

# PLANTON COURT FARM

CORELEY, LUDLOW, SHROPSHIRE, SY8 3AR



NICK  
CHAMPION

# PLANTON COURT FARM, CORELEY, LUDLOW, SHROPSHIRE, SY8 3AR

**A BLANK CANVAS – A TRADITIONAL STOCK FARM WITH FARMHOUSE AND FARM BUILDINGS FOR RESTORATION, VERSATILE PASTURELAND AND WOODLAND – ABOUT 79.85 ACRES, 32.314 HECTARES.**

**FOR SALE BY FORMAL TENDER IN 5 LOTS, OR IN ANY COMBINATION OF LOTS, OR AS A WHOLE.**

- FARMHOUSE FOR RESTORATION
- TRANQUIL SETTING WITH EXCELLENT VIEWS

## APPROXIMATE DISTANCES (MILES)

Cleobury Mortimer – 4, Tenbury Wells – 6, Ludlow – 8, Bewdley – 12, Bridgnorth – 18, Worcester – 25, Shrewsbury – 35, Birmingham - 35.

## SITUATION

Planton Court Farm is tranquilly located amidst beautiful rolling pastoral countryside at the foot of the Clee Hill.

The farmstead (Lot 1) is situated alongside a quiet council lane leading from Coreley to New Barns/Hopton Wafers with Lot 2 set close by on the opposite side of the lane. Lots 3 and 4 are within 300 and 550 metres respectively along the New Barns to Hints lane and Lot 5 is approached either via Lot 3 or via a vehicular access leading off the New Barns to Hopton Wafers lane.

Coreley has a church and village hall and Clee Hill village is within 2.5 miles and offers local services including a primary school, mobile post office, convenience store, bakery, fish and chip takeaway, public house and local bus services. The market towns of Tenbury Wells, Cleobury Mortimer and Ludlow are all within easy reach.

## DESCRIPTION

Planton Court Farm is a traditional stock farm which offers purchasers a fine opportunity to redevelop the farmstead subject to planning. Restoration, replacement and potential relocation of the south facing farmhouse, conversion of the stone courtyard farm buildings and new replacement farm

- COURTYARD OF STONE FARM BUILDINGS
- REDEVELOPMENT POTENTIAL

buildings are all options that are worthy of further investigation to take advantage of the far-reaching views over rolling countryside from Lot 1.

The farm lies between the 185m and 235m contours and includes an outlying block of productive Grade 3 and 4 pastureland some 200 metres away to the north and a portion is suitable for arable cropping being a predominantly light/medium loam. The Mill Brook which rises on Clee Hill flows down through the centre of the land.

## LOT 1 – FARMHOUSE, FARM BUILDINGS & PASTURELAND ABOUT 8.58 ACRES – 3.47 HECTARES.

### SEE PLAN OUTLINED IN RED.

The two storey rendered brick, stone and tiled roof farmhouse requires complete restoration having been unoccupied for about three years. The accommodation includes an entrance hall with steps down to the cellar, sitting room, dining room, old kitchen with range, dairy/scullery, wetroom, utility room. An enclosed staircase rises up to the first floor landing leading to three double bedrooms and a bathroom.

The house has an overgrown part walled garden and adjoins a range of traditional stone, brick and clay tile roof cow housing and stabling with lofts which look out onto an open courtyard. Beyond is a 3 bay Dutch barn with an extensive attached range of dilapidated livestock housing. Adjacent to the farm entrance is a further smaller range forming workshop and penning. The gently sloping pastureland contained within two fields lies to the south and west and has road frontage.

- DUTCH BARN AND LIVESTOCK SHEDS
- PRODUCTIVE MAINLY GRADE 3 PASTURELAND

## LOT 2 – PADDOCK

**ABOUT 1.31 ACRES – 0.531 HECTARE.**

### SEE PLAN OUTLINED IN BLUE.

A useful grass paddock presently somewhat wild and potentially suitable for an affordable home, static holiday home or touring caravan pitches subject to planning.

