

# LAND AT HANLEY WILLIAM

TENBURY WELLS, WORCESTERSHIRE, WR15 8QT





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Available as a whole or in two Lots. GUIDE PRICES: **Lot 1** – Offers over £100,000 **Lot 2** – Offers over £200,000

## SITUATION

The land is situated in the rural Hamlet of Hanley William near to the Worcestershire Herefordshire border.

From the B4204 Upper Sapey to Tenbury Road at Tenbury Broadheath opposite The Fox Inn Pub turn into New Road. Follow the road for just under 1 mile and Lot 1 will be situated on your left hand side, Lot 2 is situated some 200m further, on your left hand side.

What3Words: masterpiece.goose.sweetly

## DESCRIPTION - LOT 1

The land comprises of a single parcel of approximately 10.57 acres (4.28 ha) of sloping permanent pasture land. The land enjoys an elevated position with far reaching views over neighbouring countryside.

The land is accessed over a stoned track from New Road, please note the track is in third party ownership, the track continues along the northern boundary of the land providing access to Deakin Cottage.

It is understood that the land has been pasture for many years, utilised for grazing livestock and fodder conservation, but has in the past been under the plough.





## DESCRIPTION - LOT 2

The land comprises of undulating permanent pasture land extending to approximately 22.03 acres (8.92 ha). Once again, the land enjoys a wonderful elevated position with far reaching views over neighbouring countryside.

The land benefits from gated roadside access off New Road and has been utilised for grazing livestock and fodder conservation. The land is in two parcels, these are not separately fenced and are divided with a line of mature Oak Trees.

There is a grass track between Lot 1 and Lot 2 in third party ownership, we understand this can be utilised to move livestock between Lot 1 and Lot 2 if the land were to be purchased as a whole.



## TENURE & POSSESSION

Freehold with vacant possession upon completion.

## LOCAL AUTHORITY

Malvern Hills District Council, The Council House, Avenue Rd, Malvern WR14 3AF. Tel: 01684 862413

## SERVICES

Lot 1 – The land is currently served by a mains water supply

Lot 2 – We understand there is no mains water supply to the land. The land is fed by natural springs with drinking points.

## MINERALS, SPORTING & TIMBER RIGHTS

As far as they are owned, the mineral and sporting rights, as well as the standing timber are included in the freehold sale.

## WAYLEAVES & EASEMENTS

The land is being sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not.

We understand a public footpath crosses Lot 1 and a public bridleway crosses Lot 2.

## BASIC PAYMENT SCHEME & ENVIRONMENTAL STEWARDSHIP

We understand that the land has been registered on the rural land register and payments have been claimed under the Basic Payment Scheme. The entitlements are available by separate negotiation. The payment for the 2022 BPS scheme year will be retained by the Vendor and the purchaser/s will indemnify the Vendor against any breach of cross compliance during the scheme year. The property is not entered in any Environmental Stewardship Scheme.

## BOUNDARIES, ROADS & FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendors nor their agents will be responsible for defining ownership of the boundary fences or hedges.

## SALE PLAN

The sale plan has been prepared for guidance only. No guarantee or warranty as to its accuracy is given or applied. Any error or misstatement shall not annul the sale nor entitle either party to compensate in respect thereof. In particular no objection shall be taken by the purchaser to any variation in areas given on the Deeds.

## VIEWINGS

The land can be viewed during daylight hours subject to prior registration with Lovatt & Nott Limited Tel: 01905 672072. Viewers will need to have a copy of the particulars present. Strictly no vehicles.

## VENDORS SOLICITORS

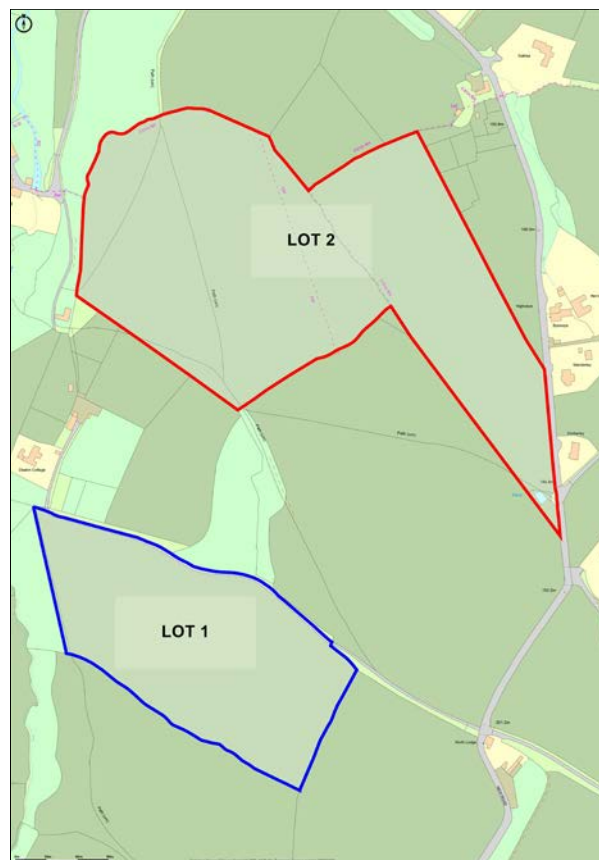
Susan Grazier, LB Law Ludlow, 12 The Business Quarter, Eco Park Road, Ludlow, Shropshire, SY8 1FD  
e: Susan.Grazier@lblaw.co.uk  
T: 01584 871735

