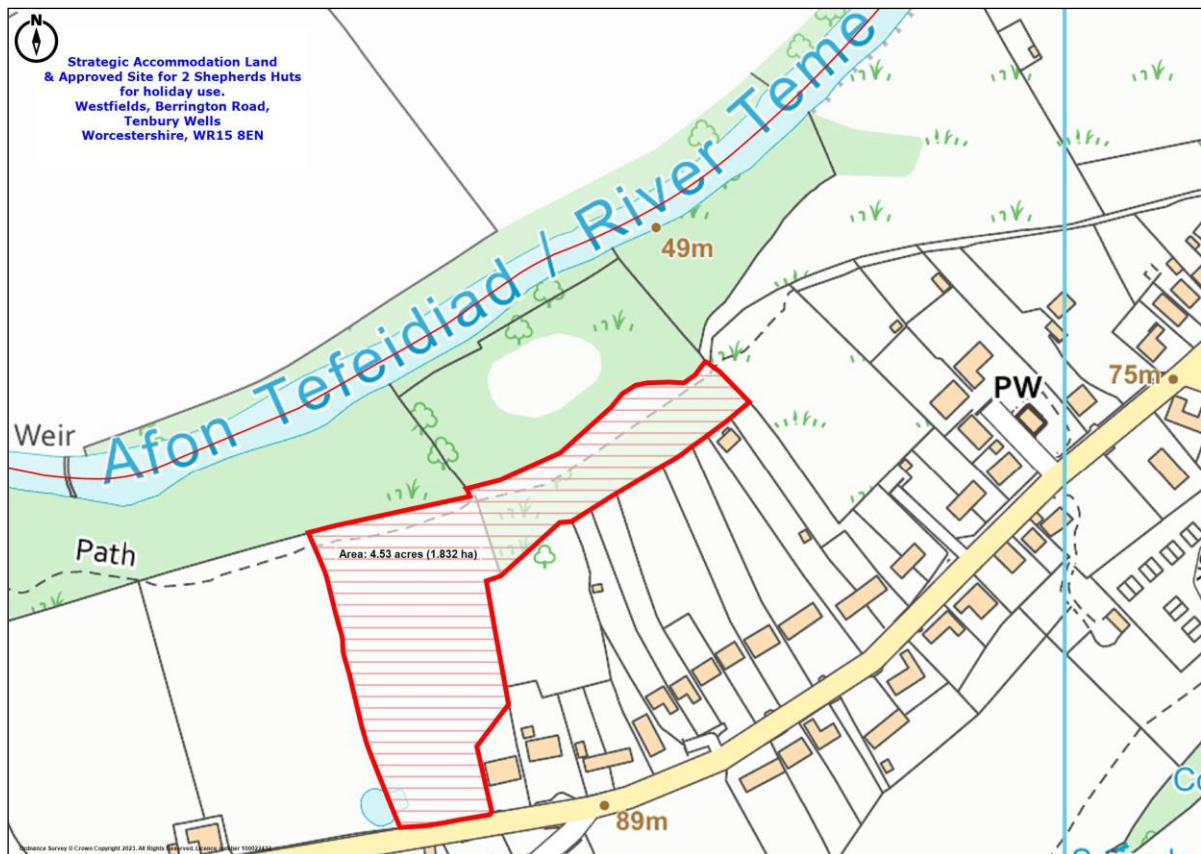




LAND OFF BERRINGTON ROAD, TENBURY WELLS, WORCESTERSHIRE, WR15 8EN – ABOUT 4.53 ACRES, 1.832 HECTARES

STRATEGIC ACCOMMODATION LAND AND APPROVED SITE FOR TWO SHEPHERD'S HUTS FOR HOLIDAY LETS

- PRIME EDGE OF TOWN SETTING
- POSSIBLE FUTURE DEVELOPMENT POTENTIAL
- BUSINESS DEVELOPMENT OPPORTUNITY
- EASY ACCESS TO MANY GOOD COUNTRY WALKS
- PASTURE, ORCHARD, WOODLAND & POND
- LEISURE, EQUESTRIAN & EDUCATIONAL POTENTIAL



FOR SALE BY PRIVATE TREATY

GUIDE PRICE: OFFERS OVER £150,000

LAND OFF BERRINGTON ROAD, TENBURY WELLS, WORCESTERSHIRE, WR15 8EN

APPROXIMATE DISTANCES (MILES)

Tenbury Wells (Town Centre) – 1, Ludlow – 9, Leominster - 9, Bromyard – 11, Kidderminster - 18, Hereford – 21, Worcester - 21.

