



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

4 VINERY MEWS

TENBURY WELLS, WORCESTERSHIRE, WR15 8HZ

OFFERS IN EXCESS OF

£65,000



A GROUND FLOOR LEASEHOLD APARTMENT FOR UPGRADING IN A TOWN CENTRE LOCATION.

- OPEN PLAN KITCHEN/LIVING ROOM • DOUBLE BEDROOM • BATHROOM
- COMMUNAL COURTYARD • PARKING SPACE • EPC RATING F

FOR SALE BY INFORMAL TENDER

TENDER CLOSING DATE – 12 NOON ON FRIDAY, 22ND AUGUST 2025

NICK CHAMPION LTD

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

Tel: 01584 810555 | Email: info@nickchampion.co.uk

www.nickchampion.co.uk



4 VINERY MEWS, TENBURY WELLS, WORCESTERSHIRE, WR15 8HZ

APPROXIMATE DISTANCES (MILES)

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 the pedestrian access to Vinery Mews is via a covered walkway between The Vaults and Special Occasions which leads to a solid gate opening onto the communal courtyard, and 4 Vinery Mews is the first property on the right hand side. The parking area is located at the far end of the courtyard through a solid gate and can be accessed in a vehicle via Scotland Place.

SITUATION & DESCRIPTION

4 Vinery Mews is conveniently situated just off Teme Street in the town centre, within level walking distance of 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.

4 Vinery Mews is a ground floor apartment in a period property constructed of brick elevations under a slate tiled roof, which was converted into apartments circa 1993. The Vinery Mews development consists of just 10 apartments. 4 Vinery Mews benefits from its own designated parking space, UPVC framed double glazing, a composite front door and a modern kitchen and bathroom suite. The property is offered with no upward chain and would be ideal for buy-to-let investors, and those looking to be on the ground floor and within walking distance of shops and services. Due to the fact that the property has suffered from flooding, the property is likely to be suitable for cash buyers only, and does require refurbishment including new flooring in some areas and redecoration.

ACCOMMODATION

The canopy porch has a composite front door opening into the entrance hall with a tiled floor. The open plan kitchen/living room has an engineered oak floor, a kitchen area with cream fitted units incorporating a ceramic sink/drainage, with integral appliances including a Bosch double electric oven, hob with extractor hood over, dishwasher, washing machine, and space for a fridge/freezer, and a living area with a bay window. The double bedroom has an ensuite bathroom with a bath with a Triton Enrich electric shower over, pedestal basin, wc and an airing cupboard with a tank and shelving.

OUTSIDE

The property has one allocated parking space in the communal courtyard with a solid gate leading through to the communal brick block paved courtyard which has a bench seating area. Outside the property there is a raised flower border and space for pots and a bistro table.

TENURE

Leasehold. Short particulars of the Lease:

Date: 20.06.2018 Term: 999 years from 20.06.2018

Ground Rent: Peppercorn rent.

Maintenance, Management and Insurance Charge: Currently £50 per calendar month – reviewed annually.

Please contact the Agent for further information on Ground Rent, Maintenance, Management and Insurance Charges.

SERVICES

Mains water, drainage and electricity are connected. Electric heating.

LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151

Council Tax Band A

FIXTURES & FITTINGS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0651-2870-7140-9398-4355>

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, 22nd August 2025.

ANTI MONEY LAUNDERING

The Money Laundering and Terrorist Financing (Amendment) Regulations 2023 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.

VIEWING

By prior appointment with the Agent: -

Nick Champion – Tel: 01584 810555

View all of our properties at:

www.nickchampion.co.uk

Photographs taken on 18th July 2025

Particulars prepared: 24th July 2025

what3words: ///super.dumps.dampen

Flood Risk (Checked on 24.07.25 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea: Low Surface water: Low

Mobile Coverage (Checked on Ofcom: 24.07.25)

EE, O2 and 3: Variable in-home, good outdoor

Vodafone: Good (outdoor only)

Broadband Availability (Checked on Ofcom: 24.07.25)

Standard: 18 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – Not available



These plans have been prepared 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.

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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.



NICK
CHAMPION

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16 Teme Street
Tenbury Wells
Worcestershire
WR15 8BA

INFORMAL TENDER FORM

RELATING TO 4 VINERY MEWS, TENBURY WELLS, WORCESTERSHIRE, WR15 8HZ
PLEASE RETURN TO NICK CHAMPION – 16 TEME STREET, TENBURY WELLS, WORCESTERSHIRE, WR15 8BA
IN A SEALED ENVELOPE LABELLED 'TENDER FOR 4 VINERY MEWS'
NO LATER THAN **12 NOON ON FRIDAY, 22ND AUGUST 2025.**

FULL NAME(S):

ADDRESS:

POSTCODE:

TELEPHONE:

E-MAIL:

I / WE THE UNDERSIGNED WISH TO SUBMIT THE FOLLOWING BEST OFFER SUBJECT TO CONTRACT OF

£

WORDS:

FOR THE LEASEHOLD INTEREST IN 4 VINERY MEWS, TENBURY WELLS, WORCESTERSHIRE, WR15 8HZ

OFFER DETAILS & FUNDING:-

1) DEPENDENT ON SALE OF PROPERTY: YES / NO (PLEASE CIRCLE)

NAME OF SELLING AGENT:

CONTACT DETAILS FOR SELLING AGENT:

CURRENT STATUS OF RELATED PROPERTY SALE (E.G. ON MARKET, SOLD S TO C):

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2) CASH: YES / NO (PLEASE CIRCLE)

AMOUNT AVAILABLE: £

3) MORTGAGE/LOAN: YES / NO (PLEASE CIRCLE)

AMOUNT REQUIRED: £

4) OTHER (PLEASE STATE):

5) OFFER SUBJECT TO SURVEY: YES / NO

SOLICITOR CONTACT DETAILS:

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SIGN:

PRINT:

DATE:

