



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LAND AT HARES BROOK, BERRINGTON ROAD, TENBURY WELLS, WORCESTERSHIRE, WR15 8EN

About 45.84 acres, 18.545 hectares.

A strategic block of pastureland with a barn and amenity woodland set close to Tenbury Wells.

LOT 2



For Sale by Formal Tender in 3 Lots

Tender Closing Date – 12 noon on Friday, 22nd April 2022

Lot 1 – 9.12 acres – 3.692 hectares – Pastureland and Woodland - £75,000 +

Lot 2 – 20.42 acres – 8.262 hectares – Pastureland - £175,000 +

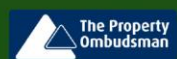
Lot 3 – 16.30 acres – 6.595 hectares – Pastureland and a Barn - £150,000 +

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | **Email:** info@nickchampion.co.uk

www.nickchampion.co.uk



Approximate Distances (miles)

Tenbury Wells – 0.5, Ludlow – 9, Leominster – 9.

Directions

From Teme Street, Tenbury Wells, take the A4112 in the direction of Leominster via Market Street and Cross Street and turn right onto Berrington Road. Proceed up to the edge of the town and then take the first turn left onto Haresbrook Lane for Lots 2 and 3 or proceed on towards Berrington for Lot 1. The Lots will be identified by Nick Champion 'For Sale' boards.

Situation and Description

Lot 1 has frontage to and access off Berrington Road and is bordered by the Bednal brook all along its western boundary. Lot 2 adjoins Lot 1 and has frontage and access off the no through road leading to Haresbrook Park Care Home and Lot 3 lies opposite on the east side of the lane and also adjoins a byway which leads out onto the A4112 opposite Saltbox Lane.

Lot 1 – About 9.12 acres – 3.692 hectares.

See plan as outlined in green.

An attractive block of pastureland and amenity woodland which adjoins the Bednal brook. A pool (breached) provides an additional water supply. The land extends southwards through an area of rough grazing into a parcel of mixed amenity woodland which is a haven for wildlife. Lot 1 provides purchasers with the opportunity to acquire a bit of unspoilt 'old England' with the potential for sporting and leisure uses, harvesting timber, tree planting or simply enjoying the treats of the countryside.

Lot 2 – About 20.42 acres – 8.262 hectares.

See plan as outlined in red.

A ring-fenced block of useful, mainly level pastureland with the potential for arable cropping. Contained within three fields the land has some fine veteran oak and ash trees providing shelter for livestock and benefits from a shared water supply to field troughs. The land may have some future strategic potential.

Lot 3 – About 16.30 acres – 6.595 hectares.

See plan as outlined in blue.

A ring-fenced block of productive level pastureland with the added benefit of a Farmplus open fronted 3 bay field barn/sheep shed (45'6" x 16'8"). Contained within three fields, the land has mature hedgerow oak and ash trees providing shelter and also benefits from the shared water supply to a field trough. The land may have some future strategic potential. (N.B an adjacent 4.23 acres field in separate ownership is also for sale by auction, details on request).

Services

It is assumed that an unmetered shared mains water supply is connected to Lots 2 and 3, prospective purchasers are advised to make their own enquiries as to the connections. Lot 2 will be required in the Contract to re-site the field trough currently set between Lots 1 and 2. It is understood that there is a Severn Trent water main on the north side of the Berrington Road.

Severn Trent Water – Tel: 0800 707 6600.

Lots 2 and 3 have overhead electricity lines crossing over the land.

Western Power Distribution – Tel: 0800 096 3080.

Nitrate Vulnerable Zone (NVZ)

The land is not included in an NVZ.

Timber, Sporting and Mineral Rights

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

Basic Payment Scheme and Stewardship

16.76 BPS Non-SDA entitlements will be taken to by the purchasers at an additional cost of £180 (inclusive of VAT) per entitlement (see Contract). The 2022 Basic Payment will be available to claim. The land is not currently entered in any Countryside Stewardship or Woodland Creation Schemes but is ideally suited.

