



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**LAND OFF HARESBROOK LANE, TENBURY WELLS, WORCESTERSHIRE, WR15 8FD**

**A USEFUL LEVEL PASTURE FIELD CLOSE TO TENBURY WELLS**

**ABOUT 4.21 ACRES – 1.705 HECTARES**

**AUCTION GUIDE PRICE: £60,000**



**FOR SALE BY PUBLIC AUCTION**

SUBJECT TO THE CONDITIONS OF SALE

**ON WEDNESDAY, 27<sup>th</sup> APRIL 2022 AT 6.00PM**

**AT THE FOUNTAIN INN, OLDWOOD, TENBURY WELLS, WORCESTERSHIRE, WR15 8TB**

**NICK CHAMPION LTD**

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

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



# LAND OFF HARESBROOK LANE, TENBURY WELLS, WORCESTERSHIRE, WR15 8FD

## Approximate Distance

Tenbury Wells – 1 mile.

## 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 and after 250 metres turn left onto the byway and the double gated field entrance is 150 metres along on the right hand side as identified by a Nick Champion 'For Sale' board.

## Situation and Description

**NG7117 – About 4.21 acres – 1.705 hectares**

**Land Registry Title Number WR130307**

A useful level and productive grazing and mowing field with the benefit of water connected to a field trough and set amidst very attractive countryside. The field may have some future strategic potential due to its proximity to Tenbury Wells and will appeal to a range of bidders.

## Nitrate Vulnerable Zone (NVZ)

The land is not included in an NVZ.

## Basic Payment Scheme

The land is eligible for the BPS and the Purchaser will take to 1.71 entitlements at an additional cost of £307.80.

Rural Payments Agency Helpline – Tel: 03000 200 301

## Services

It is understood that the land has a shared unmetered mains water supply connected. A 3-phase overhead electricity line crosses over the land. Prospective Purchasers are advised to make their own enquiries about mains service connections.

## Easements, Wayleaves and Rights of Way

All prospective Purchasers 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 Vendors (and their 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

## Conditions of Sale

The property will unless previously withdrawn, be sold subject to the Common Auction Conditions (4<sup>th</sup> Edition, 2018) and the Special and General Conditions of Sale which have been settled by the Vendors' Solicitors. These Conditions are available on request by email from the Vendors' Solicitors and may also be inspected in the Saleroom prior to the time of the sale, but they will not then be read. The Purchaser will be deemed to bid on the terms contained in the Conditions and shall be deemed to have purchased with full knowledge thereof, whether or not they shall have read the said Conditions.

## Tenure, Exchange and Completion

Freehold, with vacant possession on completion, which is set for Wednesday, 11<sup>th</sup> May 2022 (or earlier by agreement). The successful Purchaser(s) (or their Agent) will be required to sign the contract of sale immediately after the Auction and pay a 10% deposit by cheque to the Vendors' Solicitors.

## Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017

To comply with the Regulations, Purchasers will be required to provide proof of ID and address on the fall of the hammer and provide details of funding for the purchase. We recommend a current signed passport as proof of identity and a UK or EEA photocard driving licence as proof of address and can provide a list of other acceptable documents on request.

## Buyer's Administration Fee and Registration

All bidders must pre-register with the Auctioneers and collect a bidding number. The successful Purchaser(s) will be liable to pay a Buyer's Administration Fee of 1.2% inclusive of VAT of the sale price with a minimum charge of £720 inclusive of VAT to Nick Champion on the fall of the hammer.

## Vendors' Solicitors

Norris and Miles Solicitors

6 Market Square, Tenbury Wells, WR15 8BW

Tel: 01584 810575

E-mail: [post@norrismiles.co.uk](mailto:post@norrismiles.co.uk)

Contact – Mr. Nick Walker

## Auctioneer

Nick Champion – FNAEA, FNAVA

Tel: 01584 810555

E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

## Viewing

At any reasonable time on production of these particulars.

To view all our properties for sale and to let go to: -

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

Particulars prepared: March 2022

Photographs taken: 10<sup>th</sup> February 2022



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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.