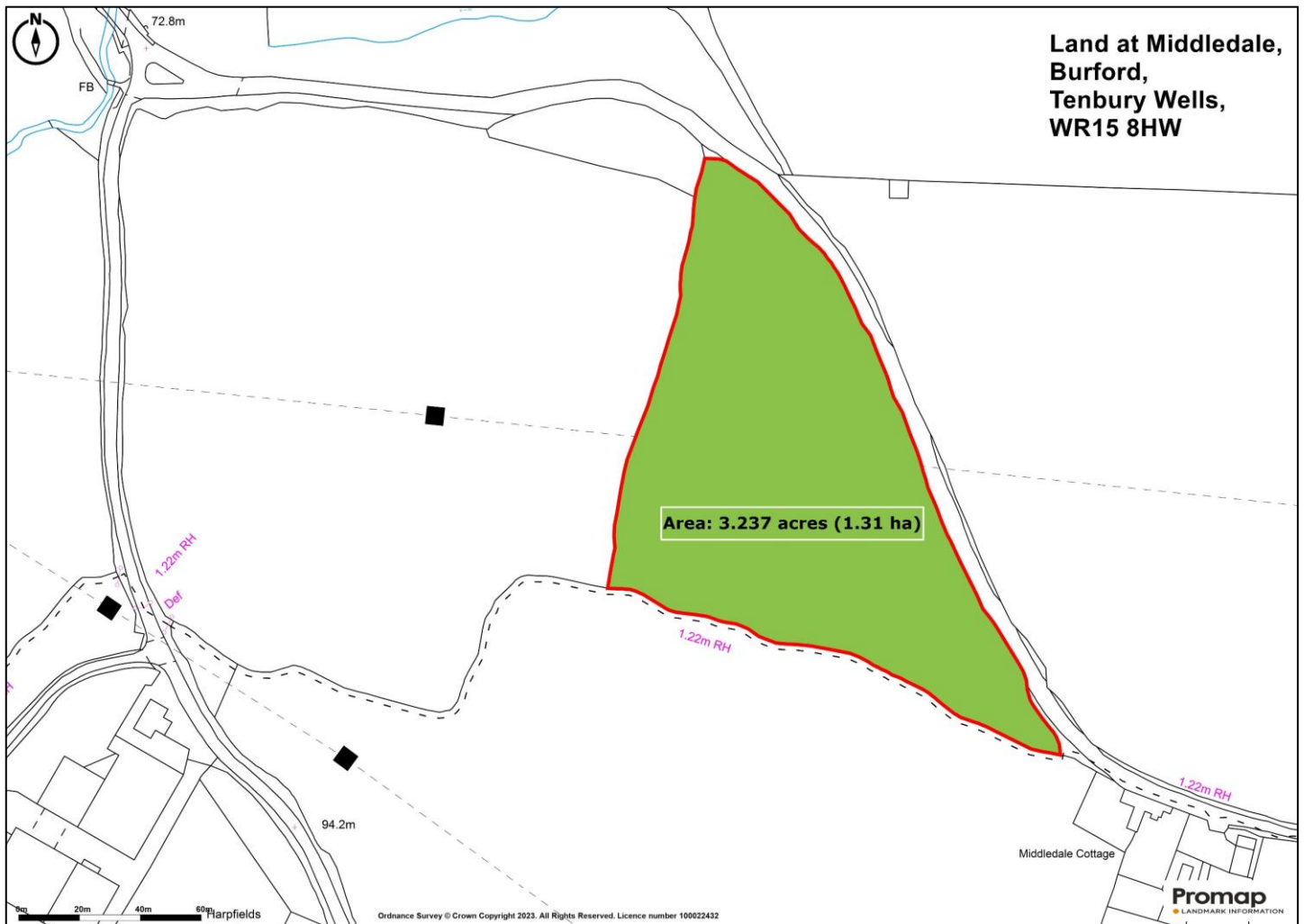




**LAND ADJACENT MIDDLEDALE, GREETE/ROUND OAK LANE,  
NEAR TENBURY WELLS, WR15 8HW  
- ABOUT 3.237 ACRES, 1.31 HECTARES**

**DESIRABLE ROADSIDE ARABLE/GRAZING FIELD IN NEW SEEDS  
WITH EQUESTRIAN POTENTIAL**

- QUIET RURAL SETTING
- DIRECT ACCESS OFF COUNCIL LANE
- PRODUCTIVE NEW SEEDS
- PREVIOUSLY IN ARABLE CROPPING
- IDEAL LIVESTOCK OR HORSE/PONY GRAZING
- POTENTIAL FOR A RANGE OF USES



**FOR SALE BY INFORMAL TENDER (SUBJECT TO PRIOR SALE)  
CLOSING DATE FOR TENDERS: FRIDAY, 8<sup>TH</sup> DECEMBER 2023 AT 12 NOON**

**GUIDE PRICE: OFFERS OVER £45,000**

# LAND ADJACENT MIDDLEDALE, GREETE/ROUNDPAK LANE, TENBURY WELLS, WR15 8HW

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 1.6, Clee Hill – 4.5, Ludlow – 6

## SITUATION AND DESCRIPTION

The field is peacefully situated alongside the council lane leading from Roundpaak, Burford to Greete. The field has long road frontage and direct access off the council lane. Currently sown with a new ley the field is ideal for grazing, mowing or arable cropping and equally may suit a diverse range of alternative uses (subject to planning). The field is very gently sloping with a south facing aspect and bordered by strong hedges. The field is well placed for horse and pony riders to access the quiet country lanes and bridlepaths traversing the rolling countryside leading up to Clee Hill to the north.

## SERVICES

No mains services are currently 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

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.

## NATURAL CAPITAL, CARBON SEQUESTRATION AND BIODIVERSITY NET GAIN

The land may offer developers some investment potential.

## TENURE

Freehold with vacant possession on completion.

## LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000

## OVERAGE

An overage of 25% of the uplift in market value over the purchase price will apply to each residential or commercial (including renewables) planning permission granted over a period of 25 years commencing from the completion date.

## METHOD OF SALE

The property is for sale by informal tender with offers invited on the Official Tender Form (available on request from the Selling Agents) from proceedable applicants on or before the closing date at **12 NOON on FRIDAY, 8<sup>TH</sup> DECEMBER 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) and proof of funding with their Tender Form – 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](mailto:info@nickchampion.co.uk)

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

## VENDORS' SOLICITORS

Norris and Miles Solicitors

6 Market Square, Tenbury Wells, WR15 8BW

Tel: 01584 810575 FAO: Nick Walker

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

Photographs taken on 23<sup>rd</sup> October 2023

Particulars prepared: October 2023.

what3words: ///passages.cheerily.advice



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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.