



20 Acres of Land,
Stoke Bliss, Tenbury Wells, Worcestershire WR15 8QL

G HERBERT
BANKS
EST. 1898

20 Acres known as Kinthall Plantation
Stoke Bliss
Tenbury Wells
Worcestershire WR15 8QL

- 10.45 Acres of Pasture/Parkland including Kinthall Plantation and Pool and adjoining
- 9.55 Acres of Arable Land

For Sale by Private Treaty
as a whole or possibly in 2 lots.

Price Guide for the Whole £235,000

Situation

The land is situated to the east of Rectory Lane, being the lane from Tenbury Broadheath to Stoke Bliss.

From the B4204 Tenbury to Worcester Road taking the turning adjacent to Hanley Village Hall, Tenbury Broadheath signposted Stoke Bliss, follow this lane, bearing round to the left at the bottom of the hill, then a further 400m there will be a stone track on the left (bridlepath). Follow this track for about 300m and the land will be located on the left-hand side, as identified by the Agent's 'For Sale' sign.

Description

The sale of this land is a rare opportunity to purchase some pastureland together with a pool known as 'Kinthall Plantation' which is not unlike a park setting, being a tranquil part of Worcestershire and extremely peaceful and quiet.

The land itself offers a wonderful opportunity for a discerning purchaser to acquire a quiet haven to relax and enjoy the virtues of the open countryside. The pool is suitable for fishing.

This area of land extends to 10.45 acres including the pool and some woodland.

The second field, which is adjacent to the parkland/pasture described above is an arable field reasonably level in contour and as such capable of growing a variety of crops and extends to 9.55 acres.

The land is outlined in red on the attached plan.

GENERAL INFORMATION

Tenure

The property is freehold, and vacant possession will be given on completion.

Access to the Land

Access to the land is from Rectory Lane and then over a shared stone track which also gives access to other property and is also a bridleway.

A right of access for all purposes and all times will be granted over this track.

Services

There are no mains services connected.

Sporting, Timber, Mining & Mineral Rights

In so far as they are owned, and such rights will pass with the property.

Money Laundering, Terrorist Financing & Transfer of Funds (information on The Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

Rights of Way, Easements & Boundaries

The plans and areas are based on the most recent Ordnance Survey Promap Plans. Any error or mis-statement shall not entitle the purchaser/s to annul the sale or receive compensation.

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

Viewing

At any reasonable time with a set of the sales particulars in hand having firstly registered your interest with the Selling Agents.