## LOT 3 – PASTURELAND

**ABOUT 19.37 ACRES – 7.837 HECTARES.**

### SEE PLAN OUTLINE IN PURPLE.

A versatile and productive block with two level roadside mowing fields and sloping grazing land bordering the Mill Brook.

## LOT 4 – PASTURELAND

**ABOUT 15.09 ACRES – 6.108 HECTARES.**

### SEE PLAN OUTLINED IN GREEN.

A useful block with two level roadside mowing fields and two gently sloping grazing fields bordering the Mill Brook.

## LOT 5 – PASTURELAND

**ABOUT 35.5 ACRES – 14.368 HECTARES.**

### SEE PLAN OUTLINED IN ORANGE.

A block of extensive level to gently sloping grazing land including a mowing field and a parcel of mixed open woodland. Bordering the Mill Brook to the west and having a vehicular right of way from the council lane between points A and B as indicated on the sales plan.

## SERVICES

Lot 1 (only) - mains electricity (single phase), mains water, private drainage.

Applicants are advised to make their own enquiries as to the availability of services.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating G - Full details are available upon request or by following the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7539-2827-6000-0371-1222>

## BASIC PAYMENT SCHEME (BPS) AND STEWARDSHIP

Planton Court Farm is not yet registered on the RLR and the Basic Payment has not been claimed. No entitlements are included in the sale.

Rural Payments Agency – Tel: 03000 200 301

## NITRATE VULNERABLE ZONE

The farm is not currently within a Nitrate Vulnerable Zone but is within a Drinking Water Safeguard Zone (Surface Water).

## TIMBER, SPORTING AND MINERAL RIGHTS

So far as they are owned these are included in the sale.

## FIXTURES AND FITTINGS

Only those specifically mentioned in the particulars and Legal Packs are included in the sale; all other items are excluded.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Lot 5 has a vehicular access between points A and B as indicated on the sales plan. A public footpath crosses Lot 1. The Elan Valley Aqueduct passes under Lots 3, 4 and 5. Applicants are advised to inspect the Legal Packs and clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

## PLANS AND BOUNDARIES

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. Applicants will be deemed to have full knowledge

of all boundaries and the extent of ownership. Neither the Vendor nor the Vendor's Agents will be responsible for defining boundaries or ownership thereof. See Legal Packs for boundaries between Lots 3, 4 and 5.

## LOCAL AUTHORITY

Shropshire Council – Tel: 0345 678 9000  
Council Tax - Band D

## PLANNING

No enquiries have been made by the Vendor to the planning department in respect of any development on the farm. Applicants are advised to make their own enquiries as to the planning potential specific to their own requirements.

## METHOD OF SALE

The property is for sale by Formal Tender and the Legal Packs and Official Tender Form will be available from week commencing 28<sup>th</sup> June 2021 on request from the Vendor's Solicitors. Tenders must be submitted on the Official Tender Form to be accompanied by a cheque or bank draft for 10% of the total bid price (excluding SDLT) made payable to "MFG Solicitors LLP" and returned in a sealed envelope marked "Planton Court Farm" to the office of Nick Champion at 16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA NO LATER THAN 12 NOON on FRIDAY, 30<sup>TH</sup> JULY 2021.

## VENDOR'S SOLICITORS

MFG Solicitors LLP, 20-21 The Tything, Worcester, WR1 1HD  
For the attention of Iain Morrison  
Tel: 01905 610410 or E-mail: [iain.morrison@mfgsolicitors.com](mailto:iain.morrison@mfgsolicitors.com)

## TENURE

Freehold, with vacant possession on completion which is scheduled for Friday, 8<sup>th</sup> October 2021, or earlier if Purchasers so wish.

## ANTI MONEY LAUNDERING

The Money Laundering Regulations 2017 require all bidders for the property to include certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank

statement) with their Tender Form – please contact the Agents for further information.