Rural Payments Agency – Tel: 03000 200 301

Easements, Wayleaves and Rights of Way

Lots 2 and 3 have a public footpath crossing over the land and are also approached off a section of private road (see plan highlighted in orange). Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

Planning Uplift

An overage will be included in favour of the Vendor (and his heirs) for any planning permission equating to 50% of the enhancement in value for a period of 50 years from the completion date (see Contract).

Local Authority

Malvern Hills District Council – Tel: 01684 862151

Method of Sale

The land is for sale by Formal Tender in 3 Lots or in any combination of Lots. The legal packs and official tender form will be available by e-mail on request from Norris & Miles Solicitors. A tender is either to be accompanied by a cheque or bank draft for 10% of the total bid price (excluding SDLT) made payable to Norris & Miles Solicitors or held by your Solicitors pending transfer on despatch of confirmation of acceptance of an offer and returned in a sealed envelope marked 'Land at Haresbrook' to Nick Champion, 16 Teme Street, Tenbury Wells, WR15 8BA no later than 12 noon on Friday, 22nd April 2022.

Tenure, Possession and Completion

The land is freehold and vacant possession will be given on completion on 6th May 2022 (or earlier by agreement).

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) with their tender form and evidence of the source of funding for the purchase.

Vendor's Solicitors

Norris & Miles Solicitors

6 Market Square, Tenbury Wells, WR15 8BW.

Tel: 01584 810575 – contact Mr. H.R. Griffiths.

E-mail: post@norris-miles.co.uk

Viewing

Contact Nick Champion – Tel: 01584 810555

Ref: NIC1060

E-mail: info@nickchampion.co.uk

View all of our properties for sale or to let at:
www.nickchampion.co.uk

Photographs taken on 24th February 2022.

Particulars prepared: March 2022.

