



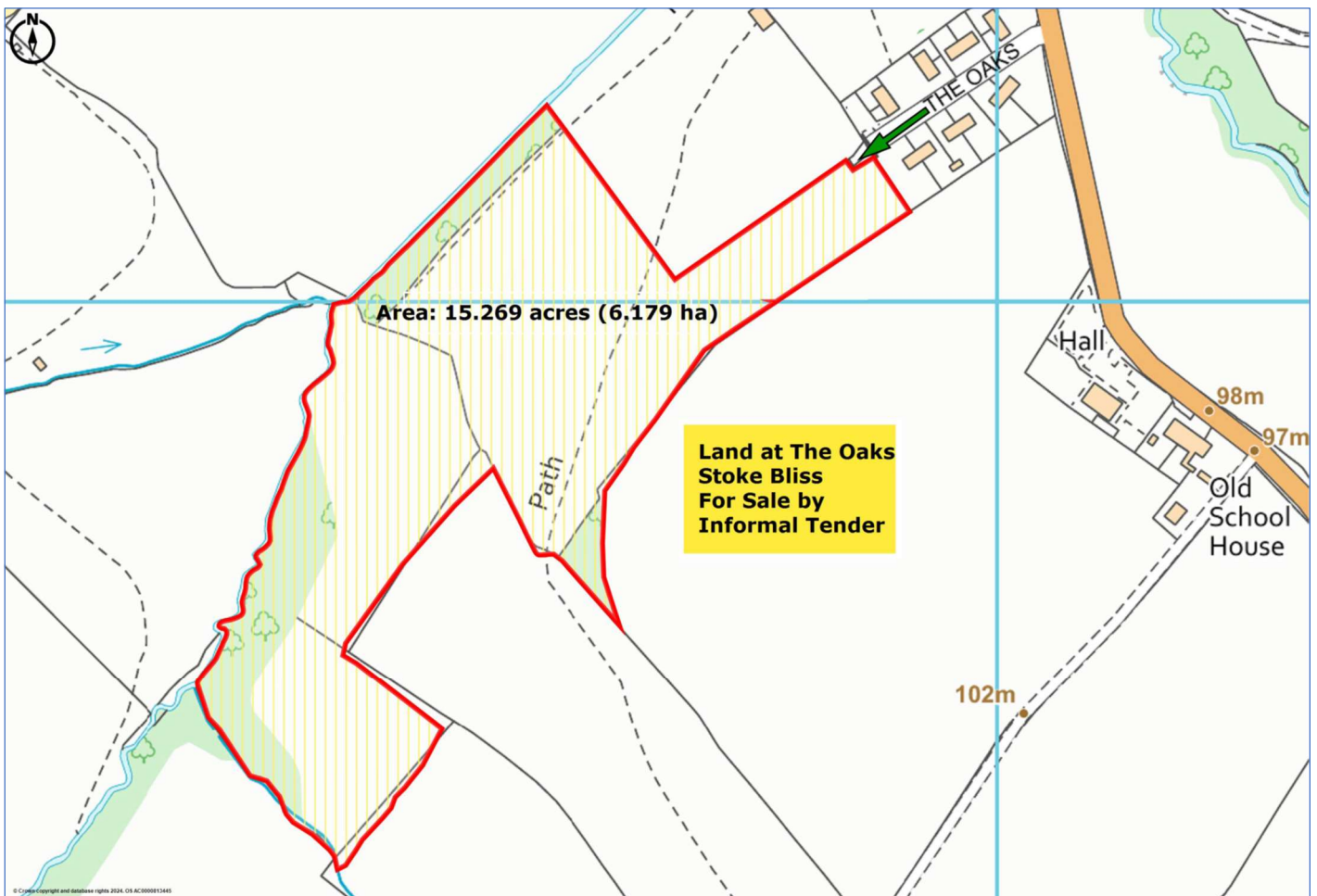
NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LAND AT THE OAKS, STOKE BLISS, TENBURY WELLS, WORCESTERSHIRE, WR15 8RR

About 15.27 acres, 6.18 hectares.

A useful block of grassland and woodland bordered by the Perry Brook.



For Sale by Informal Tender as a Whole

Tender Closing Date – 12 noon on Friday, 31st May 2024

GUIDE PRICE: OFFERS OVER £125,000.

NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



LAND AT THE OAKS, STOKE BLISS, TENBURY WELLS, WORCESTERSHIRE, WR15 8RR

Approximate Distances (miles)

Tenbury Wells – 4, Bromyard – 6.

Directions

From Tenbury take the B4204 towards Bromyard for 4.3 miles and turn right into The Oaks and follow the road to the field entrance straight ahead as identified by a Nick Champion 'For Sale' board. **what3words: ///household.clash.going**

Situation and Description

The land comprises of an undulating block of grade 2 & 3 permanent pasture and three woodland parcels including a stand of specimen trees. Adjoining the Perry Brook along the western boundary, the land provides productive livestock grazing with ample shade and shelter. The mature woodland parcels containing oak, ash and alder and some specimen evergreens offer the potential for a cash crop of growing timber or a valuable source of firewood as well as some rough shooting. The situation next to The Oaks may give rise to the possibility of future development subject to planning.

Services

The land presently has no mains connections, however two separate overhead three phase lines cross over the land.

Severn Trent Water – Tel: 0800 707 6600

National Grid – Tel: 0800 096 3080

Nitrate Vulnerable Zone (NVZ)

The land is not included in a NVZ, but is within a drinking water (surface water) safeguard zone.

Timber, Sporting and Mineral Rights

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

Basic Payment Scheme and Stewardship

The land is not in any Countryside Stewardship Scheme nor has Sustainable Farming Incentive been applied for.

No delinked payments are available for transfer.

Rural Payments Agency – Tel: 03000 200 301

Easements, Wayleaves and Rights of Way

Public footpath 596(C) crosses over the land. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

Planning Uplift

An overage of 30% of the uplift in market value over the purchase price will apply to each residential, commercial (non-agricultural) or renewables planning permission granted over a period of 25 years commencing from the completion date.

Natural Capital, Carbon Sequestration, Biodiversity Net Gain & Development

The land may offer developers some investment potential.

Local Authority

Malvern Hills District Council - Tel: 01684 862151

Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey and Land Registry Title 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 vendor nor the vendor's agents will be responsible for defining boundaries or ownership thereof.

Method of Sale

The property is for sale by informal tender with best 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, 31st MAY 2024**.

Tenure, Possession and Completion

Freehold – LR Title WR31367. Vacant possession on completion on 28th June 2024 (or earlier by agreement).

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.

Vendor's Solicitors

Norris and Miles Solicitors

6 Market Square, Tenbury Wells, WR15 8BW.

Tel: 01584 810575 – Contact: Mr N E Walker.

E-mail: post@norrismiles.co.uk

Viewing

Contact Nick Champion – Tel: **01584 810555**

Ref: **NIC1157** – E-mail: info@nickchampion.co.uk

View all of our properties for sale or to let at: www.nickchampion.co.uk

Photographs & Particulars: April 2024.

Particulars prepared: December 2023.



N218 Printed by Ravensworth 01670 713330

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.