



LAND AT BROOM FARM,
CRADLEY, MALVERN, WR13 5JP

Brightwells
Est. 1846

A highly attractive block of arable and pasture land with Farm buildings and Cattle handling system

124.61 ACRES

LAND AT BROOM FARM, CRADLEY, MALVERN, WR13 5JP

For Sale as a whole by Private Treaty

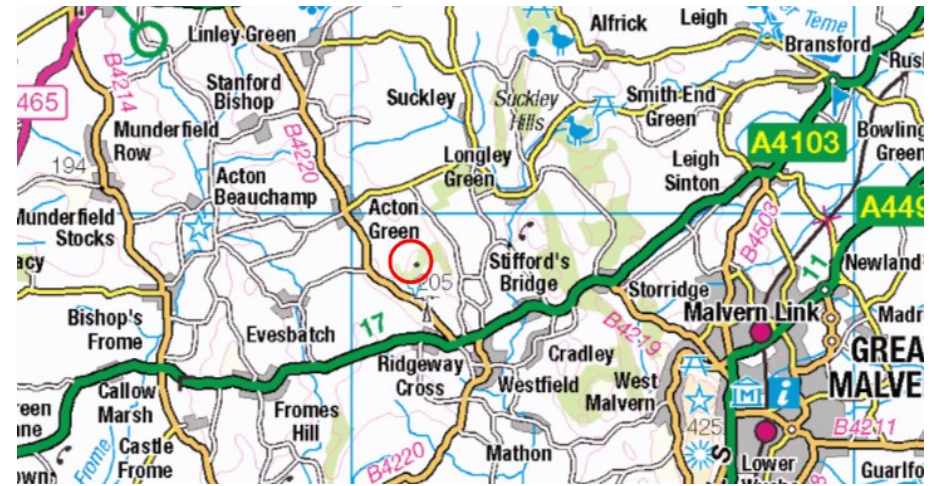
DESCRIPTION

The land at Broom Farm is an extremely attractive block of mainly productive arable land, with a small patch of permanent pasture. The land is all situated off a single private lane and has two useful blocks of buildings.

The initial yard is situated soon after leaving the council road and offers 5,400 sq ft of cattle yarding and handling. The cattle yarding is part concrete floored with steel and concrete walls and feed barriers. There is a yard area, adjacent currently used for cattle handling. This yard is directly by a good 12.66 acres field laid to temporary grass. To the north of this is the remaining land, mainly in arable production with a set of farm buildings towards the north eastern corner of the holding. The buildings are newly constructed and comprise:

- 4 bay concrete panel, box profile sheeted, enclosed covered yard with concrete floor (60ft x 40ft). With cantilever roof, part stone and part concrete floor and concrete block office/store room.
- 4 bay open sided box profile sheeted, steel framed covered yard.

The land is stock proof fenced with a mains water supply connection. There is scope to further develop the site, the current vendor has improved the holding.



SITUATION

From Hereford take the A4103 road. At Ridgeway Cross, turn back left onto the B4220 to Bromyard. After 1 mile the entrance to the private lane is located on the right with 'Broom Farm' signage on the end of the driveway. After 350 yards the first field and cattle yard and handling system is located on the right. Proceed along this lane to locate the remaining land and buildings.



W3W: ///crumb.lighten.sharp



GENERAL REMARKS AND STIPULATIONS

POSSESSION

The property is sold Freehold and Vacant Possession will be granted on completion.

INGOING VALUATION

The property is sold free of any ingoing valuations whatsoever and allowance will be made to the purchaser in respect of the dilapidations.

RESTRICTIONS, WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all restrictions, wayleaves and rights of way whether public or private or disclosed or not.

OUTGOINGS

We are not aware of any outgoing on the property.

SERVICES

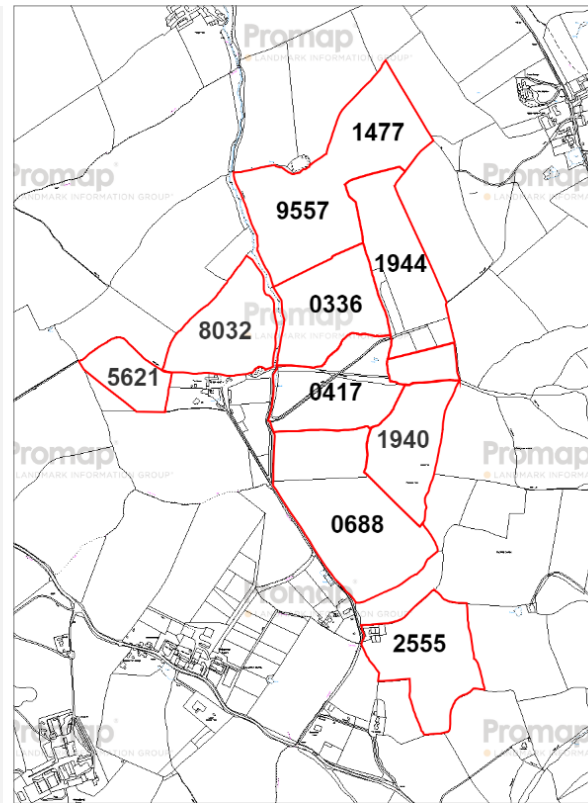
Mains water is connected.

LOCAL AUTHORITY

Malvern County Council - Council House - Avenue Road, Malvern, WR14 3AF

VIEWING

Viewing by appointment through the selling agents—01432 261325.



Field no.	Description	Acres
5621	Barley	5.08
8032	Barley	10.58
2555	Temporary grass	12.66
0688	Beet & Barley	21.31
1940	Temporary Grass	9.79
0417	Permanent Pasture	11.91
0336	Temporary grass	11.05
1944	Temporary grass	13.10
9557 1477	Temporary grass	22.82
	Woodland	2.78





Method of Sale: The property is offered for sale by private treaty. All enquiries to Jeremy Jehan or Rebecca Hobby.
Jeremy.jehan@brightwells.com | 01432 261325

Brightwells, Stoney Street, Madley, Hereford, HR2 9NH 01432 261 325

Solicitors: Bower and Bailey, Monument House, 31-34 South Bar St, Banbury, OX16 9AE FAO Rob Jackson

Guide Price: £1,500,000

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.