



1.36 acres of charming woodland close to the edge of
Eardiston, Tenbury Wells, Worcestershire WR15 8JP

**G HERBERT
BANKS**

EST. 1898

1.36 acres of charming woodland with access off the A443 a short distance from the village of Eardiston, Tenbury Wells, Worcestershire WR15 8JP

For sale by Online (Traditional Method) Auction on Friday 4th December 2026 at 5 pm. Link to Auction:- <https://ghb.bambooauctions.com/property/1.36-acres-of-woodland-at-moor-farm-eardiston-3475750>

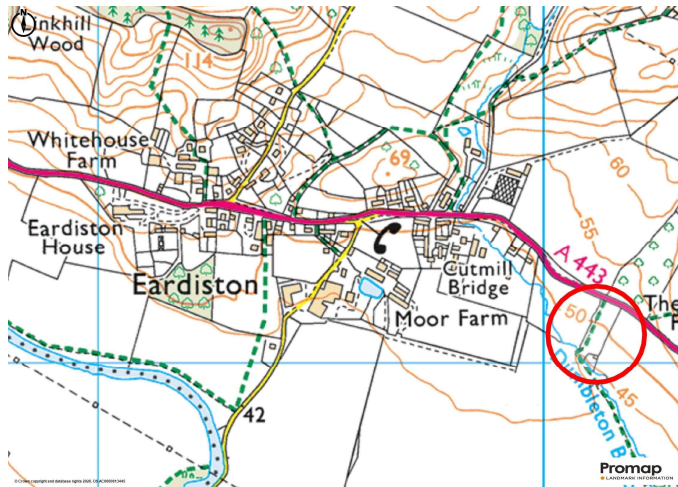
Guide Price: £25,000

Approximate Distances (miles):
Tenbury Wells 7 * Worcester 16 * Leominster 14
Ludlow 11 * Hereford 27

Situation and Directions

The property is located approximately 7 miles east from Tenbury Wells. From Tenbury Wells take the A443 towards Worcester. Drive through the village of Eardiston and a short distance after leaving you will find the land on your right hand side – please note the comment under Viewing.

What Three Words for the access -
///pickles.bathtubs.dolphin



Sales particulars prepared October 2026

Description

The land extends to 1.36 acres and is a lovely parcel of semi-mature woodland. A good variation of tree species including Oak, Ash, Field Maple, Silver Birch, Scots Pine and Holly.

The property has direct access to the A443, with a pull in space in front of the entrance gate. From the gateway the land very gently slopes to the southern end, where much of the boundary is to Dumbleton Brook.

From various positions within the woodland, there are stunning Teme Valley views.

The land will likely attract interest from those simply wishing to own a piece of fine Worcestershire countryside, to enjoy it for camping, environmental/wildlife reasons or to be a source of their own supply of firewood.

Tenure

Freehold with vacant possession given on completion.

Services

There are no services connected. Prospective purchasers should make their own enquiries as to the availability and cost of connecting any services, if required.

Agent's 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.

Local Authority

Malvern Hills District Council.

