



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## FROGS MEADOW, OFF BELLE ORCHARD, TENBURY WELLS, WORCESTERSHIRE, WR15 8ER

A PARCEL OF AMENITY LAND WITH POTENTIAL  
ABOUT 0.62 ACRE, 0.25 HECTARE



**FOR SALE BY INFORMAL TENDER**

**TENDER CLOSING DATE – 12 NOON ON FRIDAY, 10<sup>TH</sup> MAY 2019**

**GUIDE PRICE £20,000**

**NICK CHAMPION LTD**

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

Tel: 01584 810555 | Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



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## DIRECTIONS

Turn off Cross Street, Tenbury Wells onto Pembroke Avenue and proceed to the end into Belle Orchard. The access to the land will be found on the right adjacent to 1 Belle Orchard, as identified by a Nick Champion 'For Sale' board.

## SITUATION AND DESCRIPTION

The land known as Frogs Meadow is approached via its access leading off Belle Orchard or alternatively via the public footpath leading from Cross Street to the north side of Pembroke Cottage and on down to the Kyre Brook stepping stones.

Frogs Meadow was previously used as a market garden and over the years has mainly reverted to the wild, but nevertheless provides an opportunity to restore to its former glory and perhaps also offers some alternative development potential (subject to planning consent). The property also includes to the centre of Kyre Brook which forms the eastern boundary and is an attractive feature. The land extends to about 0.62 acres, 0.25 ha.

## SERVICES

No mains services are currently connected to the land. Applicants are advised to make their own enquiries.

Severn Trent (Water) – Tel: 0800 783 4444

Western Power Distribution (Electricity) – Tel: 0800 096 3080

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

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

## TENURE & COMPLETION

Freehold with completion 21<sup>st</sup> June or earlier.

## METHOD OF SALE

The land is for sale by Informal Tender. All tenders must be submitted in writing on the separate tender form available from the selling agent and returned in a sealed envelope marked 'Land at Frogs Meadow' to the sole selling agent Nick Champion by 12 Noon on Friday, 10<sup>th</sup> May 2019.

## VENDORS' SOLICITORS

Norris & Miles Solicitors

6 Market Square, Tenbury Wells, WR15 8BW

Tel: 01584 810575

Email: [post@norrismiles.co.uk](mailto:post@norrismiles.co.uk)

Contact: Sharon Hopewell

## VIEWING

At any reasonable time on production of these particulars or contact Nick Champion the Sole Selling Agents:

Tel: 01584 810555

Email: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



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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.