



**paramount**

Land & Property  
Consultants

Prime Development Opportunity, Land at College Court Farm,  
Tenbury Wells, Worcestershire, WR15 8RQ

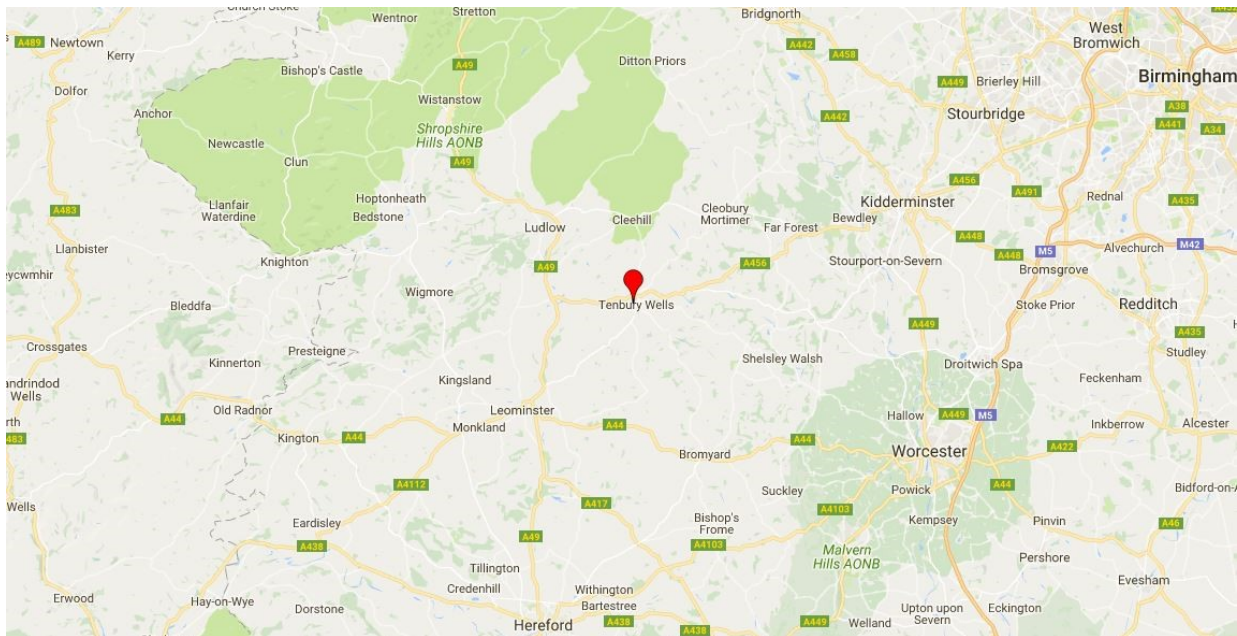


**By Direction of the owners / promoters**

**Currently open land that now affords the following.**

- **5.26Ha - 13acres or thereabouts**
- **Walking Distance to Tenbury Town Centre**
- **Potential Residential Development Site (subject to planning)**





**Location:**

The site enjoys a prominent position within walking distance from the Town Centre of Tenbury Wells off Berrington Road

**Grid Reference:**

SO 59153 67999

**Description:**

This opportunity is situated at the end of a small close (College Court) literally on the edge of the Town of Tenbury and offers an excellent point of access through a gated entrance to the site.

The site extends to somewhat 12 acres part of which does have some topographical challenges and part is also sterilised by being in the flood zone, therefore we see this as a small Executive Development designed with some Architectural merit - maybe 10 – 14 units.

The Historic Town Centre of Tenbury Wells offers a wealth of facilities and amenities including a variety of shops and services, library, doctors' surgery, primary and secondary schools, cottage hospital, Swimming pool, cinema and a range of clubs.

Also ideally situated for commuting and business purposes

Worcester = 21 miles  
Birmingham = 45 miles  
Kidderminster = 18 miles  
Hereford = 21 miles  
Stourbridge = 25 miles

**Planning:**

Any deal will be on a "Subject to Planning" basis and any interested parties will be advised as to the content of discussions with the Local Authority.

**Local Authority:**

Malvern Hill District Council,  
Council House, Avenue Road,  
Malvern, WR14 3AF

**Legal Costs:**

Each party will be responsible for their own legal costs.

**Agents Fees:** The successful purchaser will also be responsible for the Agents fees

**Availability:**

The property will be made available with immediate effect once a legal completion is executed.

**Price / Tenure:**

Offers Invited on a "Subject to Planning" basis  
The property is Freehold with vacant possession upon completion

**VAT:**

Vat will be charged at the current rate

**Viewings:**

Strictly by prior appointment with Paramount Land & Property Consultants on 01384 623557

**Contact:**

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**PROPERTY MISDESCRIPTIONS ACT 1991**

These particulars may be subject to errors. While we endeavour to make all details accurate, prospective purchasers are advised to satisfy themselves by inspection or otherwise as to their accuracy and correctness. Paramount Land & Property Consultants DO NOT GIVE ANY WARRANTY TO THE ACCURACY OF ANY MEASUREMENT, TEXT OR PHOTOGRAPH AND INTERESTED PARTIES SHOULD NOT RELY UPON ANY INFORMATION WITHIN THESE DETAILS.

**IMPORTANT**

Paramount Land & Property Consultants have not been able to confirm the availability of services such as the gas, water, electricity and drainage to these properties. We advise that all interested parties should obtain verification through their solicitor or surveyor before entering any legal commitment. Paramount Land & Property Consultants have not tested the working order of the heating system in these properties, we advise all interested parties to check before entering any legal commitment. PLEASE NOTE THAT ITEMS IN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE. PLEASE VERIFY ALL FIXTURES AND FITTINGS THROUGH YOUR LEGAL REPRESENTATIVE