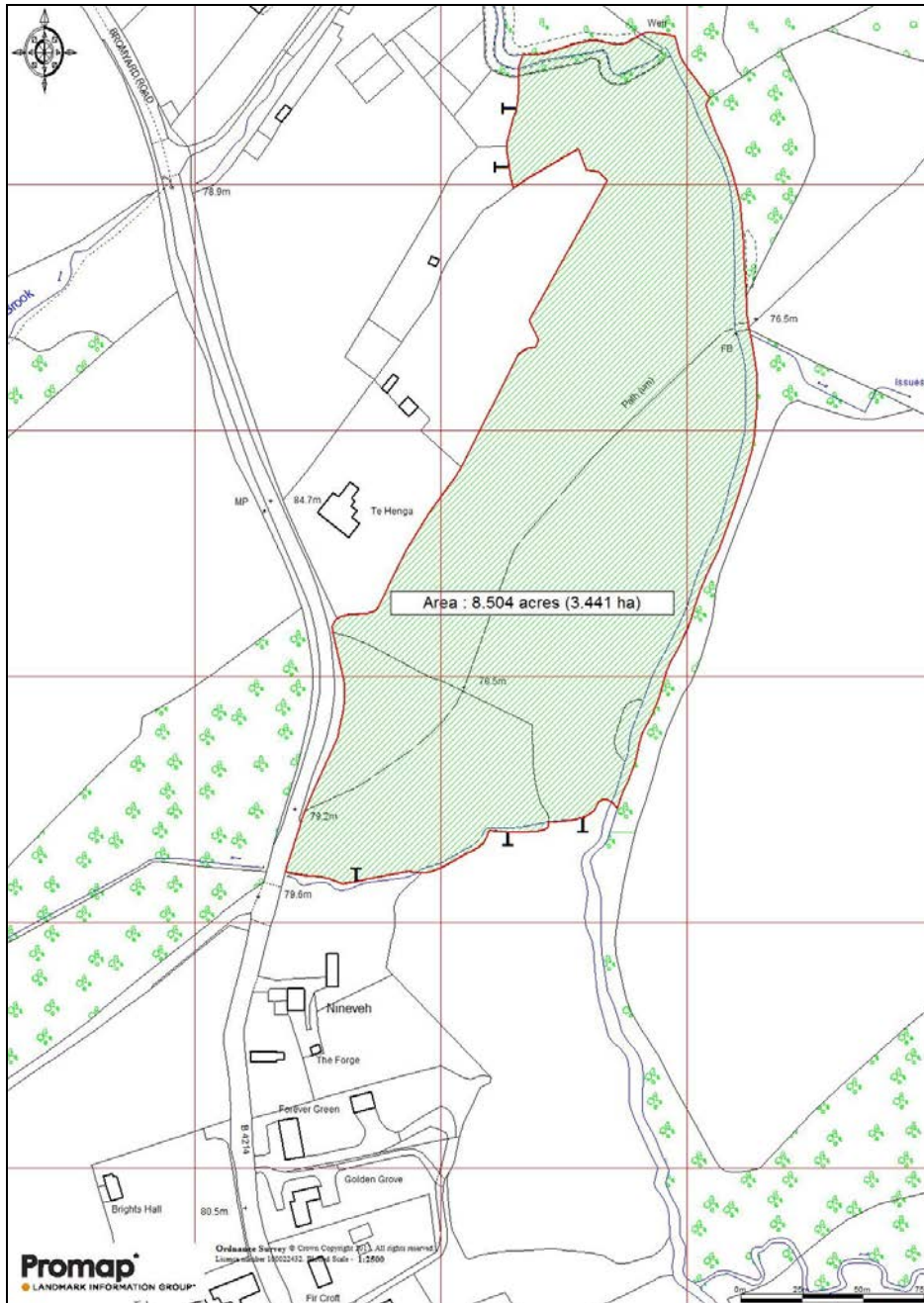




LAND ADJACENT TO THE FORGE, SUTTON, TENBURY WELLS, WORCESTERSHIRE, WR15 8RN ABOUT 8.504 ACRES – 3.441 HECTARES

LEVEL PASTURE LAND ADJOINING THE KYRE BROOK AND WITH ROAD FRONTAGE



FOR SALE BY PRIVATE TREATY
GUIDE PRICE £75,000

LAND ADJACENT TO THE FORGE, SUTTON, TENBURY WELLS, WORCESTERSHIRE

APPROXIMATE DISTANCES

Tenbury Wells - 3 miles, Bromyard - 7 ½ miles.

DIRECTIONS

From Tenbury Wells take the B4214 towards Bromyard for about 3 miles and the land will be found on the left hand side just before the right hand turning for Vine Lane and as indicated by a Nick Champion 'For Sale' board.

SITUATION

The land has frontage to and a field gate directly off the B4214. The land runs down to the Kyre Brook which forms its eastern boundary.

THE LAND – 8.504 Acres –3.441 Hectares

Two level permanent pasture fields with a feeder stream running alongside the southern boundary into the Kyre Brook which forms part of the property and provides a natural water supply as well as fishing.

SERVICES

No mains services are connected to the land. An overhead electricity line crosses over the land and a water main is believed to be within the B4214 (tbv). Purchasers are advised to make their own enquiries about the availability of services.

BASIC PAYMENT SCHEME

The land is registered and eligible for the Basic Payment. Entitlements are available by negotiation. The vendors will retain the 2017 Basic Payment.

BOUNDARIES

The ownership of boundary fences where known, is as indicated by a "T" on the particulars plan.

NITRATE VULNERABLE ZONE

The land does not lie within a NVZ.

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

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. A public footpath crosses over the land.

TENURE

Freehold

METHOD OF SALE

The land is for sale by private treaty at a guide price of £75,000.

VENDOR'S SOLICITORS

Norris & Miles, 6 Market Square, Tenbury Wells, WR15 8BW.
Tel: 01584 810575.
Contact Mr H R Griffiths.

VIEWING

At any reasonable time on production of these particulars or contact the sole selling agents:-
Nick Champion Tel: 01584 810555

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

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1k 7AG
Tel: 020 7318 7082



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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.