (16.13 hectares).

**Knight Frank**

**AUCTION SALES SUCCESS**

Please contact our dedicated Auction Team for details and advice if you are thinking of selling your property or land by auction.

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KnightFrank.co.uk/property-auctions

@KnightFrank  
KnightFrank.co.uk  
onTheMarket.com

If you wish to find out more about the auction process or are considering entering property or land for sale by auction give Will Kerton a call directly on 07799 478 833 or refer to <http://www.knightfrank.co.uk/property-auctions/> for further information.



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## Notes to Editors

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