

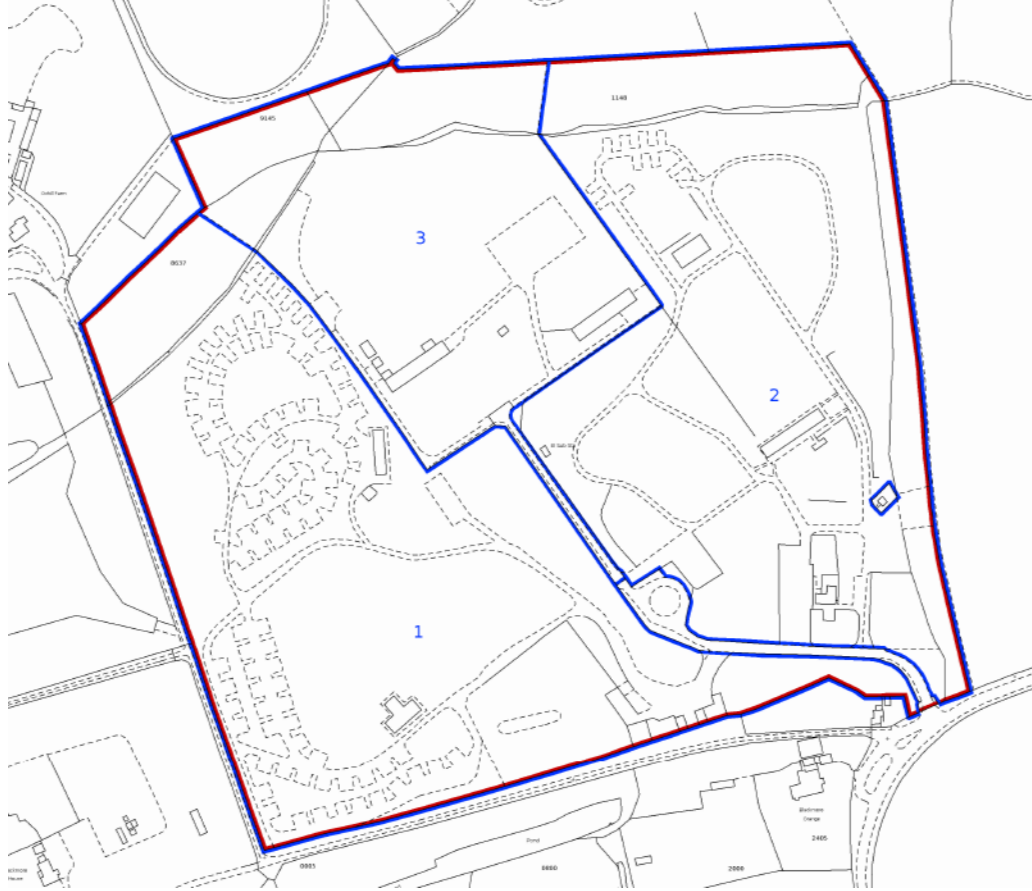
Blackmore Camp Site

Blackmore End, Hanley Swan, Worcester, WR8 0EE

Freehold
Ground Rent Investment

46.96 Acres (18.99 Hectares)





Key information



Price
Offers Invited



Site Area
46.96 Acres



Freehold
Subject to existing
tenancies



Title
WR121202

Blackmore Camp Site

46.96 Acres (18.99 Hectares)

Description

The property comprises a regular shaped site of approximately 46.96 acres, which is divided into 3 distinct areas, each of which is subject to a lease. It is predominantly grassed with just a few sporadic buildings on site, together with motor home and caravan berths throughout 2 of the 3 areas.

Location

The property occupies a rural position off Worcester road, a short distance from the village of Hanley Swan, to the south-east of Malvern.

The surrounding area benefits from good road connectivity, with access to the A38 and A4103 providing direct routes to Worcester, Malvern and Tewkesbury, as well as connections to the M5 motorway, facilitating access to the wider Midlands and national motorway network.

