



**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](http://www.hallsgb.com)  
[kidderminster@hallsgb.com](mailto: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 outgoings 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 legal pack is available from the agent upon request.

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 HARESBROOK LANE TENDER"

Or, emailed for the attention of Charlotte Hurley: [churley@halls.gb.com](mailto:churley@halls.gb.com)

Vendors' Solicitor:

Jephson Legal, 4 Euston Place, Leamington Spa CV32 4LN

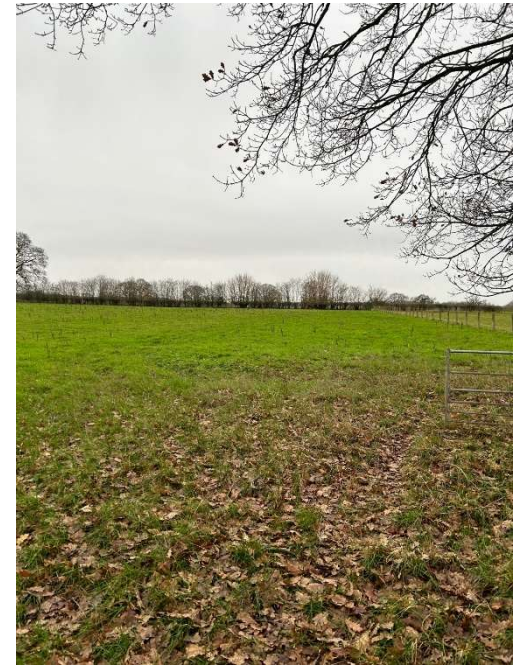
T: 0330 174 8545



**01562 820 880**

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

Email [kidderminster@halls.gb.com](mailto: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.



**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.

**MONEY LAUNDERING REGULATIONS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

**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](mailto: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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Gavel House, 137 Franche Road, Kidderminster, DY11 5AP

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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 2<sup>ND</sup> 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](mailto:churley@halls.gb.com)**

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