

FOR SALE

5a Castle Close, Tenbury Wells, WR15 8AY

Halls<sup>1845</sup>

- ① Entrance
- ② WC/Shower
- ③ Kitchen/Dining
- ④ Living
- ⑤ Dressing
- ⑥ Bedroom 1
- ⑦ En-Suite
- ⑧ Storage



- ① Bedroom 2
- ② Reading
- ③ Eaves Storage

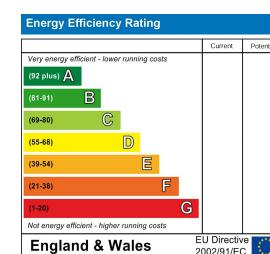


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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend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



Castle Close presents an excellent investment and development opportunity for buyers seeking a project with strong potential.

Halls<sup>1845</sup>

01562 820880

**Kidderminster Sales**  
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
E: kidderminster@hallsgb.com

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OnTheMarket.com

The Property  
Ombudsman

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TRADINGSTANDARDS.UK

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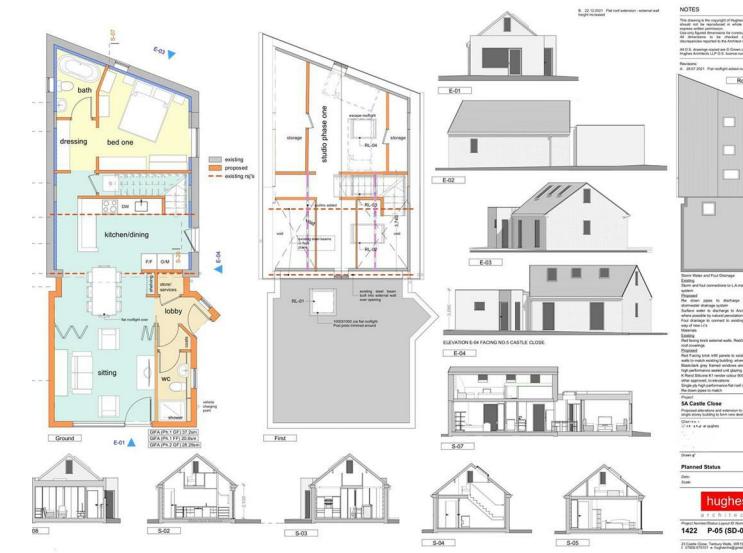


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1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

#### SITUATION

Castle Close is located within a well-established residential area on the edge of Tenbury Wells, a charming market town known for its traditional character, independent shops and everyday amenities. The town provides a good selection of schooling, leisure facilities and services, together with convenient road links to Kidderminster, Ludlow, Worcester and the wider Worcestershire and Shropshire countryside. This accessible position makes the property well placed for both local purchasers and those seeking a project within a peaceful yet well-connected setting.

#### W3W

///used.petal.eventful

#### SCHOOLING

Tenbury Wells offers a good selection of local schooling options. Tenbury CofE Primary Academy and Tenbury High Ormiston Academy provide well-regarded primary and secondary education within convenient reach of the property. A wider choice of state and independent schools can be found in the surrounding areas, including Ludlow, Leominster and Worcester, making the location suitable for families seeking accessible educational provision.

#### DIRECTIONS

From the Halls office in Kidderminster (DY11 5AP), head west on the A456 towards Bewdley, continuing through Clows Top and Newnham Bridge. On reaching Tenbury Wells, follow the A456 into the town centre before turning right onto the B4214. Continue for a short distance and take the turning into Castle Close. The property will be found within the cul-de-sac.

#### THE PROPERTY

Castle Close offers an exciting opportunity to complete a part-constructed dwelling set within a quiet residential cul-de-sac in Tenbury Wells. The property presents a blank canvas for purchasers wishing to create a bespoke home to their own specification. With the main structure already in place, the layout provides scope for a two-bedroom residence with an open-plan living arrangement, subject to finishing works.

This rare project property will appeal to developers, investors and those seeking a manageable refurbishment opportunity in a popular and well-connected market town. Once completed, the home has strong potential for both owner occupation and rental demand, benefiting from its peaceful setting and convenient access to local amenities.

#### AGENT'S NOTES

Any architect drawings, plans or illustrations are provided for guidance only and are not to scale. Halls accept no liability for their accuracy or completeness.

#### LOCAL AUTHORITY

Shropshire Council 0345 678 9000

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?keyVal=PVMLBPTDGQL00&activeTab=summary>

#### TENURE

The property is offered for sale Freehold with vacant possession upon completion.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

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

#### VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

#### DESCRIPTION

Castle Close presents an excellent investment and development opportunity for buyers seeking a project with strong potential. Positioned within a popular residential area of Tenbury Wells, the property offers the rare chance to complete a partly constructed dwelling to your own specification. With the structure already in place, investors can progress the build, add value, and create a modern home in a well-regarded location. Suitable for developers, builders or those looking to take on a high-yield refurbishment project, this opportunity offers substantial scope for capital growth once completed.