Telephone: 01299 896968 or
Robert Parry 07770 997369 or rp@gherbertbanks.co.uk

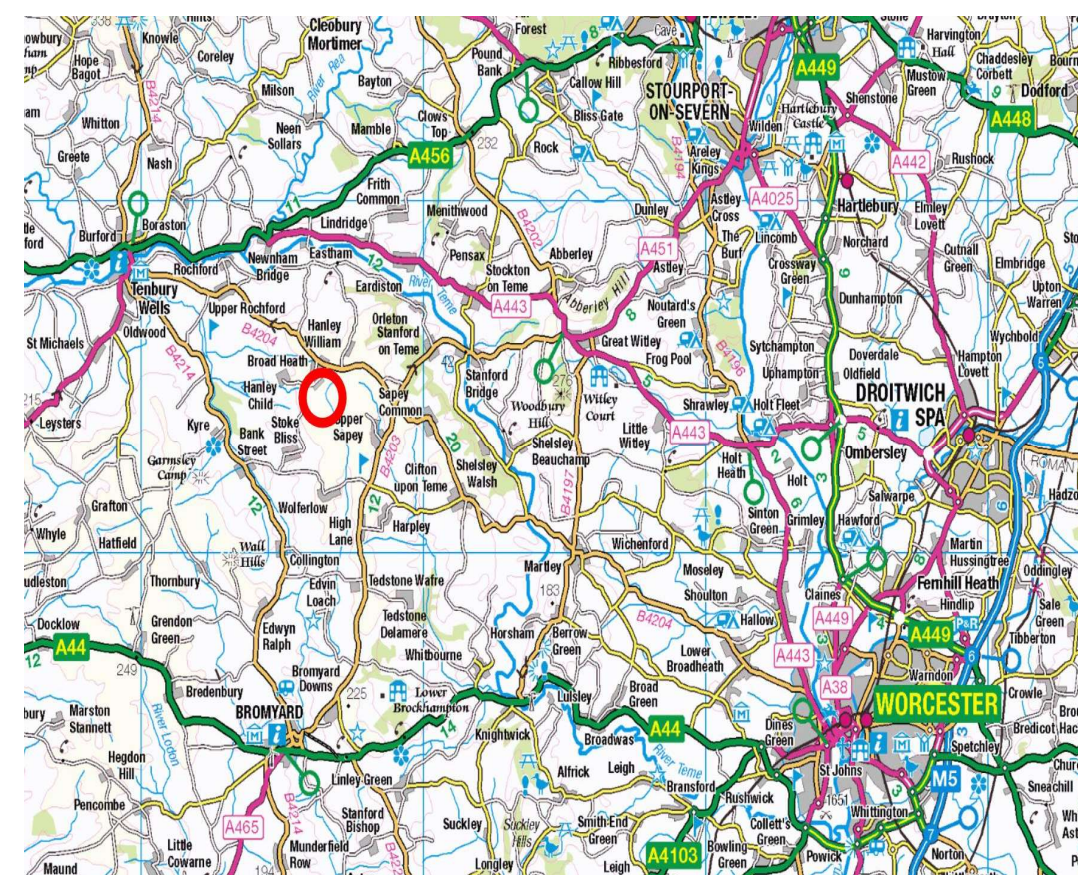
Local Authority

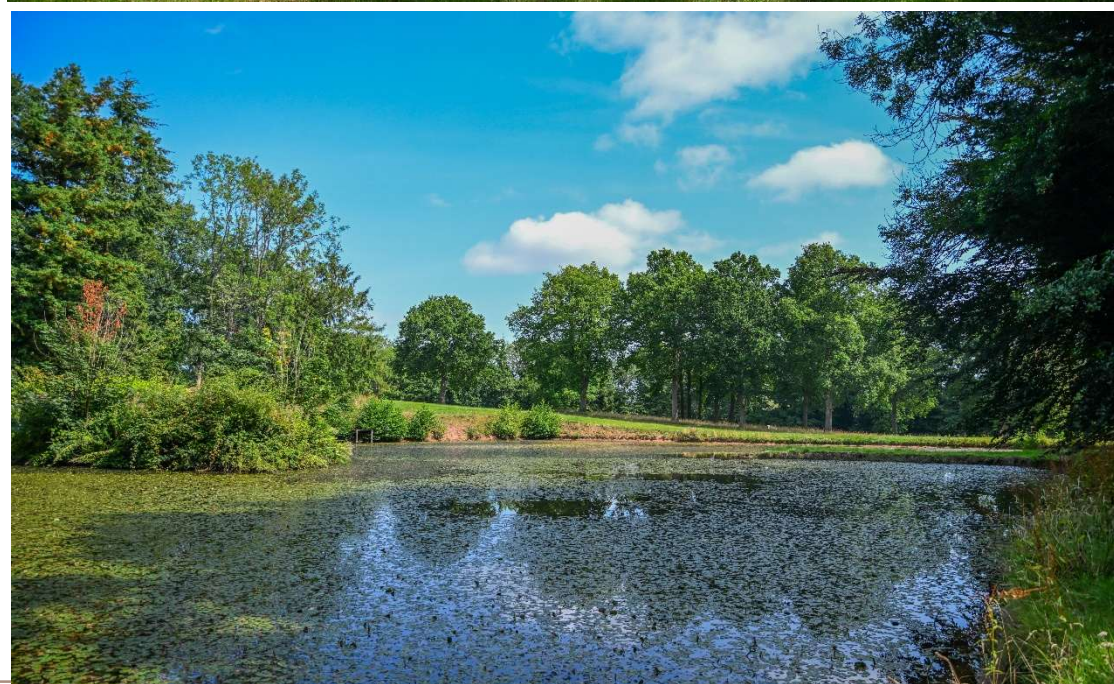
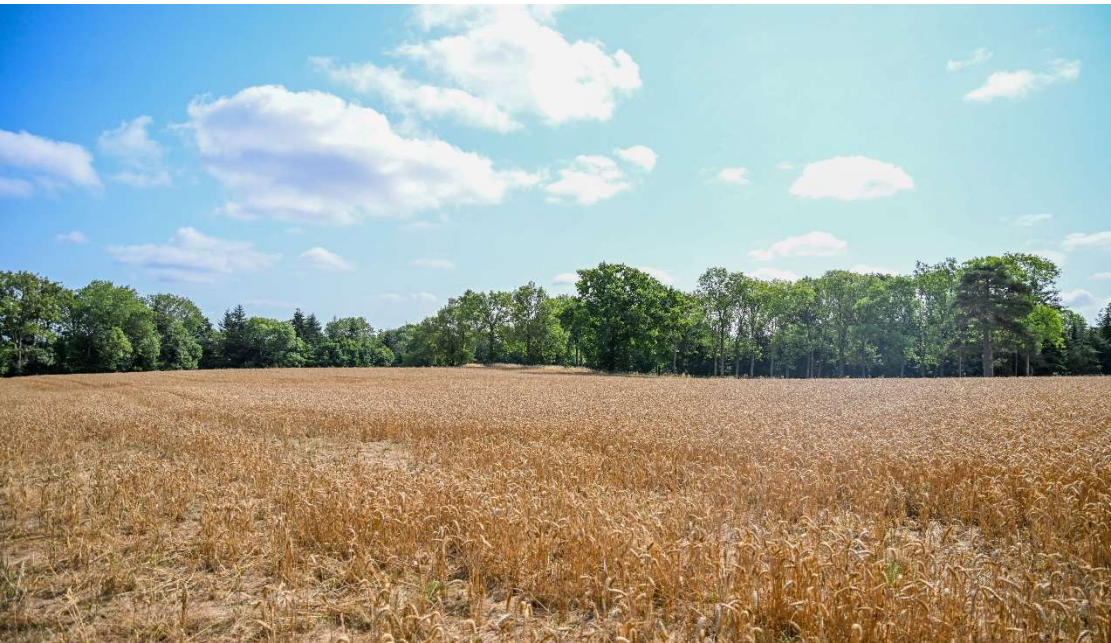
Herefordshire Council Tel: 01432 260000

Town & Country Planning

The property will be sold subject to any development plan, tree preservation order, town planning schedule of notice which maybe, or come to be, in future, subject to any road widening or improvement schemes, land charges and statutory provisions or bylaws without obligation to the vendor to specify them.

Sales particulars prepared August 2025





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 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.