



Halls¹⁸⁴⁵

Wild Acres, Clows Top, Kidderminster, Worcestershire, DY14 9HU

01562 820880

WILD ACRES

CLOWS TOP, KIDDERMINSTER, WORCESTERSHIRE, DY14 9HU

Worcester 17 miles—Kidderminster 10 miles—Tenbury Wells 9 miles
(All distances approximate)

BEAUTIFULLY SITUATED PROPERTY, COMPRISING:

2 detached bungalows

Range of outbuildings and former kennels and catteries

In all approximately 23.11 acres (9.35 ha)

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 6TH APRIL 2016 AT 6PM

AT HOGARTHS STONE MANOR HOTEL, STONE, KIDDERMINSTER, WORCESTERSHIRE, DY10 4PJ

Sole Agents:

Halls Holdings Ltd
Gavel House
137 Franche Road
Kidderminster
Worcestershire
DY11 5AP
Tel: 01562 820880

Vendor's Solicitors:

Mr N Walker Esq.
Norris & Miles Solicitors
6 Market Square
Tenbury Wells
Worcestershire
WR15 8BW
Tel: 01584 810575

FOR SALE

FOR SALE BY PUBLIC AUCTION

Guide Price: £600,000



23.11 acres of land

Situation

Wild Acres is situated just outside of the popular north Worcestershire village of Clows Top. Clows Top provides a village shop and butchery. In the nearby village of Bayton, approximately 1 ½ miles away, there is a primary school, pre school nursery and church. A good range of amenities are available in the nearby towns of Cleobury Mortimer, Bewdley and Tenbury Wells.

Wild Acres has the advantage of an elevated position, thus enjoying picturesque views towards Clee Hill and over surrounding undulating countryside.

The location affords good access to Kidderminster, Worcester and the West Midlands conurbation.

Directions

From Bewdley take the A456 following the signposts for Leominster and Tenbury Wells, go through the village of Callow Hill and continue on the A456. At the crossroads in Clows Top turn right signposted towards Cleobury Mortimer and the property is situated on your right after a short distance as indicated by the Agents For Sale Board.

Description

Wild Acres was previously used as a kennel and cattery business but it is understood this use ceased some years ago.

Halls are offering an exciting and rare opportunity to purchase a small holding from which it is considered a range of rural businesses could be operated (subject to the necessary consents).



There are two principle detached residences, a range of outbuildings, grassland and woodland extending in all to approximately 23.11 acres (9.35 ha).

The property is approached via a private tarmac driveway off the council road, leading to the two bungalows and a hard standing area providing ample parking. There is also a brick garage and timber car port with the extensive range of outbuildings and kennels beyond.



Wild Acres Bungalow 1

A detached brick and tile bungalow with an extension to the rear, comprising of an inner hall, living room, dining room, kitchen, utility, office, two bedrooms, bathroom and toilet room.

Wild Acres Bungalow is set in pleasant terraced gardens with mature trees and shrubs interspersed.



Wild Acres Bungalow 2

A detached painted brick and tile bungalow located to the rear of Wild Acres Bungalow 1. The property comprises of a kitchen, living room, dining room, bathroom, conservatory and three bedrooms. Adjoining the property is a useful workshop/storage room.



Services

The property benefits from mains water, mains electricity and septic tank drainage.

It is understood that both residences have night storage heaters.

Agents Note

Please be aware that both residences would benefit from modernisation.

Wild Acres presents a unique opportunity to replace or refurbish the two current residential units (subject to the necessary planning consents).



Land

The land surrounds the property in a ring fence. The land is down to permanent pasture and is divided into conveniently sized parcels. Many of the parcels benefit from road frontage and gated access off the council road.

The land is bordered by Tanners Brook to the east with an area of mature woodland surrounding.

Basic Payment Scheme

It is understood that the land is not registered for the Basic Payment Scheme and therefore no entitlements are included in the sale.

