



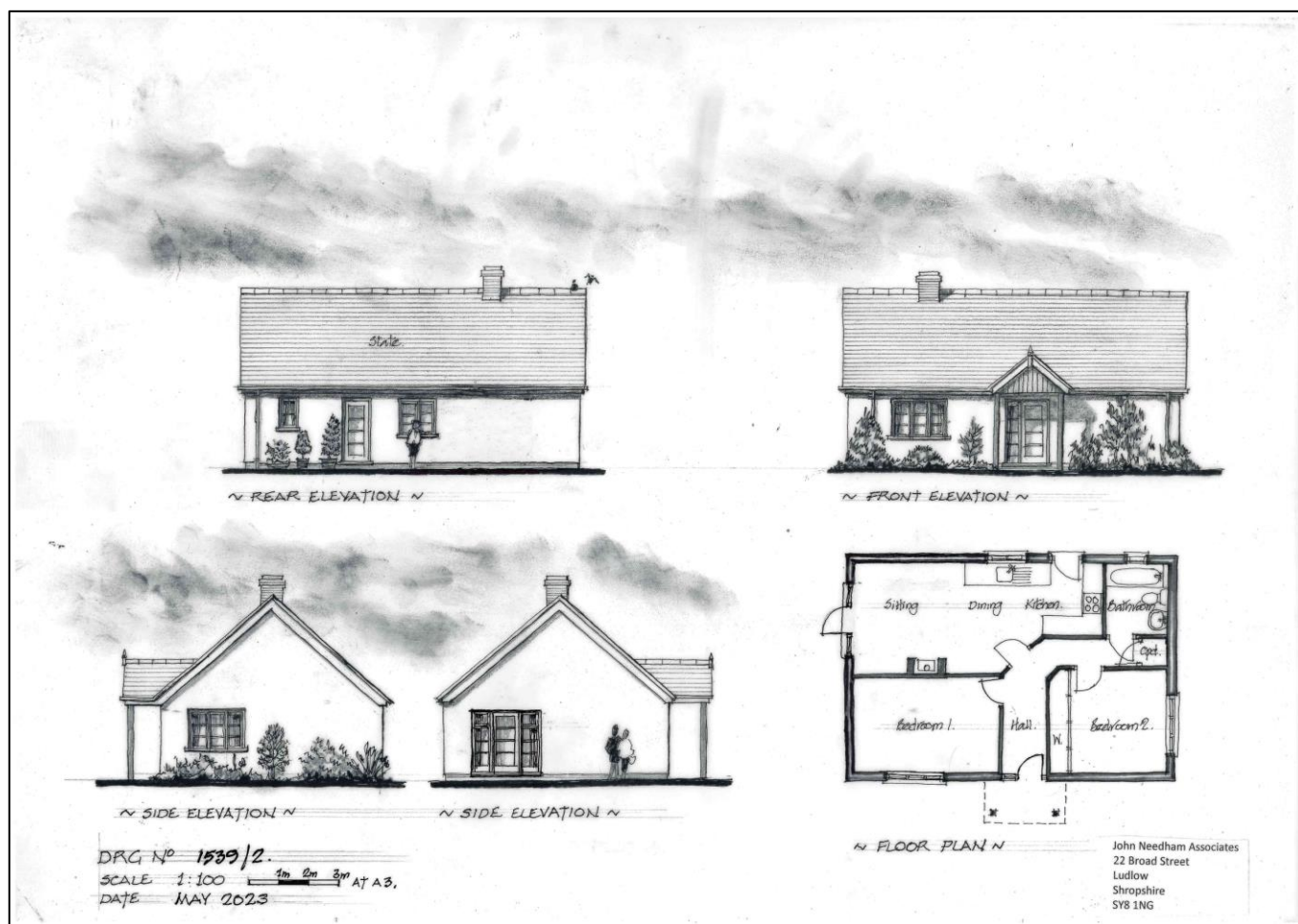
# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## BUILDING PLOT AT THE MOUNT

OLDWOOD ROAD, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8EP

OFFERS IN EXCESS OF  
**£100,000**



**A BUILDING PLOT WITH PLANNING PERMISSION GRANTED  
(M/23/01254/FUL) FOR THE ERECTION OF A TWO BEDROOM  
DETACHED SELF-BUILD BUNGALOW WITH A GARDEN AND PARKING  
WITHIN WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

**FOR SALE BY INFORMAL TENDER**  
**TENDER CLOSING DATE – 12 NOON ON FRIDAY, 20<sup>TH</sup> JUNE 2025**

### 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)



# BUILDING PLOT AT THE MOUNT, OLDWOOD ROAD, TENBURY WELLS, WORCESTERSHIRE, WR15 8EP

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 0.4, Leominster – 9.5, Ludlow – 10, Bromyard – 11, Kidderminster – 18, Worcester – 22, Hereford – 23, M5 Junction 6 – 24, Birmingham – 38.