## METHOD OF SALE

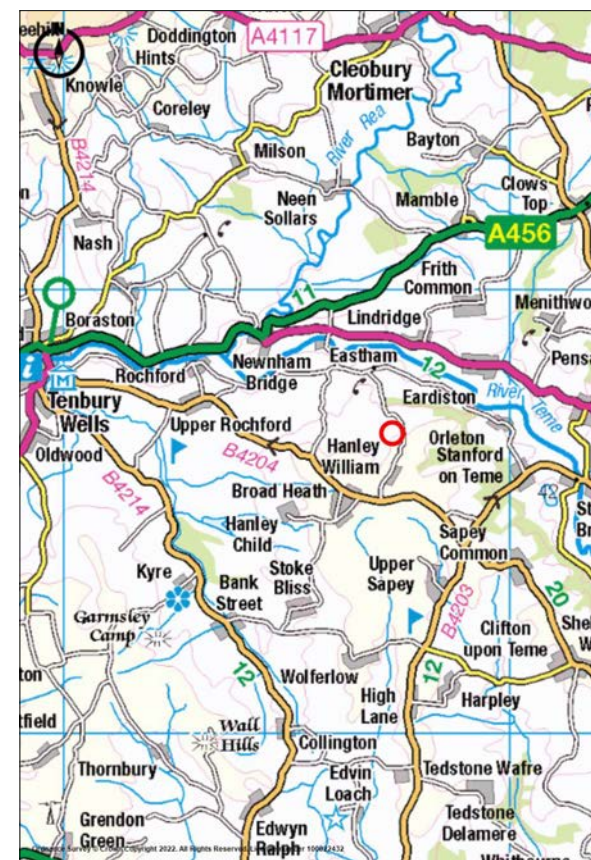
The property is offered for sale by Informal Tender and best and final offers are to be submitted in writing or by email to [josie@lovattandnott.co.uk](mailto:josie@lovattandnott.co.uk) by no later than **12 noon Thursday 17th March 2022**. Tenders are invited on the enclosed form.

We are inviting best and final offers for the property by Informal Tender and on the following basis:

1. All offers should be for:  
Land at Hanley William as a whole or Lot 1 Hanley William or Lot 2 Hanley William.
2. All offers should be submitted in writing and should be received at this office by **12.00 noon on Thursday 17th March 2022**.
3. The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Land at Hanley William" or sent by email to [josie@lovattandnott.co.uk](mailto:josie@lovattandnott.co.uk)
4. All offers must be made by or on behalf of a named purchaser with full address provided.
5. All offers should be in pounds sterling and we recommend that offers are for an uneven sum (i.e. not round numbers) to avoid identical bids.
6. All offers must be for a fixed sum. We will not consider any escalating bids or an offer where the amount depends of another offer.
7. Any condition applicable to the offer (such as a survey) must be clearly set out in the written offer.
8. If your offer is successful, we will expect you to exchange and secure contracts with a deposit of 10% of the purchase price within 28 days from the date your Solicitor receives the contract documents.
9. Your offer should be supported by a bank reference or similar as confirmation that finance is available. If you will be using a mortgage for the purchase, then you must state the amount of mortgage needed; and what progress you have made with the mortgage application.
10. You must supply the name and address of your solicitors. It would be helpful if your offer could be accompanied by a letter from your solicitor stating that they have clear instructions to act on your behalf.
11. Completion will ideally be within 28 days from exchange of contracts. However, if you have an alternative and preferred date please advise so it can be considered.
12. We will put all offers received to the vendors and notify you of their decision as soon as possible.
13. The vendors have sole discretion to accept or reject any offer and are not bound to accept the highest or any offer.



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