



4.21 acres of pasture land off Haresbrook Lane, Tenbury Wells, Worcestershire, WR15 8FD

TO BE SOLD VIA FORMAL TENDER

01562 820880

www.hallsgb.com
kidderminster@hallsgb.com



OFFERS IN THE REGION OF £65,000



4.21 acres



SPECIFICATION

- 4.21 acres of Equestrian Land
- Quiet location
- Good hacking opportunities
- Approx. 1 mile from Tenbury Wells
- Water supply to land

SITUATION

The land is situated off Haresbrook Lane, and extends to 4.21 acres (1.70 hectares).

DESCRIPTION

4.21 acres of useful, level and productive grazing and mowing land set amidst attractive countryside. Potential (STP) for alternative uses or improvements. The land is classified as Grade 3 on the Agricultural Land Classification maps (ALC). Land Registry Title Number WR130307

VIEWING

At any reasonable daylight hours with a copy of these particulars to hand.

What3Words: [///showering.buzzer.wiggles](https://www.what3words.com/#!/share////showering.buzzer.wiggles)

FIELD FIXTURES AND FITTINGS

Only those items described in these sale particulars are included within the sale.

BASIC PAYMENT SCHEME

The land has not been claimed on under the Basic Payment Scheme recently and there are no Basic Payment Entitlements included within this sale.

COUNTRYSIDE STEWARDSHIP

There are no current CSS Agreements on the land.

SPORTING, MINERAL & TIMBER RIGHTS

All standing timber and timber rights are included in the sale.

All sporting rights are included in this sale.

All mineral rights are included in this sale.

PLANNING UPLIFT

An overage will be included in favour of the Vendors (and their heirs) for any planning permission equating to 50% of the enhancement in value until 2072.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey ProMap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied him/herself as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in the sales particulars or not.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and roads and neither the vendor nor the agent will be responsible for defining the ownership.

METHOD OF SALE

The land is to be offered for sale via formal tender.

The tender form should be completed in full and returned by **12.00 noon on Monday 2nd June 2025** to the Kidderminster address, in a sealed envelope, marked:

“LAND OFF HARES BROOK LANE TENDER”

Or, emailed for the attention of Charlotte Hurley: churley@halls.gb.com

SERVICES

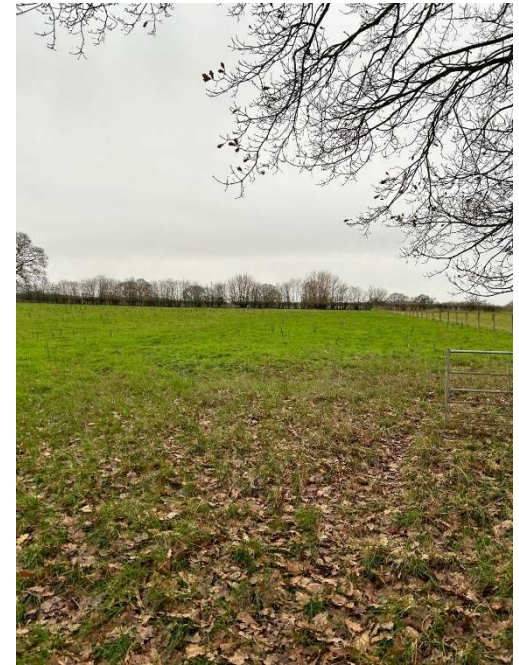
It is understood that the land has a water supply. A 3-phase overhead electricity line crosses over the land. Prospective purchasers are advised to make their own enquiries about mains service connections.



01562 820 880

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP

Email kidderminster@halls.gb.com



IMPORTANT NOTICE: Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in England 06597073.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) for example, a passport or photographic driving license and recent utility bill.

TENURE

Freehold with vacant possession upon completion.

FURTHER INFORMATION

For additional information please contact Charlotte Hurley at our Kidderminster office on:

01562 820880

Email: churley@halls.gb.com

Mob: 07983 271543

DIRECTIONS

From Kidderminster town turn left onto Bewdley Hill/A456. Continue to follow the A456 (signposted Leominster). At the roundabout, take the 1st exit and stay on A456. At the roundabout, take the 2nd exit and stay on A456. At the roundabout, take the 2nd exit onto Long Bank/A456. Continue to follow A456. Turn right onto Newnham Bridge/A456. Continue to follow A456. Turn left onto Teme St/A4112. Continue to follow A4112. Slight right onto Morningside. Turn left onto Berrington Rd. Turn left. Turn left. The land is on the right as identified by our For Sale board.

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FORMAL TENDER FORM

4.21 acres of pasture land off
Haresbrook Lane,
Tenbury Wells,
Worcestershire
WR15 8FD

1: BUSINESS/PERSONAL DETAILS

Name:

Address:

.....

.....

Postcode:

Telephone Numbers

Home:

Work:

Mobile:

Email:

2: DETAILS OF YOUR SOLICITOR

Name:

Address:

.....

.....

Postcode:

Telephone Number:

Email:

3: DETAILS OF FUNDING

(eg. cash/mortgage)

.....
.....

4: OFFER

I/We wish to offer the following in respect of the sale of 4.21 acres of pasture land off Haresbrook Lane,
Tenbury Wells, Worcestershire WR15 8FD

Amount: £.....

(words)

Signed:

Dated:

THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED BY 12.00 NOON ON MONDAY 2ND JUNE 2025

TO THE ADDRESS BELOW, IN A SEALED ENVELOPE, MARKED:

"LAND OFF HARES BROOK LANE TENDER"

FOR THE ATTENTION OF CHARLOTTE HURLEY churley@halls.gb.com

Halls Holdings Limited
Gavel House
137 Franche Road
Kidderminster
Worcestershire
DY11 5AP