



LAND AT NEWNHAM BRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8JE

HARP FIELD & HARP LAND - ABOUT 9.454 ACRES - 3.826 HECTARES

**TWO PRIME PARCELS OF ACCOMMODATION LAND
ON THE EDGE OF THE VILLAGE SETTLEMENT BOUNDARY**



FOR SALE BY PRIVATE TREATY - GUIDE PRICE £100,000

HARP FIELD & HARP LAND, NEWNHAM BRIDGE, TENBURY WELLS, WORCESTERSHIRE,

APPROXIMATE DISTANCES

Tenbury Wells – 3.5 miles, Worcester 18 miles

DIRECTIONS

From Tenbury Wells take the A456 east towards Kidderminster and on entering Newnham Bridge the access will be found on the left hand side as indicated by a Nick Champion directional arrow.

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Two adjoining parcels of accommodation land lying between Wyre Brook Orchard and the village together with a small parcel of mixed woodland on the northern side and the old railway line on the south side against the A456. The land has access off the A456 and also adjoins Tavern Lane to the northeast over which it will have a right of access.

SERVICES

The land has a mains water supply from Tavern Lane connected to a field trough (tbv) and an 11kv overhead electricity line crosses the land. The vendor will reserve a right to install effluent drainage and soakaway within and across the land from retained land on the north side of Tavern Lane.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register and is eligible for the BPS. No BPS entitlements are included in the sale but are available by negotiation. The vendors will retain the 2017 Basic Payment.

Rural Payments Agency - Tel: 0300 0200 301.

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151

PLANNING

An outline application (15/01160/OUT) on part of the land was refused for up to 9 dwellings (details on request) however it is considered that the fields and old railway line will still have considerable future development potential.

TENURE

Freehold

OVERAGE CLAUSE

An overage clause will be included in favour of the vendors for any planning permission on the property which provides for residential or commercial development equating to 50% of the enhancement in value over and above the purchase price for a period of 50 years from the completion date (see contract). Overage terms may be negotiable.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

All prospective purchasers are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

VENDORS' SOLICITORS

Norris & Miles Solicitors, 6 Market Square, Tenbury Wells, Worcestershire, WR15 8BW.

Tel: 01584 810575 - Contact Mrs Sharon Hopewell

SELLING AGENT

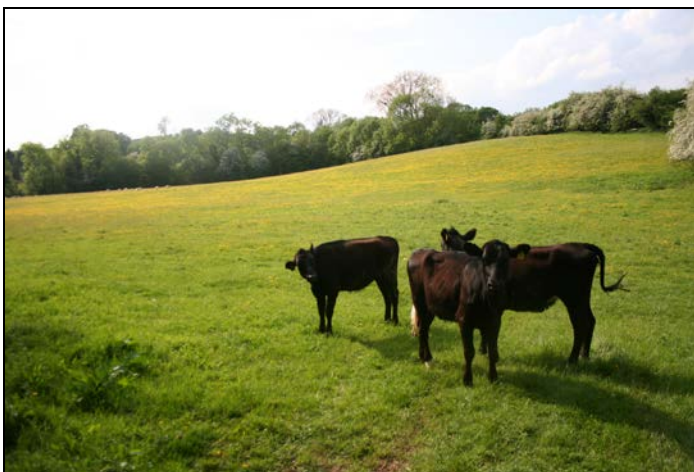
Nick Champion - FNAEA FNAVA - Tel: 01584 810555

VIEWING

View at any reasonable time on production of these particulars.

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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.