SITUATION AND DESCRIPTION

The land is attractively and peacefully situated at the top of Berrington Road on the edge of town. The land has road frontage and adjoins a woodland backdrop to the north which slopes down to the River Teme. The strategic location may offer the opportunity for future development subject to planning. The land currently benefits from planning permission for two Shepherd's Huts for holiday lets providing the opportunity for the development of a profitable letting enterprise in an ideal location within walking distance of the town centre and all amenities as well as having access to several nearby public footpaths traversing the glorious local countryside.

The land is mainly level to gently sloping pasture and includes part of a pond, a parcel of traditional orchard with a two bay field shelter and a strip of woodland. Ideal for hobby farming or horse and pony grazing, the back land may also have some capital growth potential due to it adjoining the gardens of at least a dozen residential properties.

SERVICES

A water main is believed to cross under the land alongside Berrington Road. Mains electricity is nearby but not connected. Applicants are advised to make their own enquiries about the provision of services to the relevant utility companies.

TIMBER, SPORTING AND MINERAL RIGHTS

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

FIXTURES AND FITTINGS

Only those specifically mentioned in the particulars and Contract are included in the sale; all other items are excluded.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public footpath crosses over the land alongside the northern boundary and is fenced off internally from the land into which it has two pedestrian gated accesses. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

PLANS AND BOUNDARIES

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The Purchaser will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendors nor the Vendors' agents will be responsible for defining boundaries or ownership thereof.

PLANNING

Planning permission was approved on appeal on 20/03/2023 for two Shepherd's Huts for holiday lets.

See Appeal Ref: APP/J1860/W/22/3305536 and drawing number: 344/21/PL101 as attached.

Applicants are advised to make their own enquiries as to the planning potential specific to their own requirements.

NATURAL CAPITAL, CARBON SEQUESTRATION AND BIODIVERSITY NET GAIN

The land may offer developers some investment potential.

OVERAGE

An overage of 20% for each planning permission over a period of 25 years commencing from October 2020 applies to the land. Details available upon request.

TENURE

Freehold with vacant possession on completion.
Land Registry Title Number: WR194307

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

METHOD OF SALE

The property is offered for sale by private treaty.

ANTI MONEY LAUNDERING

The Money Laundering Regulations 2017 require the prospective Purchaser of the property to provide satisfactory certified copies of proof of ID, address and funding – please contact the Agents for further information.

VIEWING

By prior appointment with Nick Champion, Sole Agents

Tel: 01584 810555

E-mail: info@nickchampion.co.uk

To view all of our properties for sale and to let, go to:-
www.nickchampion.co.uk

VENDORS' SOLICITORS

MFG Solicitors

Adam House, Birmingham Road, Kidderminster, DY10 2SH

Tel: 01562 820181

Attention: Mr. Justin Parker

E-mail: justin.parker@mfgsolicitors.com

Photographs taken on 24th May 2023

Particulars prepared: 24th May 2023

Particulars updated: 13th September 2023

what3words: [///unheated.tailors.respond](https://www.what3words.com/unheated.tailors.respond)

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Do not scale from this drawing, written dimensions take
All dimensions to be checked on site before
commencement of any work.

NOTES:
This drawing based on the Topographical Survey drawing
prepared by Michael Sweeney Ltd and
Survey 1000231743 © Crown copyright 2019 Ordnance
Survey 1000231743

Revisions:

Client:
Mr Cliff Slade

Job Title:
Proposed Holiday lets
Land off Berrington Road,
Tenbury Wells
Worcestershire, WR 15 8EN

