



Zenith Nursery
Oldwood Road, Tenbury Wells, Worcestershire WR15 8TA

G HERBERT
BANKS

EST. 1898

Zenith Nursery Oldwood Road, Tenbury Wells WR15 8TA

An opportunity to purchase a nursery comprising a detached brick and tile three-bedroom bungalow in need of modernisation and refurbishment throughout. A range of alloy framed glasshouses 82' x 50' (25m x 15.24m), small domestic greenhouse, polytunnel, plus workshop and storage sheds. All standing in 2.62 acres of land and garden.

For Sale by Private Treaty

Offers in Excess of £320,000

Situation

Zenith Nursery is situated approximately 0.80 miles to southwest of Tenbury Wells town centre, taking the A4112 Leominster Road passing by Tenbury High School, there will be a turning to the right over a tarmac track. Follow the track to the end and then Zenith Nursery will be on the left as identified by the Agent's 'For Sale' board.

*what3words:///sensibly.immune.leans [access track]
:///entire.somewhere.waving [entrance]*

Description

Zenith Nursery comprises a former horticultural nursery comprising a detached brick and tile three bedroom bungalow subject to a condition that it should be occupied in connection with the farming of the 5.5 acres of land as a smallholding (this was the area of the holding at the time of the consent being 3rd April 1956 approved by Tenbury Rural District Council. The area included in the sale extends to 2.62 acres).

The bungalow requires total modernisation and refurbishment throughout. Also included are a range of alloy framed glasshouses and other storage and general-purpose buildings, a paddock, the whole extending to 2.62 acres and contained within Land Registry Title No WR145715.

The bungalow comprises reception room, kitchen/breakfast room, hallway with utility, three bedrooms and bathroom together with a further wc

accessed from the outside. Refer to floor plan for layout. The approximate area extends to 99.2m² (1,068ft²). The bungalow stands within a pleasant lawned garden area with a patio to the rear.

Buildings

Adjacent to the bungalow is a range of alloy framed glasshouses, formerly used in association with the nursery, which again would benefit from some refurbishment, divided into 5 units, to bring them up to modern day standards measuring 82'0 x 50'0 (25m x 15.2m). Near to these is a small domestic greenhouse, a polytunnel and a sectional precast shed 24'0 x 18'0 (7.31m x 5.48m). To the east of these buildings is a car parking area. There is also a further range of buildings to the southwest of the bungalow, accessed off the track comprising: Workshop 29'0 x 19'3 (8.83m x 5.86m); Store 19'3 x 8'10 (5.86m x 2.69m); Store 19'9 x 18'0 (6.01m x 5.48m).

Paddocks

This is adjacent to and to the west of the buildings described about extending to 1.19 acres.

The whole extends to 2.62 acres (1.06ha) being outlined in red on the attached plan.

Overage Payment – Uplift Clause

The property being sold will be subject to an overage/uplift clause by which the vendors or their successors will be entitled to 25% of any uplift value for a period of 25 years, the uplift value achieved as a result of obtaining planning permission on the whole of the holding for residential or commercial development only, but not to include any agricultural or horticultural use. The overage would apply to any number of planning consents approved in the 25-year period. Payment would fall due on the granting of any such planning consents.

GENERAL INFORMATION

Tenure

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

Services

Mains water and electricity are connected. Drainage to a septic tank. The property has an oil-fired central heating system (this will require replacement).

Fixtures & Fittings

Any items of this nature not specifically mentioned within these details are to be excluded from the sale.

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

Strictly by appointment telephone: 01299 896968 or 01299 891903 or Robert Parry rp@gherbertbanks.co.uk

Local Authority

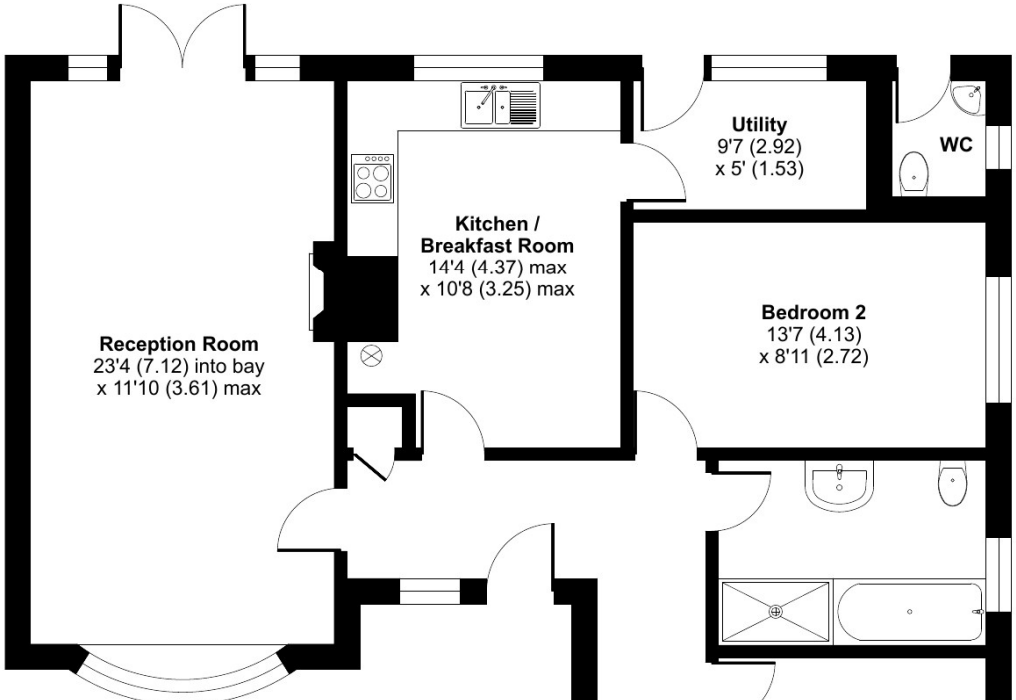
Malvern Hills District Council Tel: 01684 862221

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.

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Approximate Area = 1068 sq ft / 99.2 sq m
 Outbuilding = 17 sq ft / 1.6 sq m
 Total = 1085 sq ft / 100.8 sq m
 For identification only - Not to scale



GROUND FLOOR



EPC rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for G Herbert Banks LLP. REF: 1420542



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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 on 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.