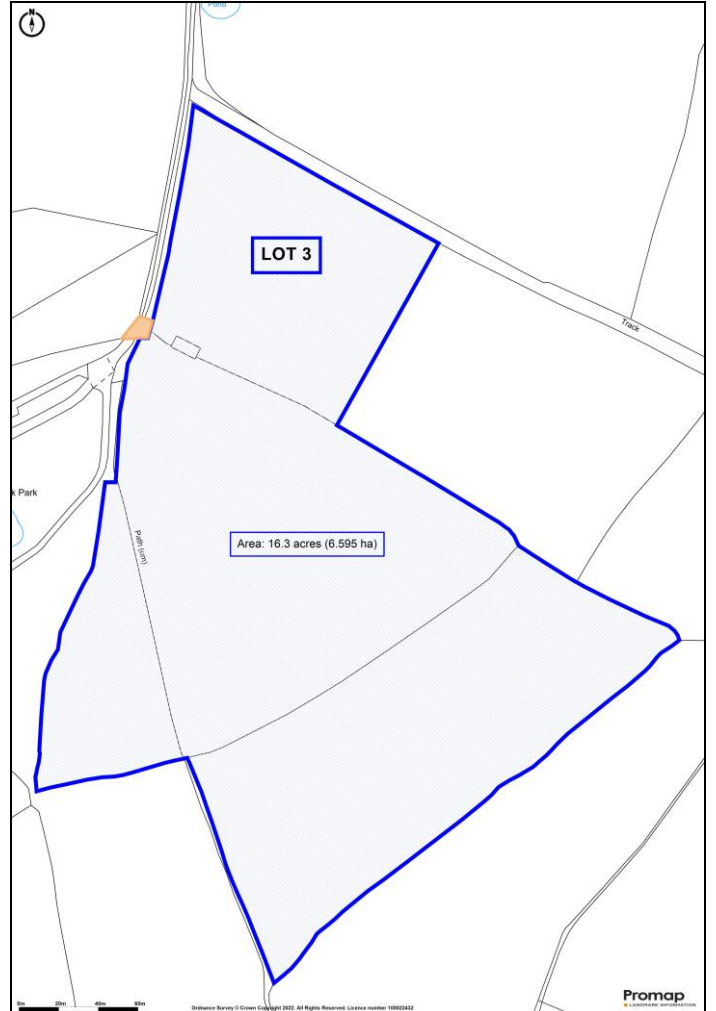
LOT 2

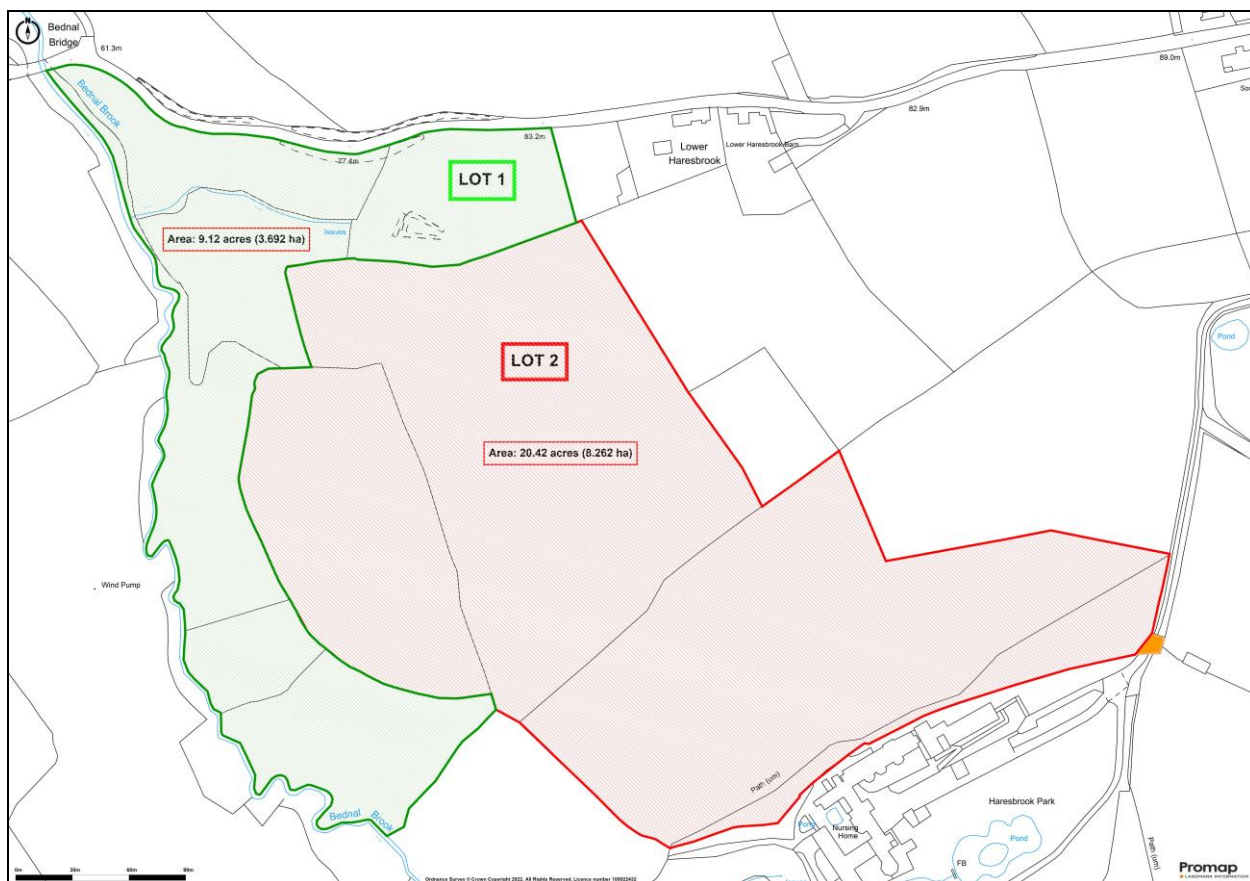


LOT 3



LOT 3





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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.