Viewing

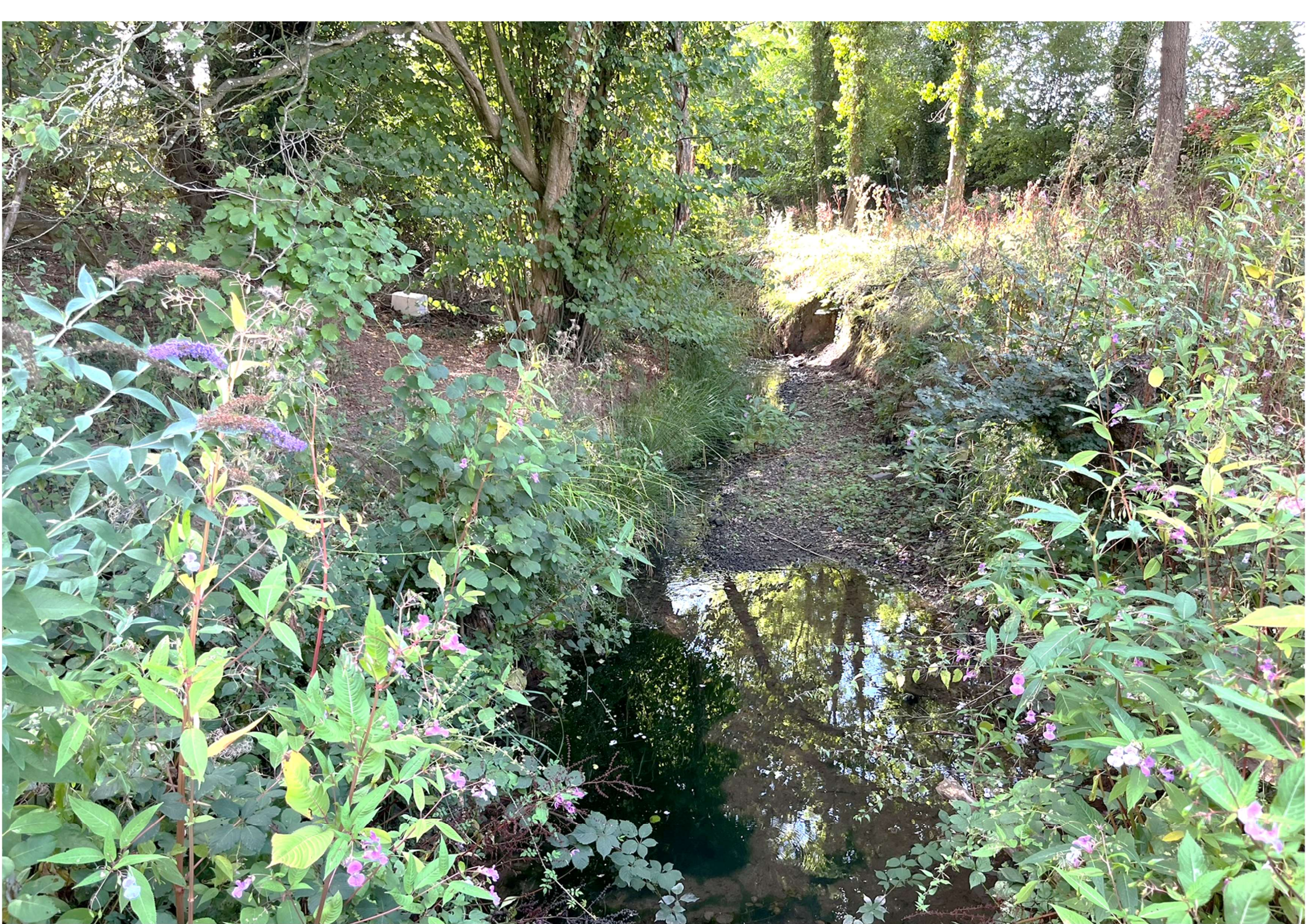
Prospective purchasers may visit the property at any reasonable hour during daylight hours with a copy of these details to hand. **Please though be aware that there is no easy parking without opening the gate (which is left locked). There is enough room to pull one car off the road - if your car has suitable clearance off the ground.**

Rights of Way, Easements & Boundaries

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.

There is a single public right of way (footpath) running north to south.