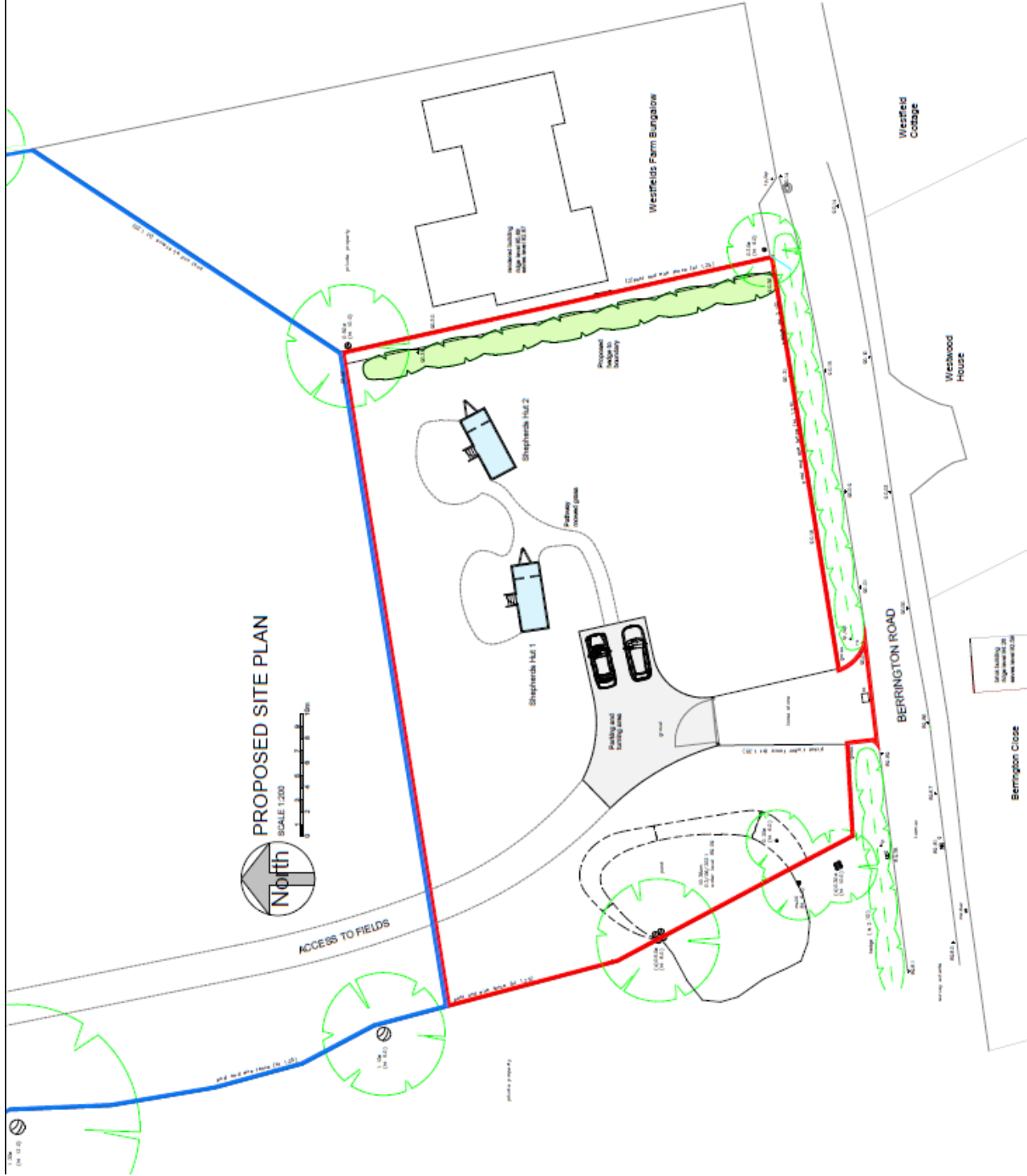
Drawing:
Proposed Site Plan

Scale	Date
1:200	September 2021
Drawn by	Checked by
JPU	JPU

Drawing number
344/21/PL101

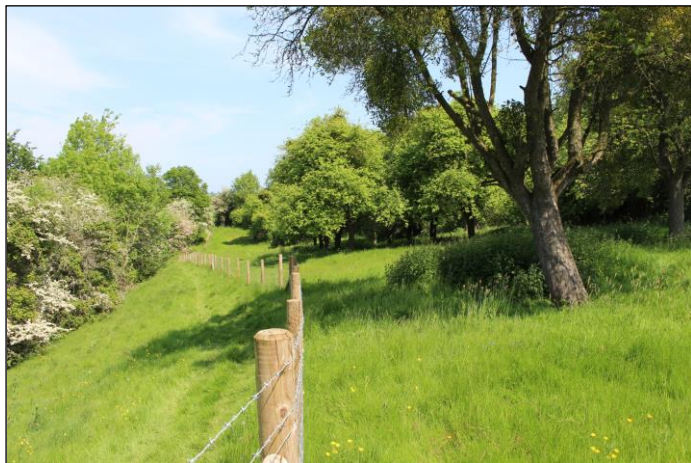
PJA Petersen-Jones
Architects Ltd

4 Weald Court
Brookridge Park
Twyning
GL20 8FD
Tel: 01684 857507



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.



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