

15.16 ACRES (6.14 HECTARES) LAND
Off Oldwood Road, Tenbury Wells, Worcestershire



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Offers in the region of £450,000



**AN EXCELLENT OPPORTUNITY TO
ACQUIRE A BLOCK OF AGRICULTURAL
LAND WITH FUTURE POTENTIAL TO
DEVELOP FOR RESIDENTIAL
DEVELOPMENT**
(Subject to Planning)

- Situated adjacent to Tenbury Wells Town and a recent residential development site.
- Access provided from the public highway.
- Separate access along a public bridleway.
- Grade 2 Arable Land

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable. File Ref: O107

DESCRIPTION

The land extends to 15.16 acres (6.14 hectares) of Grade 2 land currently utilised for agricultural cropping. The land is situated to the west of Oldwood Road and borders a site currently being developed for residential use.

ACCESS

The land is accessed from the A4112 Oldwood Road, through the adjacent residential development. A further access is provided to the south along a public bridleway. Confirmation of access through the neighbouring residential development will be provided.

LAND SCHEDULE

| Parcel ID | Description | Area (Ac) | Area (Ha) |
|-------------|-------------|-----------|-----------|
| SO5867 9823 | Arable | 15.16 | 6.14 |

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and the Basic Payment Scheme is currently claimed. Entitlements will be made available for sale by separate negotiation.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage, water and electricity supplies together with all wayleaves whether referred to in these particulars or not.

SPORTING, TIMBER & MINERAL RIGHTS

In so far as they are owned, these are included within the sale.

SERVICES

Mains water is connected to the land.

TENURE & POSSESSION

The freehold of the land is being sold. There is currently a tenant occupying the land by way of a twelve-month Farm Business Tenancy which will expire on the 28th September 2022.

METHOD OF SALE

The property is offered for sale by Private Treaty.

DEVELOPMENT POTENTIAL

The land is situated to the west of Oldwood Road and sits adjacent to the development boundary of Tenbury Wells. The land lying to the east is currently being developed for residential use with access being provided along Mistletoe Row.

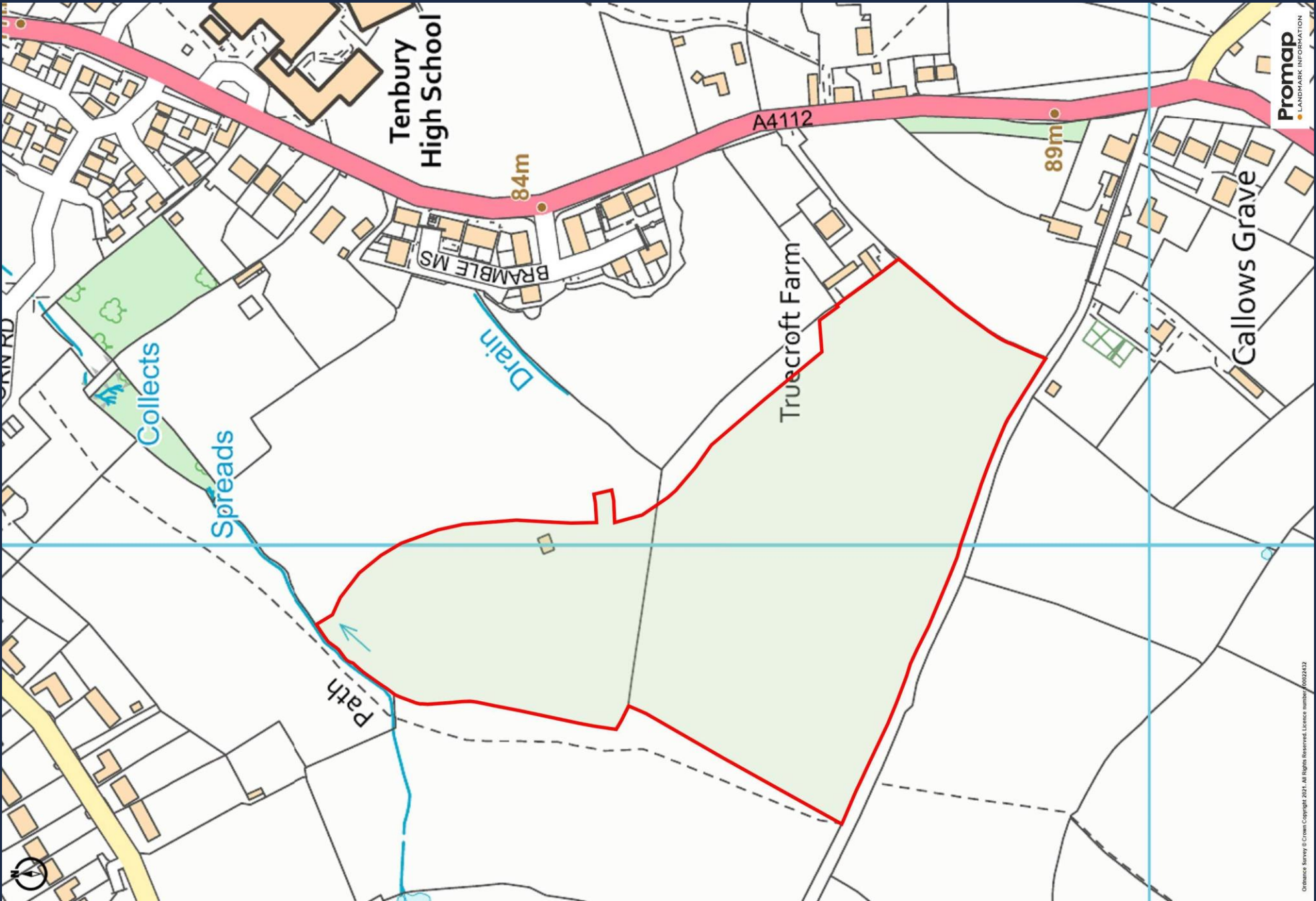
The land provides a good opportunity for a strategic investment in agricultural land with potential opportunity for future development, subject to the necessary planning consent being granted.



Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR. Tel: 01746 762666

RURAL LAND & PROPERTY AGENTS, AUCTIONEERS, VALUERS & SURVEYORS

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