

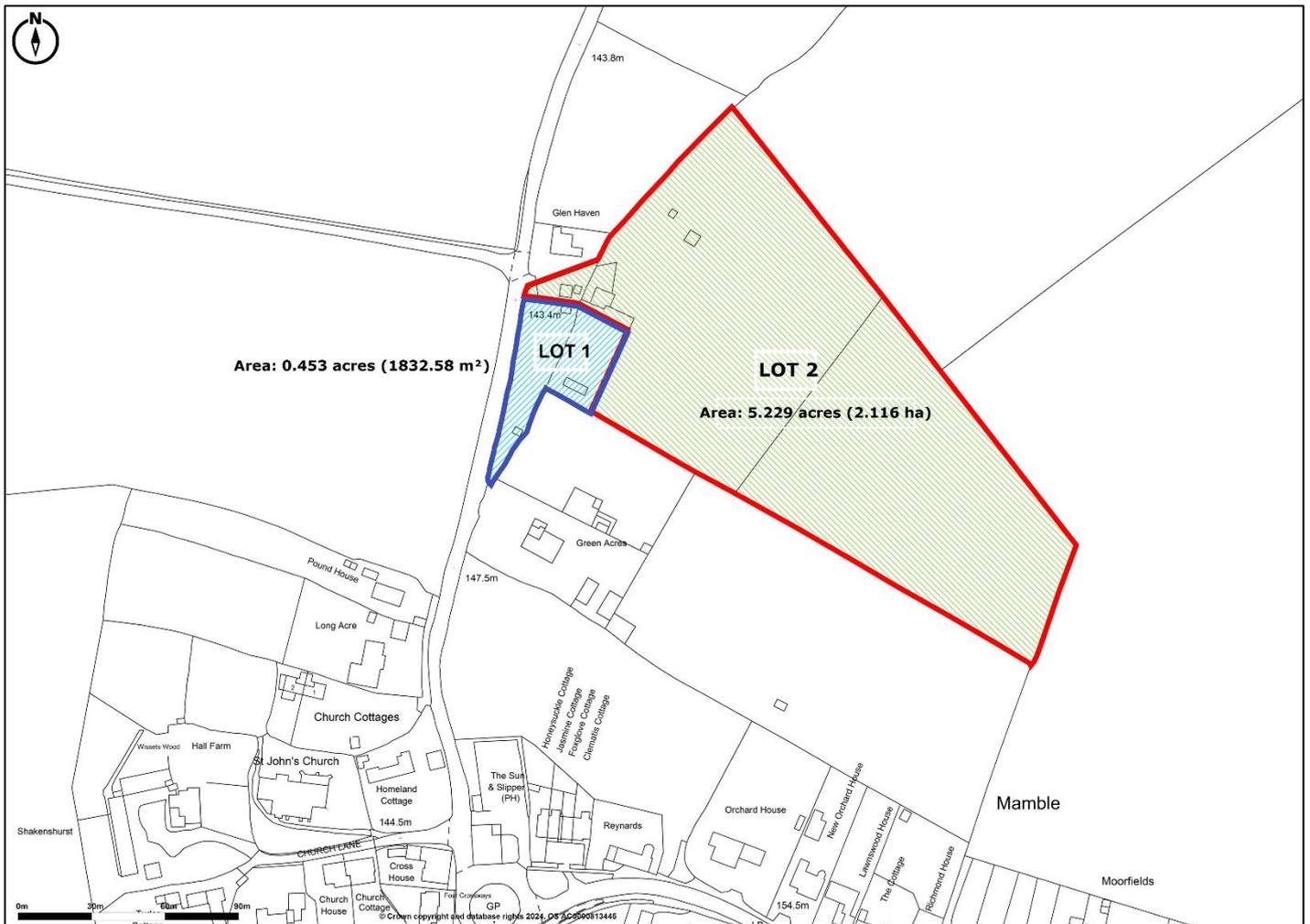


## 'HARRY'S PATCH', LAND AT MAMBLE, KIDDERMINSTER, WORCESTERSHIRE, DY14 9LB - ABOUT 5.71 ACRES, 2.31 HECTARES.

A delightful, valuable and strategic parcel of land with potential on the edge of the village and for sale in 2 lots.

Lot 1: About 0.481 acres of market garden land.

Lot 2: About 5.229 acres of grassland with farm buildings.