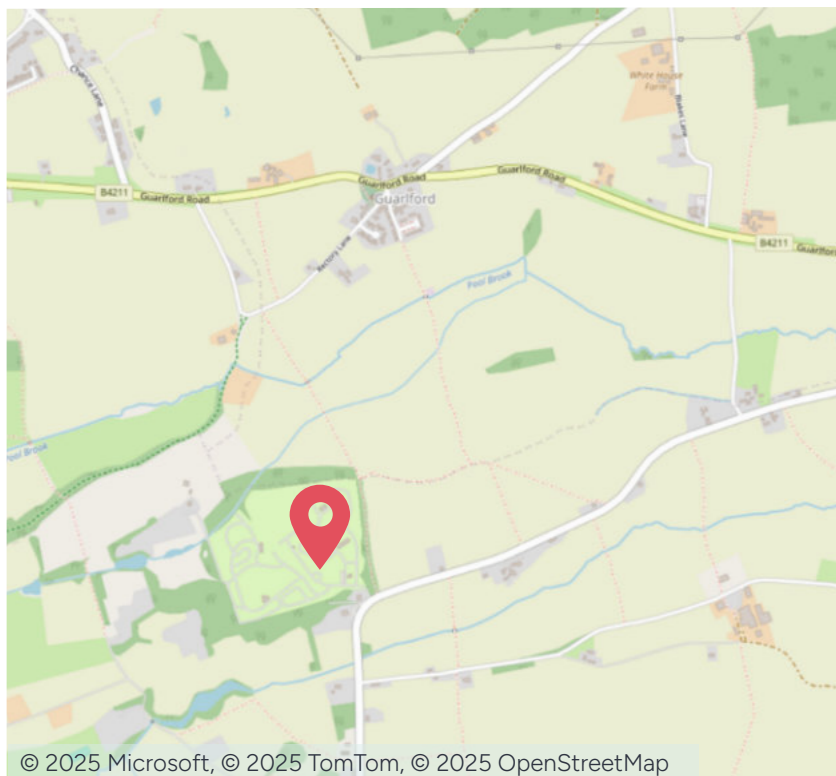
Tenure

Freehold, subject to the following long leasehold interests.

Area	Tenant	Term	Expiry	Rent Per Annum	Rent Reviews
Tenancy 1	The Caravan Club Ltd	125 years from 1.4.1993	31.3.2188	£10.00	£45.00 pa 2043 - 2068 £135.00 pa 2068 - 2093 £405.00 pa 2093 to expiry
Tenancy 2	The Camping & Caravanning Club Ltd	125 years from 1.4.1993	31.3.2118	£15.00	£45.00 pa 2043 - 2068 £135.00 pa 2068 - 2093 £405.00 pa 2093 to expiry
Tenancy 3	The Girl Guides Association Trust Corporation	125 years from 1.4.1993	31.3.2118	£45.00	£45.00 pa 2043 - 2068 £135.00 pa 2068 - 2093 £405.00 pa 2093 to expiry
Aggregate Total				£70.00	

A service charge is payable by each of the tenants for the upkeep of the road, drainage facilities and estate management fee.

Further information



Locations

Hanley Swan: 0.9 miles

Malvern: 4 miles

Worcester: 10 miles

Nearest station

Great Malvern: 3.7 miles

Nearest airport

Birmingham International: 44 miles

Guide Price

Offers invited.

Tenure

The property is held freehold by Worcestershire County Council within the Title Number WR121202.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

VAT will not be charged on the sale price.

Viewings

Strictly by prior arrangement with the sole agents.

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Accommodation

Description	Acres	Hectares
Tenancy 1 (The Caravan Club Ltd)	17.51	7.08
Tenancy 2 (The Camping & Caravanning Club Ltd)	10.13	4.09
Tenancy 3 (The Girl Guides Association Trust Corporation)	19.32	7.82
Total Site Area	46.96	18.99

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2026. Photographs dated September 2026.



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