



NICK
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**STRATEGIC LAND AT HINTS, CORELEY, LUDLOW,
SHROPSHIRE, SY8 3AP**

About 1.797 Acres, 0.727 Hectares.

**A desirable and strategic parcel of accommodation land
on the edge of the hamlet.**



For Sale by Private Treaty

Guide Price – offers over £100,000

NICK CHAMPION LTD

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

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

www.nickchampion.co.uk



LAND AT HINTS, CORELEY, LUDLOW, SHROPSHIRE, SY8 3AP

Approximate Distances (Miles)

Cleobury Mortimer – 5, Tenbury Wells – 7, Ludlow – 7.

Directions

From Clee Hill village take the A4117 east towards Cleobury Mortimer and on Clee Hill Common take the first turn right towards Coreley and proceed down over the common, crossing over the cattle grid and keep straight on and the land will be found on the right-hand side as indicated by a Nick Champion 'For Sale' board.

what3words: ///swarm.corded.hulk

Situation and Description

The land is conveniently situated alongside the council lane and comprises of a single south facing field bordered by residential properties on three sides. The land is deemed to have some future potential for residential use subject to planning consent.

The whole - about 1.797 acres, 0.727 ha (see plan as highlighted in green, for identification purposes).

Services

Mains water is in the lane and an overhead electricity line crosses over the field with a single pole within the land. No services are connected.

Easements, Wayleaves and Rights of Way

A public footpath follows the western boundary of the land. A Deed of Grant provides for a private drainage field within the northwest corner. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves, utilities etc. with their Solicitor or Surveyor.

Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The Purchaser will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendor nor the Vendor's Agents will be responsible for defining boundaries nor the ownership thereof.

Planning

An outline planning application 113/03110/OUT for seven dwellings was refused by notice dated 03/06/2014 and on appeal APP/L3245/A/14/2220418 on 13/04/2015.

Planning Uplift

No overage will apply to this land sale on planning permission for up to two residential dwellings on the whole site. Planning permissions increasing the site density to more than two dwellings will be subject to overage on the excess.

Local Authority

Shropshire Council - Tel: 00345 678 9000

Tenure, Possession and Completion

Freehold – Vacant possession on completion.

Method of Sale

The property is for sale by Private Treaty with best offers invited over £100,000.

Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017

All bidders for the property are required to provide 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 – please contact the Agents for further information.

Viewing

Contact Nick Champion – Tel: **01584 810555**

Ref: NIC1342 – Email: **info@nickchampion.co.uk**

View all of our properties for sale or to let at: www.nickchampion.co.uk

Particulars: August 2026

N218 Printed by Ravensworth 01670 713330

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.