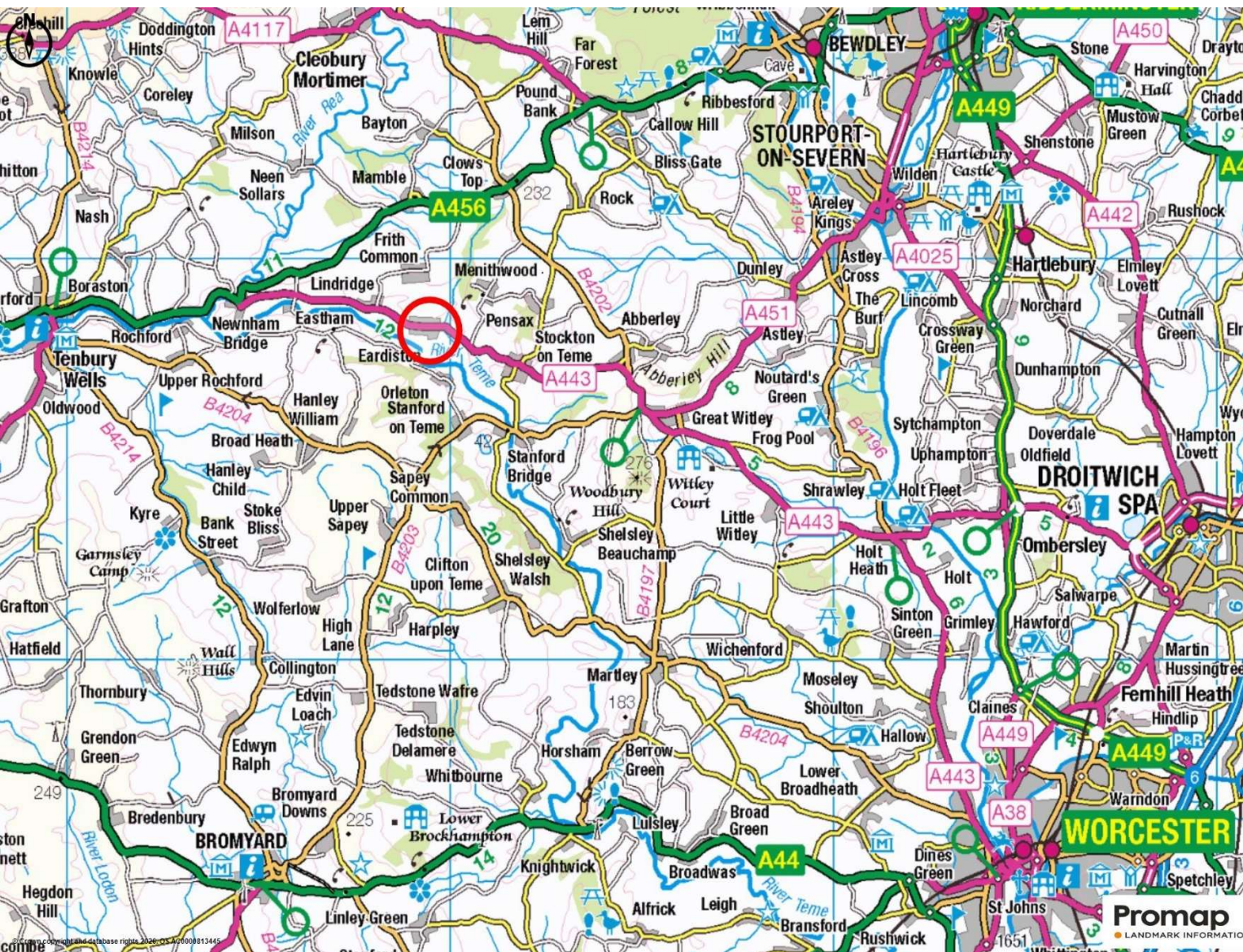


Dumbleton Brook

Path (um)

54.6m

0m 15m 30m 45m



Method of Sale

The property is offered for sale by Online (Traditional Method) Auction (unless sold prior to Auction). The selling agents are using the Bamboo Auctions platform. The Auction end date is at 5pm on Friday 4th December 2026. The vendor reserves the right to withdraw the property for sale prior to the Auction end date. For further details on the auction process and legal documents directly related to the property please view our website: <https://ghb.bambooauctions.com/property/136-acres-of-woodland-at-moor-farm-eardiston-3475750>

Online Traditional Auction Process

Proof of identity – under the Money Laundering Regulations 2017 it is a requirement that all potential purchasers will need to formally identify themselves. In order to place a bid through the website you will need to register online and in doing so complete the ID checks. Please note that there is no charge for registration.

Buyer's and Administration Fee

The successful bidder will be required to pay through the Bamboo Auction website a sum of £4,800. The total deposit, payable to MFG Solicitors, will be 10% of the purchase price.

Legal Pack

Copies of the Legal/Auction Pack to include special conditions of sale, are available online to download. In order to access this, prospective purchasers will need to have registered through the online platform. It remains the purchaser's responsibility to ensure that they fully understand the information provided and make all further enquiries.

Vendor's Solicitor

Tom Bell and Ellie Moore of MFG Solicitors, 20-21 The Tything, Worcester WR1 1HD.
Tel: 01905 610 410
Emails: tom.bell@mfgsolicitors.com
Ellie.moore@mfgsolicitors.com

Completion Date

28 days after the Auction end date.

Traditional Online Auction Explained

For further details as to how the traditional auction works, please contact the agents and ask for a copy of the pdf buyers guide via email.

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