**FOR SALE BY PUBLIC AUCTION**

**GUIDE PRICES: Lot 1 = £50,000+, Lot 2 = £75,000+**

**SUBJECT TO THE AUCTION & GENERAL CONDITIONS OF SALE**

**ON THURSDAY 12<sup>TH</sup> SEPTEMBER 2024 AT 6.00PM**

**AT CLEOBURY MORTIMER GOLF CLUB, WYRE COMMON, DY14 8HQ**

**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)



# LAND KNOWN AS 'HARRY'S PATCH', MAMBLE, KIDDERMINSTER, WORCESTERSHIRE, DY14 9LB

## Approximate Distances (Miles)

Cleobury Mortimer – 4, Tenbury Wells - 7, Bewdley – 7.

## Directions

Turn off the A456 into Mamble and proceed on past the Sun and Slipper towards Bayton Village and the land will be found on the right after about 150 metres as identified by Nick Champion 'For Sale' boards.

**What3words///fondest.pioneered.lanes**

## Situation and Description

'Harry's Patch' is a delightful, valuable and strategic parcel of market garden and grassland with farm buildings set a short distance away from the centre of Mamble village.

### Lot 1 – About 0.481 Acre, 0.1945 Ha of Market Garden.

A productive and valuable parcel of level market garden land contained within two plots bounded by golden variegated holly trees with long road frontage and future development potential subject to planning.

### Lot 2 – About 5.229 Acres, 2.116 Ha of Grassland & Buildings.

An attractive block of grazing and mowing grassland in two fields, with farm buildings, apple, plum and an abundance of boundary damson trees. Gated road access and a driveway up to field entrance with a range of buildings including a Nissen air raid shelter/store, stabling/barn, 2 bay sheep field shed and poultry housing. Ideal for a hobby farmer or equestrian use and with the potential for alternative uses subject to planning.

## Services

Mains water is connected to two taps within Lot 2. Overhead electricity lines cross over Lot 2. Lot 2 also has a well with original chain winder and pale. Prospective purchasers are advised to make their own enquiries about mains service connections.

## Nitrate Vulnerable Zone (NVZ)

The land is not included in an NVZ.

## Natural Capital, Carbon Sequestration, Biodiversity Net Gain & Development

The land may offer some investment potential.

## Planning

Outline planning consent for a bungalow on Lot 1 was granted by Tenbury RDC on 1<sup>st</sup> August 1967 (Plan No. 77/67) but was not pursued. See legal pack for copy of consent.

## Planning Uplift

**No overage** is to be included on this land sale in respect of a single dwelling on each lot. An overage is included on any additional dwellings, commercial (excluding agricultural/private equestrian) and renewables on each lot. See contract for details of overage.

## Local Authority

Malvern Hills District Council - Tel: 01684 862151

## Easements, Wayleaves and Rights of Way

A public footpath (524C) crosses over Lot 2 along its eastern boundary. 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 and Land Registry Title WR99869 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 vendors' agents will be responsible for defining boundaries nor the ownership thereof.

## Conditions of Sale

The property will unless previously withdrawn, be sold subject to the Common Auction Conditions (4<sup>th</sup> Edition, 2018) and the Special and General Conditions of Sale which have been settled by the vendors' solicitors. These Conditions are available on request by email from the vendors' solicitors and may also be inspected in the Saleroom prior to the time of the sale, but they will not then be read. The purchasers will be deemed to bid on the terms contained in the Conditions and shall be deemed to have purchased with full knowledge thereof, whether or not they shall have read the said Conditions.

## Tenure, Exchange and Completion

Freehold, with vacant possession on completion, which is set for 10<sup>th</sup> October 2024 (or earlier by agreement). The successful purchasers (or their agents) will be required to sign the contract of sale immediately after the auction and pay a 10% deposit by debit card or by cheque or bankers draft payable to Talbots Law.

## Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017

To comply with the Regulations, purchasers will be required to provide proof of ID and address on the fall of the hammer and provide details of funding for the purchase. We recommend a current signed passport as proof of identity and a UK or EEA photocard driving licence as proof of address and can provide a list of other acceptable documents on request.

## Buyer's Administration Fee and Registration

All bidders must pre-register with the auctioneers and collect a bidding number. The successful purchasers will be liable to pay a Buyer's Administration Fee of 1.2% inclusive of VAT of the sale price with a minimum charge of £900 inclusive of VAT on each lot to Nick Champion Ltd on the fall of the hammer.

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.

**Vendors' Solicitors**

Talbots Law, Morgan House, 25-27 Hagley Road, Stourbridge, DY8 1QH.

Tel: 01384 431032 - Email: [dominicbowen@talbotslaw.co.uk](mailto:dominicbowen@talbotslaw.co.uk)

Contact – Mr Dominic Bowen

**Auctioneer:** Nick Champion, FNAEA, FNAVA.

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

**Viewing**

At any reasonable time on production of these particulars.

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

Particulars prepared: July 2024

Photographs taken: 2024

**LOT 1**



**LOT 2**



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## Lot 2



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