Sporting & Mineral Rights

The Rights will be included in the sale insofar as they are owned.

Outbuildings/ Kennels/ Catteries

There is an extensive range of outbuildings including:

- ◆ A range of brick former pig sties with loft over



- ◆ Brick former kennels with loose boxes
- ◆ Brick storage building
- ◆ Timber and ash felt roof outbuilding with a timber framed building under a perspex roof housing dog kennels
- ◆ Freestanding kennel block on paved area
- ◆ Former cattery blocks overgrown with vegetation

- ◆ Kennel block 1 of concrete block construction with galvanized dog runs



- ◆ Kennel block 2 of concrete block construction with dilapidated kitchen area and wooden dog runs. Overgrown with vegetation
- ◆ Kennel block 3 of concrete block construction in a dilapidated condition and overgrown with vegetation

Tenure & Possession

The property is freehold and vacant possession of the land will be available on completion.

Fixtures & Fittings

Only those fixtures and fittings specifically mentioned in the sale particulars are included in the purchase price.

Boundaries, Roads and Fences

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor their agents will be responsible for defining the ownership of the boundary fences or hedges.

Rights of Way, Easements & Covenants

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not.

Planning

The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be, or come to be, in force, subject to any road widening or improvement schemes, land charges and statutory provision or by-laws without obligation on the vendors to specify them.



Local Authorities

Malvern Hills District Council, Council House, Avenue Road, Malvern, WR14 3AF. Tel: 01684 862151 .

Viewing

Strictly by appointment with the Agents: Halls Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP. Tel: 01562 820880

Method of Sale

The property will be offered for sale by Public Auction subject to conditions of sale and or prior sale, on **Wednesday 6th April 2016 at 6 o'clock** in the evening at the Hogarths Stone Manor Hotel, Stone, Kidderminster, Worcestershire, DY10 4PJ. The vendor and their agents reserve the right to withdraw or divide the property and vary the sale method if required.

Conditions of Sale

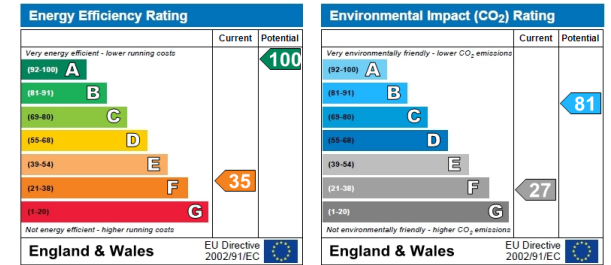
Please note that the property is sold in accordance with the Auction Conduct Conditions (3rd Edition August 2009) and by reference to the Special Conditions available from the Auctioneers and the Vendors Solicitors. The Contract and Special Conditions will not be read by the Auctioneer at the auction but will be available for inspection at the Auctioneer's offices and the offices of the Vendors Solicitor for a period before the auction date.

Purchasers will be deemed to have inspected the Special Conditions of Sale and will be legally bound by these Conditions which form part of and will be attached to the Sale Memorandum.

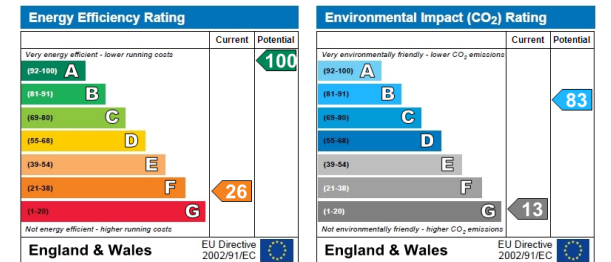
Buyers Premium

A Buyers Premium of £500.00 plus VAT is applicable to be paid to the sellers solicitor on the night of the auction.

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Energy Performance Rating—Number 1



Energy Performance Rating—Number 2

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/financial advice. We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FSA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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Kidderminster Office:

Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP

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