



FOR SALE

Offers in the Region of £50,000

0.39 acres Land Off Rectory Road, Broadheath, Tenbury Wells, WR15 8QW

0.39 acres of Amenity Land with Workshop, on former brickworks and offering an attractive semi-rural setting.

The land benefits from timber, box profile workshop, with mains water, and septic tank, surrounded by a grass area, and hardstanding.

BEST AND FINAL OFFERS TO BE SUBMITTED BY 12 NOON MONDAY 20TH APRIL 2026.



- Viewings can be carried out at any time during daylight hours, with a set of these particulars in hand.
- Best and final offers by Monday 20th April 2026 by 12 noon
- 0.39 acres of amenity land, occupying the site of a former brickworks and offering an attractive semi-rural setting.

SITUATION

The land is located off Rectory Road, Broadheath, Tenbury Wells, a predominantly rural area.

The land is nestled between residential properties, yet secluded.

DESCRIPTION

The property comprises approximately 0.39 acres of amenity land, occupying the site of a former brickworks and offering an attractive semi-rural setting.

A timber-framed building extends to approximately 5.98m x 9.50m and benefits from an electricity supply, water connection, and septic tank drainage.

The site presents an excellent opportunity for a range of potential uses and may offer scope for future development, subject to the necessary planning consents

SERVICES

Mains water, electricity and septic tank drainage. None of the services have been tested.

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SPORTING, MINERAL & TIMBER RIGHTS

All standing timber, timber rights, sporting and mineral rights are included in the sale.

TENURE

The land is said to be of freehold tenure with vacant possession upon completion.

FIXTURES & FITTINGS

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

PLANNING

The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come in force, subject to any road or widening improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

RIGHTS OF WAY

The land 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.

PLANS, AREAS & 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 themselves 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.

VIEWINGS

Viewings can be carried out at any time during daylight hours, with a set of these particulars in hand.

BOUNDARIES

The purchaser will 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.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all 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.

BEST AND FINAL OFFERS

Best and final offer to be submitted by 12 noon on Monday 20th April 2026 via email to shulland@halls.gb.com

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Rural Professional Department

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