



Honey Top Farm
Wolverley, Kidderminster
Worcestershire

G HERBERT
BANKS

Honey Top Farm Bridgnorth Road Wolverley, Kidderminster DY11 5RT

**By kind direction of the Executors of Irene
May Powell Deceased**

**A residential smallholding requiring
complete renovation, located in a fantastic
elevated position**

**The whole extends to 19 Acres (7.689
Hectares) with traditional and modern
outbuildings and a detached three bedroom
house. Gross internal area of the house -
1,027ft²/95.4m²**

Approximate Distances (Miles)

Kidderminster 2 * Bewdley 4 * Bridgnorth 12
Stourbridge 8 * Birmingham 29
Jct 4 M5 Lydiate Ash 13.5

Situation & Directions

Honey Top Farm is located a short distance north of the town of Kidderminster. Leaving the town of Kidderminster on the Bridgnorth Road (A442), travel approximately 1 mile passing a large layby to your right hand side. A short distance after the layby take the first turning right into a stone track. Continue along this stone track up the hill and you will arrive at Honey Top Farm.

The property is extremely well located for quick access to the nearby town of Kidderminster, which offers a good range of amenities. The historic riverside town of Bewdley which is about 4 miles distant provides an extensive range of amenities including many independent shops and bars. The independent education sector is well-catered for with schools including Heathfield School and The Knoll, Winterfold House Preparatory School, Abberley Hall Preparatory School, Kings and RGS in Worcester. Kidderminster has a direct rail link to Birmingham, London and Worcester.

Description

Honey Top Farm is a smallholding with a three bedroom detached house, modern and traditional farm buildings and agricultural land. The whole extends to 19 acres (7.689 hectares) and is described as follows:-

The house is most likely a Victorian dwelling with accommodation over two floors having three bedrooms on the first floor, two reception rooms on the ground floor together with a ground floor store, bathroom and kitchen. The gross internal area of the house is 1,027ft²/95.4m².

As illustrated by the photographs in these sales particulars, the house is in need of complete renovation throughout. Once renovated, with or without an extension (subject to obtaining planning permission), this will be a fabulous home sitting in a lovely elevated position with far reaching views.

The property has gardens to the south west elevation which are primarily level lawns.

The property has various outbuildings to include some traditional brick buildings that are located adjacent to the house. These buildings include a brick and tiled garage with a gross external measurement of 33.83m², some small brick former stables with corrugated iron roof extending 57.8m² and a range of former pigsties which are brick built and currently have no roof 72.42m². There is also a small brick built outbuilding attached to the kitchen.

On the other side of the access track there are a further range of more modern outbuildings, with a steel portal framed general purpose storage building extending to 78.67m² and a further general agricultural/storage building with timber frame and corrugated metal sides and roof. The larger and older barn extends to 182.61m².

The land comprises some good level agricultural land as well as a smaller amount of steep pasture that slopes down to the main road. It is understood that the land is let subject to a Farm Business Tenancy and that notice has been served to terminate the tenancy on the 30th June 2023.

Basic Premium Scheme

Please note that no Basic Premium Scheme entitlements will be transferred to the purchaser from the vendor.

Services

It is understood that the property is connected to mains electricity. No further mains are connected. Water is from a private supply, although it is understood that the mains water pipe is located nearby and future owners could benefit from a connection. The house has no central heating.

Local Authority

Wyre Forest District Council – Tel: 01562 732 928.

Fixtures and Fittings

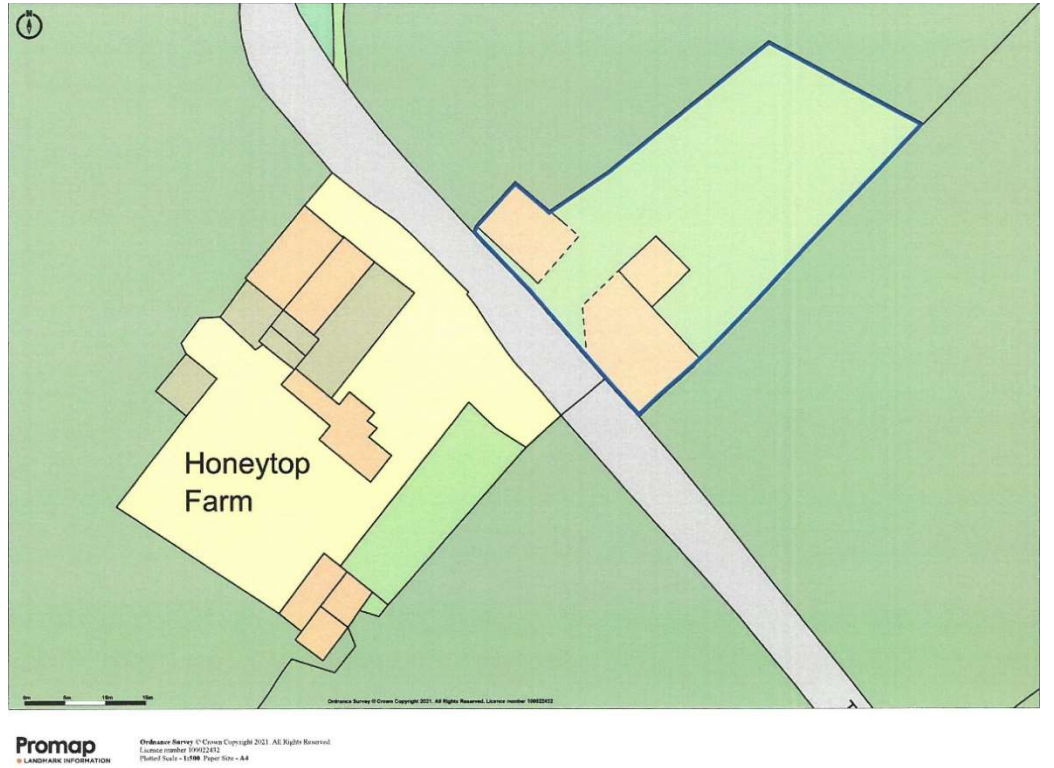
Items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

