

# G HERBERT BANKS

EST. 1898

## 18 CROSS STREET, TENBURY WELLS, WR15 8EE

An excellent development site extending to about 0.4 of an acre.

With planning permission for 5 residential dwellings, associated landscaping, access and parking.



FOR SALE BY PRIVATE TREATY  
GUIDE PRICE £350,000

VIEWING: By calling on site at any reasonable time after an initial registration with the agents at the Great Witley office, telephone: 01299 896968



RESIDENTIAL · AGRICULTURAL · COMMERCIAL

Chartered Surveyors & Estate Agents

01299 896 968 | gherbertbanks.co.uk | The Estate Office, Hill House, Great Witley, Worcestershire WR6 6JB



## DESCRIPTION

A rare opportunity to acquire a superb level development site in the heart of this sought after market town. Situated well off a main road part of the site lies in a conservation area. Planning permission 20/00777/FUL was granted by Malvern Hills District Council with further correspondence of 7<sup>th</sup> January 2022 confirming the approval of this application. Copies of this correspondence are available online or via the selling agents.

## SITUATION

Tenbury Wells is a small market town close to the Herefordshire and Shropshire borders with a lovely main street and fine period buildings. It provides an extensive range of amenities including both junior and senior schools, a variety of independent shops, cafes, restaurants/pubs and a leisure centre with swimming pool. Further amenities include a Tesco supermarket, doctors, dentist, vets and The Regal, a wonderful Art Deco theatre and cinema. There is good access to the highly regarded town of Ludlow, Leominster and Worcester. There are rail links from Ludlow, Worcester and Kidderminster.

## SERVICES / LOCAL AUTHORITY

We understand mains electricity, water, gas and drainage would be available in the immediate vicinity. Malvern Hills District Council: 01684 862151

## RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

The selling agent is also not aware of any private or public rights of way or easements affecting the land. The property is sold subject to and with the benefits of the Rights, including Rights of Way whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi easements, and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

## AGENTS NOTES

The vendors will reserve a right of access to the rear of the properties adjoining the land namely 7, 8 & 9 Westview Terrace and 10,12,14,16 & 18 Cross Street for the purposes of maintenance and loading / offloading (no parking)

The Agents would stress that these particulars have been written as a guide to the prospective purchasers and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars, they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for such faults or defects or for any statements contained in the general remarks, summaries, or particulars of sale of the property prepared by the said Agents.

The purchaser shall be deemed to acknowledge that they have not entered into this contract in reliance of any of the said statements, that they have satisfied themselves as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman. Sales particulars produced in September 2018.