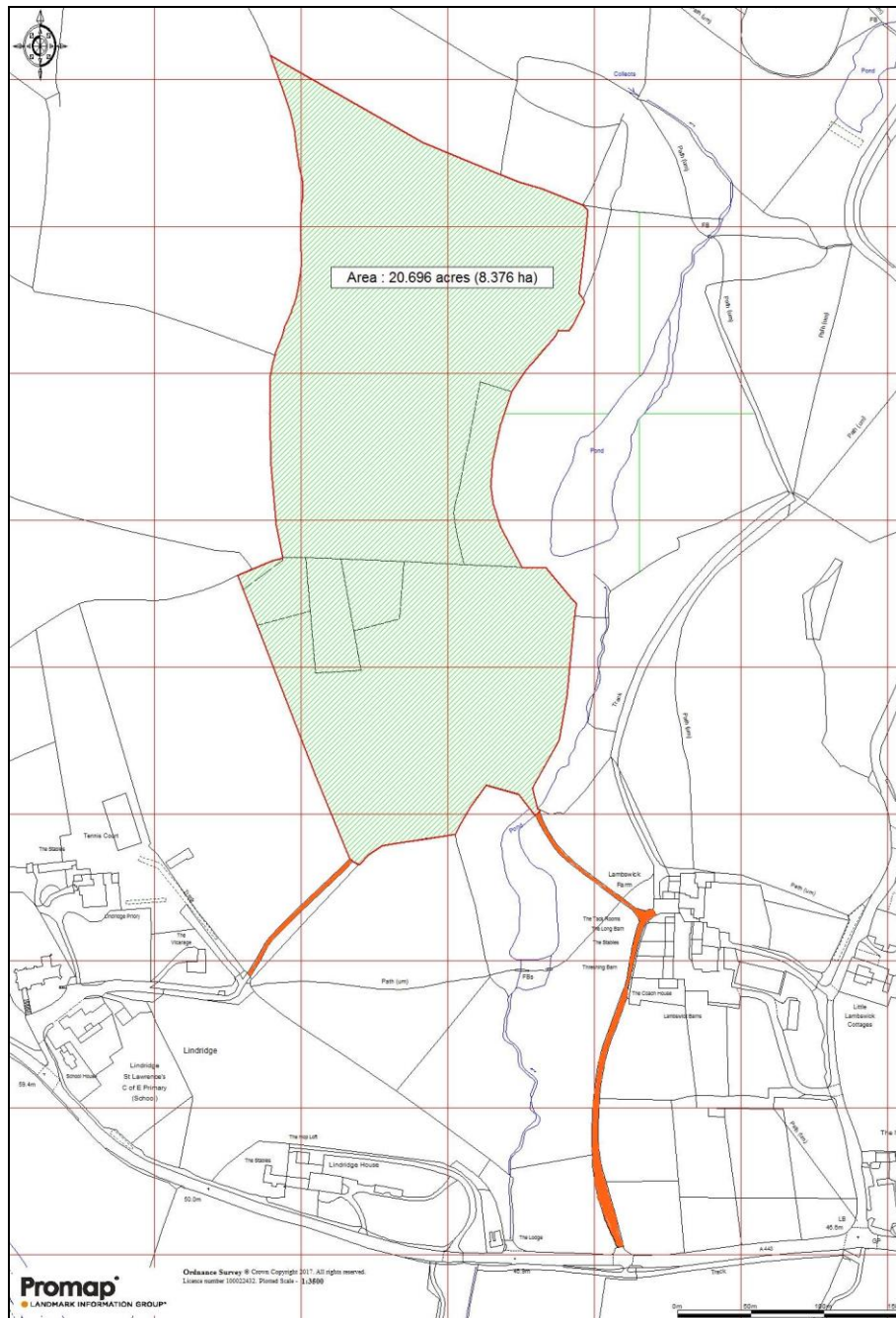




LAND AT LAMBSWICK, LINDRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8JQ

ABOUT 20.696 ACRES – 8.376 HECTARES

PRODUCTIVE ROLLING PASTURELAND OVERLOOKING THE TEME VALLEY



FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £125,000 (£6,000 + per acre)

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APPROXIMATE DISTANCES

Tenbury Wells – 6 miles, Bewdley – 9 miles, Worcester – 17.5 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn right onto the A456 in the direction of Kidderminster. After 3.4 miles in Newnham Bridge keep straight onto the A443 for Worcester and proceed for 2 miles before turning left up to Lindridge Church. Follow the drive to the right past Lindridge C of E Primary School and follow the track through a field gate leading across one field to the land, as indicated by a Nick Champion 'For Sale' board and arrows.

SITUATION

The land is mainly south facing and borders woodland along the eastern boundary.

THE LAND – 20.696 ACRES – 8.376 HECTARES

Contained within two rolling pasture fields and a catching paddock, the land is in good health and provides productive grazing for cattle and sheep with an infield parcel of trees providing additional shade and shelter. The land enjoys panoramic views across the Teme Valley.

SERVICES

A sub-metered mains water supply is connected to two field troughs via a neighbouring property. Purchasers are advised to make their own enquiries about the availability of additional mains services.

RIGHTS OF WAY

The land has access onto the A443 via two rights of way across neighbouring land as coloured in orange on the plan overleaf. One right of way is via Lambswick Farm drive and the second right of way is across one field to the south west which leads out via a track to Lindridge Church and Lindridge C of E Primary School car park.

BASIC PAYMENT SCHEME

The land is registered and eligible for the Basic Payment. No entitlements are included in the sale.

Contact the Rural Payments Agency Tel: 03000 200 301



BOUNDARIES

The ownership of boundary fences where known, will be as indicated on the contract plan.

DRINKING WATER SAFEGUARD AND NITRATE VULNERABLE ZONES

The land is situated within a Drinking Water Safeguard Zone for Surface Water but not for Ground Water. The land is not currently within a Nitrate Vulnerable Zone.

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 – Vacant possession on completion.

METHOD OF SALE

The land is for sale by private treaty at a guide price of £125,000 for the whole.

SOLICITORS

Norris & Miles Solicitors
6 Market Square, Tenbury Wells, WR15 8BW
Contact: Nick Walker – Tel: 01584 810575
E-mail: post@norrismiles.co.uk

VIEWING

By appointment with the sole selling agents:
Nick Champion - Tel: 01584 810555
E-mail: info@nickchampion.co.uk
Ref: NIC952

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



Photographs taken: 20th August 2020

Particulars prepared: August 2020

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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.