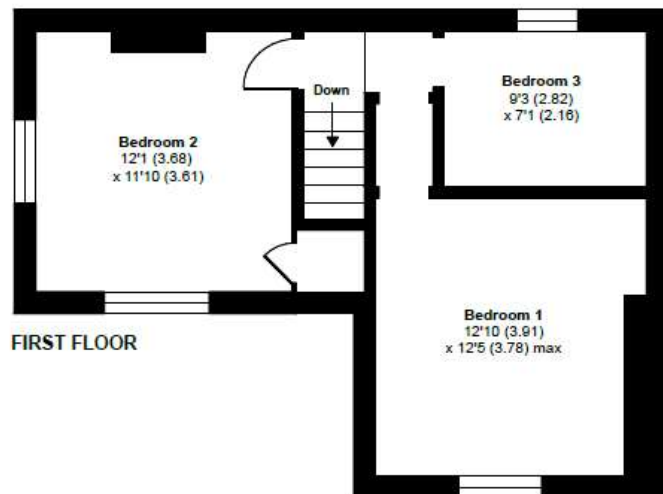
Via the sole agents Great Witley office Tel: 01299 896 968

**PLEASE BE AWARE THAT THE WINDOWS TO THE
FRIST FLOOR ROOMS ARE BOARDED UP AND THERE IS
CURRENTLY NO ELECTRICITY CONNECTED. GREAT
CARE MUST BE TAKEN WHEN VIEWING THIS
PROPERTY. FURTHERMORE, SOME OF THE BUILDINGS
ARE DILAPIDATED AND AGAIN GREAT CARE MUST BE
TAKEN WHEN VIEWING ALL THE BUILDINGS.**

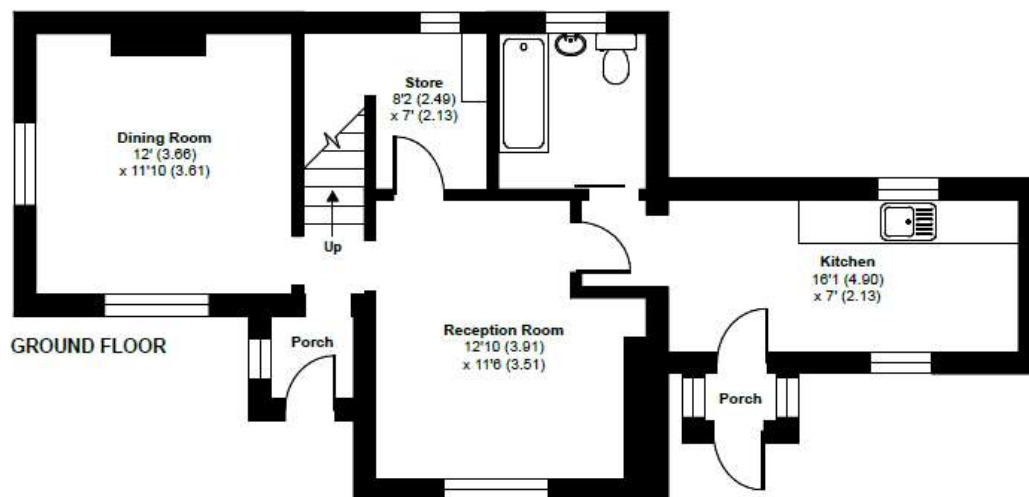








FIRST FLOOR



GROUND FLOOR

TENURE & POSSESSION

The property is Freehold and vacant possession to part will be given upon completion. Vacant possession is not immediately available for the land.

RIGHTS OF WAY, WAYLEAVES, EASEMENTS & BOUNDARIES

The selling Agent does not believe that there are any Public Rights of access over the land. The access track is a brideway. Please note that the access track is not owned but the agent understands that a right of access over it is secured.

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Sales particulars produced January 2022

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 65 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 1 G | |

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AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