## DIRECTIONS

From Teme Street, Tenbury Wells head south for 0.4 mile on the A4112 via Market Street and Cross Street and after passing the Bromyard Road turning take the first left onto The Mount driveway as indicated by a Nick Champion arrow and the building plot will be found immediately on the right hand side as indicated by a Nick Champion 'For Sale' board.

**what3words: ///bookcases.conceals.surround**

## SITUATION AND DESCRIPTION

The building plot at The Mount is conveniently situated within walking distance of the market town centre and all of the facilities including a variety of shops and services, primary and secondary schools, a library, a doctors' surgery, a cottage hospital, cinema, swimming pool and gym, and a range of clubs and societies. The property is within the Tenbury Wells Conservation Area.

The building plot at The Mount has full planning permission approval for a self-build two bedroom detached bungalow with manageable gardens and two driveway parking spaces in a desirable location, and it is a fantastic opportunity to create your own home with the internal specification that you desire.

## PROPOSED ACCOMMODATION

Open Porch; Entrance Hall with Cupboard; Open Plan Kitchen/Living Room with woodburning stove and French door opening onto patio, and further glazed door opening onto garden; Two Double Bedrooms, one of which has fitted wardrobes; Bathroom.

## PROPOSED EXTERNAL FEATURES

Gravel driveway parking area with two car parking spaces, patio, lawn, mature trees, shrub and flower borders.

## LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151

## PLANNING

Planning Application Number: M/23/01254/FUL

Location Address: Land At (OS 5932 6784) Oldwood Road Tenbury Wells

Proposal: Erection of 1 No. 2 bed self-build bungalow with parking.

Status: Approval (Decision Date: 2<sup>nd</sup> April 2025)

Application Type: Full planning permission

For further information visit:

<https://plan.malvern hills.gov.uk/Planning/Display/M/23/01254/FUL>

## CONDITIONS OF SALE

The Purchaser(s) will comply with the conditions set out in the Section 106 Agreement dated 27<sup>th</sup> March 2025 and will be liable to pay the Affordable Housing Contribution of £12,797.00. The Purchaser(s) will install improved visibility splays onto the A4112 as per the Conditions of the planning approval at their own cost.

## SERVICES

Mains water, drainage and electricity and gas are not connected. The Purchaser(s) to make their own enquiries regarding connection to services and arrange at their cost.

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

## METHOD OF SALE

The property is for sale by Informal Tender with best offers invited on the Official Tender Form (available on request from the Selling Agents) from proceedable applicants on or before the closing date at 12 noon on Friday, 20th June 2025.

## TENURE, POSSESSION AND COMPLETION

Freehold – Part of LR Title Number WR57074. Vacant possession on completion which is to be no later than Friday, 1<sup>st</sup> August 2025.

## ANTI MONEY LAUNDERING

The Money Laundering Regulations 2017 require all bidders for the property to include certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) and proof of funding with their Tender Form – please contact the Agents for further information.

## VENDOR'S SOLICITORS

Norris and Miles

6 Market Square, Tenbury Wells, WR15 8BW

Tel: 01584 810575 – Contact: Harvey Griffiths

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

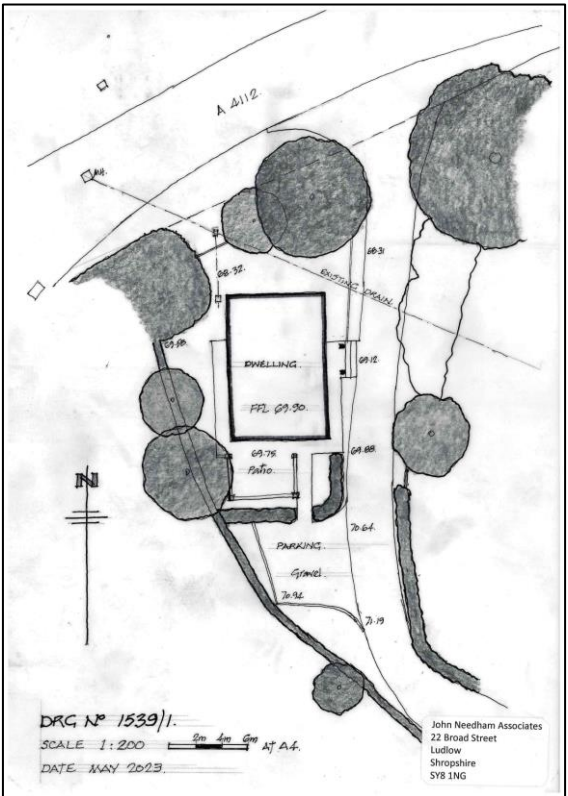
## VIEWING

By prior appointment with the Agent: -

Nick Champion – Tel: 01584 810555

View all of our properties at: [www.nickchampion.co.uk](http://www.nickchampion.co.uk)

Particulars prepared May 2025



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.