## VIEWING

Strictly by prior appointment with Nick Champion the Sole Agent: –

Tel: 01584 810555 or E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

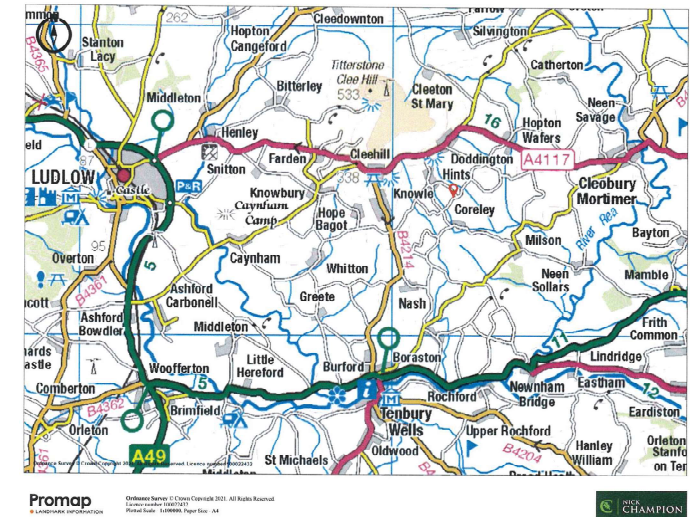
To view all of our properties for sale and to let go to:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

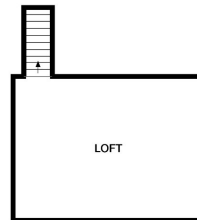
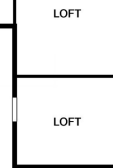
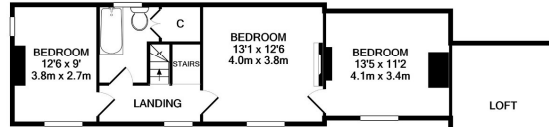
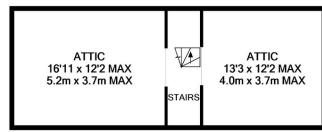
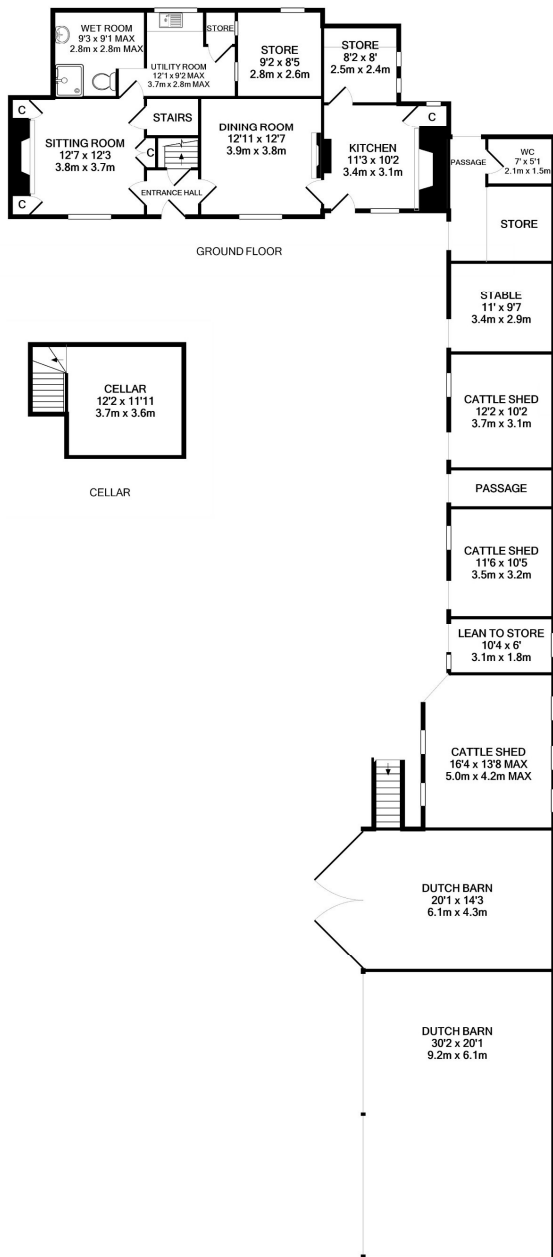
## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082

