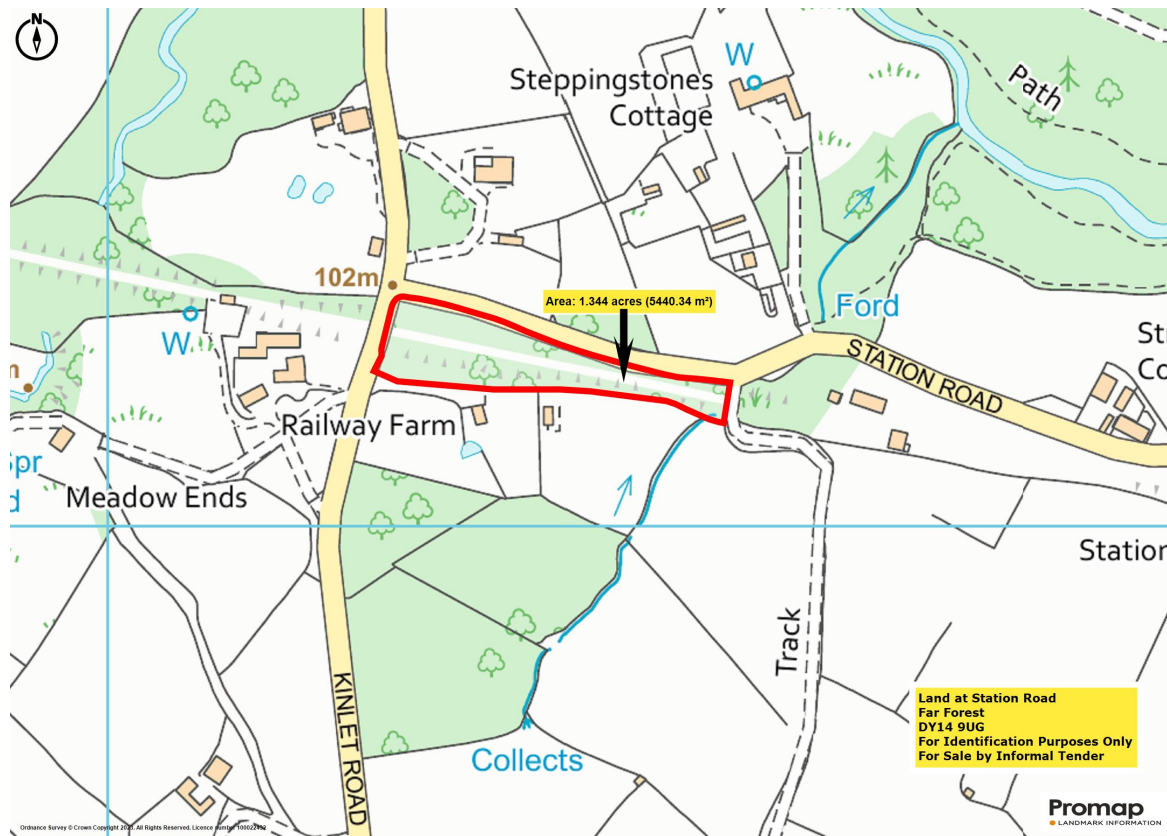




## LAND AT STATION ROAD, FAR FOREST, KIDDERMINSTER, WORCESTERSHIRE, DY14 9UG – ABOUT 1.344 ACRES, 0.544 HECTARES

### VERY ATTRACTIVELY SITUATED PARCEL OF WOODLAND & REDUNDANT RAILWAY OFFERING A RANGE OF OPPORTUNITIES

- PEACEFUL LOCATION ON THE EDGE OF THE WYRE FOREST
- BROWNFIELD REDEVELOPMENT POTENTIAL
- RAILWAY CUTTING & EMBANKMENT
- ACCESS TO WOODLAND WALKS & BRIDLEPATHS
- WOODLAND WITH VALUABLE OAK & ASH
- HAVEN FOR WILDLIFE
- LEISURE/CARAVAN POTENTIAL



**FOR SALE BY INFORMAL TENDER (SUBJECT TO PRIOR SALE)  
CLOSING DATE FOR TENDERS: FRIDAY, 18<sup>TH</sup> AUGUST 2023**

**GUIDE PRICE: OFFERS OVER £50,000**

#### NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

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



# LAND AT STATION ROAD, FAR FOREST, KIDDERMINSTER, WORCESTERSHIRE, DY14 9UG

## APPROXIMATE DISTANCES (MILES)

Cleobury Mortimer 4.5, Bewdley 5, Stourport 7.5, Kidderminster 8, Tenbury Wells 12.5, Bridgnorth 13.5.

What3words: ///drumbeat.sunset.lotteries

## SITUATION & DESCRIPTION

The land is very attractively and peacefully situated at Station Road on the edge of the Wyre Forest with easy access to the many footpaths and bridlepaths in the vicinity. Far Forest is a highly sought after area and offers local amenities including a post office/convenience store and public houses, whilst Bewdley and Cleobury Mortimer provide a wider range of shopping facilities.

Formerly the route of the Bewdley to Tenbury railway and long since abandoned, the brownfield site and woodland offers diversification opportunities (subject to the necessary consents). The dismantled railway includes a cutting and an embankment which may be suitable for alternative use including perhaps for touring caravans, static or holiday homes or glamping (subject to planning).

The land has long road frontage with a gated access onto Station Road and the mixed woodland of mainly Oak, Ash and Spruce provides the potential for cash cropping. The woodland will appeal to nature lovers being a haven for wildlife with deer often to be seen in the locality.

## SERVICES

A water main is believed to be within Station Road. Mains electricity crosses overhead but is not connected. Applicants are advised to make their own enquiries about the provision of services to the relevant Utility companies.

## TIMBER, SPORTING & 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 & RIGHTS OF WAY

Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

## PLANS & 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

No planning applications have been submitted by the vendors for any purpose. Applicants are advised to make their own enquiries of the LPA in respect of any development.

## NATURAL CAPITAL, CARBON SEQUESTRATION & BIODIVERSITY NET GAIN

The land may offer developers some investment potential.

## OVERAGE

An overage of 25% of the increase in value over the initial purchase price for each planning consent over a period of 25 years commencing from the completion date will apply.

## TENURE

Freehold with vacant possession on completion.  
Land Registry Title Number: WR88380

## LOCAL AUTHORITY

Wyre Forest District Council - Tel: 01562 732928

## METHOD OF SALE

The property is for sale by informal tender as a whole with offers invited on the Official Tender Form (available on request from the selling agents) from procedable applicants on or before the closing date at **12 NOON on FRIDAY, 18<sup>th</sup> AUGUST 2023** (subject to prior sale).

## 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 – please contact the Agents for further information.

## VIEWING

**By prior appointment with Nick Champion, Sole Agents**  
Tel: 01584 810555 - Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

To view all of our properties for sale and to let, visit:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk).

## VENDORS' SOLICITORS

Norris & Miles Solicitors  
6 Market Square, Tenbury Wells, WR15 8BW  
Tel: 01584 810575 - Email: [post@norrismiles.co.uk](mailto:post@norrismiles.co.uk)  
Contact Nick Walker

Photographs taken on 22<sup>nd</sup> June 2023  
Particulars prepared: 30<sup>th</sup> June 2023.



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