Photographs taken on 10<sup>th</sup> May 2021

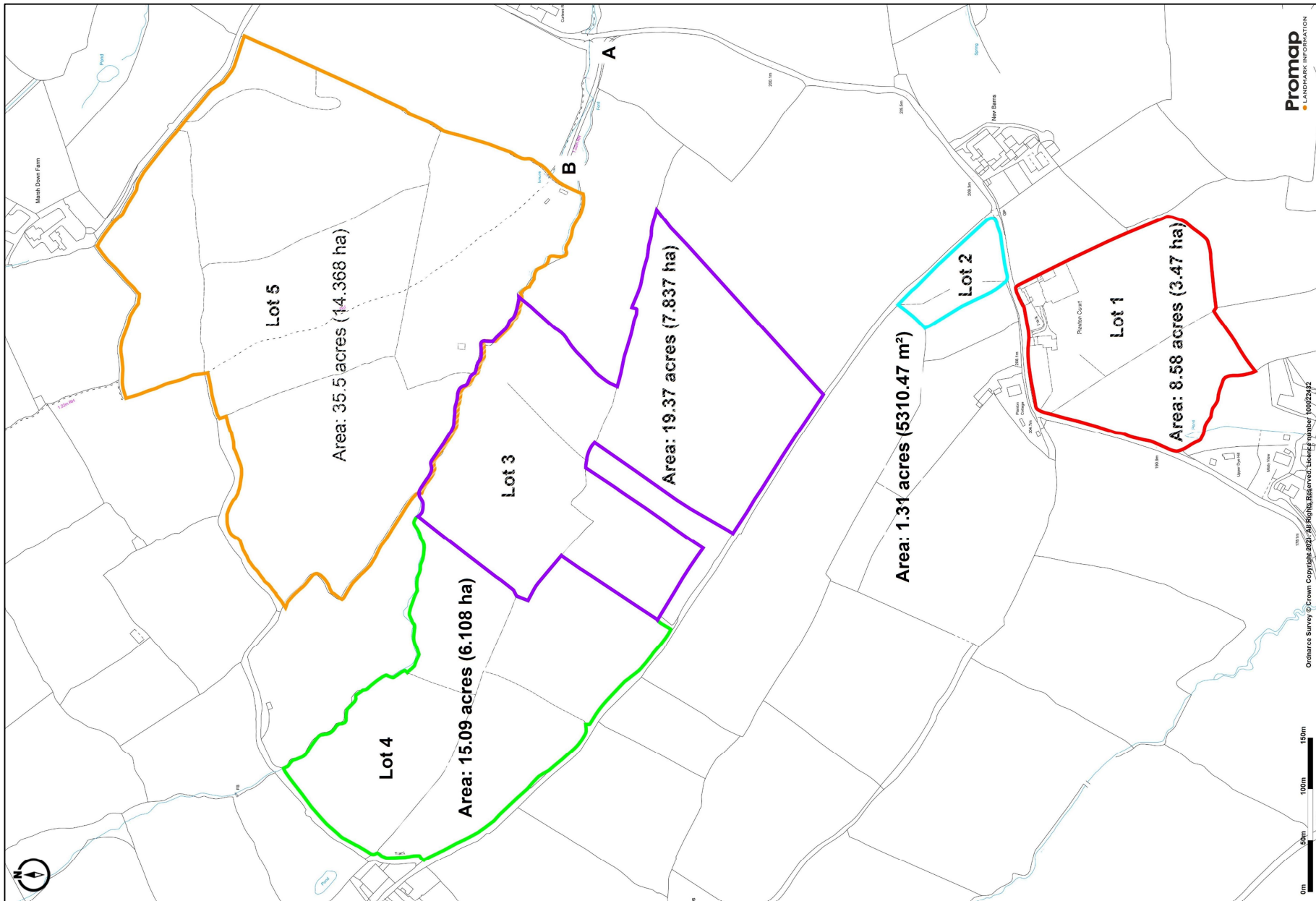
Particulars prepared: May 2021





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.

LOT 1



LOT 3



LOT 4



LOT 5

