



THE KNAPP FARM

PARROWFIELD LANE, BRIMFIELD,
LUDLOW, SHROPSHIRE, SY8 4NU



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A SMALL STOCK FARM WITH FARMHOUSE, TRADITIONAL AND MODERN FARM BUILDINGS WITH REDEVELOPMENT POTENTIAL AND VERSATILE PASTURELAND – ABOUT 25.36 ACRES, 10.265 HECTARES.

FOR SALE BY INFORMAL TENDER AS A WHOLE, OR IN 4 LOTS, OR IN ANY COMBINATION OF LOTS.

- PARTIALLY RESTORED CHARACTER FARMHOUSE
- TWO RECEPTION ROOMS AND THREE DOUBLE BEDROOMS

APPROXIMATE DISTANCES (MILES)

Ludlow – 5.3, Tenbury Wells – 5.5, Leominster – 6.6, Hereford – 19, Shrewsbury – 35, Birmingham Airport – 55.

DIRECTIONS

From Ludlow head south on the A49 in the direction of Leominster and Hereford and turn right off the Brimfield bypass onto Parrowfield Lane as indicated by a Nick Champion directional arrow and follow the lane for 200 metres and the property is located on the left-hand side as identified by Nick Champion 'For Sale' boards.

SITUATION

The Knapp Farm is privately situated alongside a country lane leading off the A49 which provides access to the vibrant local market towns of Ludlow, Leominster and Tenbury Wells and the county towns of Hereford and Shrewsbury as well as via the nearby A456/A443 to Kidderminster, Worcester, Birmingham and the M5/M42 motorway network to the east. Local rail services are available from Leominster and Ludlow to Hereford and Shrewsbury with intercity connections thereon. The Knapp Farm lies in the catchment area for the highly regarded Orleton C of E Primary School and Wigmore High School as well as having some excellent private preparatory schools in the locality including Abberley Hall, Lucton and Moor Park.

DESCRIPTION

The Knapp Farm is a traditional small livestock farm with a character extended detached farmhouse in course of

- DETACHED STONE BARN WITH CONVERSION POTENTIAL
- MODERN FARM BUILDINGS WITH CLASS Q POTENTIAL

refurbishment and improvement, a historic detached traditional stone and weatherboarded farm building ripe for conversion (subject to planning), an extensive complex of modern steel and pole framed farm buildings forming livestock housing and fodder and machinery storage extending to about 16,950 gross square feet and also in parts suitable for Class Q residential conversion (subject to planning), and a ring-fenced block of level to gently sloping pastureland in convenient sized enclosures with road frontage. The whole extends to about 25.36 acres, 10.265 hectares.

The Knapp Farm's accessible location on the Herefordshire/Shropshire border makes it ideally suited for diversification and development whilst also offering the opportunity to maintain it as a small farm with the added benefit of being close to Brimfield and Wyson Commons on which the farm has common rights for 50 sheep (TBC) on each Common.

LOT 1

The Knapp farmhouse, farm buildings and about 12.78 acres, 5.172 hectares.

See plan outlined red and shaded pink.

Guide Price: £750,000

FARMHOUSE

The brick and part timber frame and tile roof extended character farmhouse has been mainly renovated internally and requires further finishing to provide for a comfortable family home.

- USEFUL PASTURELAND AND COMMON RIGHTS
- ACCESSIBLE LOCATION ON A QUIET COUNTRY LANE

A covered porch with front door opens into the entrance hall leading off which are two reception rooms with fireplaces (not in use). The kitchen/breakfast room has a Rayburn Nouvelle (not in use). The utility room has a stainless steel sink/drain, an understairs cupboard and a door to outside. The adjacent shower room has a shower, pedestal basin and wc.

Stairs from the entrance hall rise up to the first floor landing leading to three double bedrooms (one housing the airing cupboard), the bathroom with bath, pedestal basin and wc, and walk in loft storage.

OUTSIDE

The house has an enclosed front garden and is approached by a concrete driveway with ample parking space, and also leading to the farm buildings.

FARM BUILDINGS

To the north of the farmhouse is a substantial period stone and weatherboarded redundant range (75' x 21') set mainly over two floors originally forming barn, stabling, drivethrough and cider house with attached piggery (20' x 12') and with a first floor loft for fodder and grain storage over the majority.

A concrete muck store and collecting yard adjoining a part sleeper wall silage clamp and to the west is a complex of modern farmbuildings including:

- A Leominster Construction 6 bay steel portal frame, asbestos sheeted roof, block wall and

concrete floor former cubicle shed (90' x 45') with feed passage and cattle feed barrier.

- An adjoining steel and corrugated sheeted roof lean-to extension (87'6" x 12'6") forming feed passage with cattle feed barrier and concrete floor.
- Dual 6 bay steel and corrugated iron sheeted roof Dutch barns (87'6" x 22'6" and 20'6" and lean-to (19'6").
- A range of pole, box profile and corrugated iron sheep sheds (87'6" x 55') with a concrete floor feed passage.

Midway on the east side of the buildings and flanking the concrete apron with handling/loading area are the remains of a collapsed timber frame barn on a stone base.

LAND

The permanent pastureland contained within three paddocks lies to the west and north of the farmstead and is mainly level with part gently sloping up to School Lane.

LOT 2

A single pasture field

About 3.74 acres, 1.514 hectares.

See plan outlined and shaded in blue.

Guide Price: £50,000

A desirable level grazing and mowing field with an access to be made out onto Parrowfield Lane by the Vendors if sold separately to Lot 1 or Lot 3.

LOT 3

A single pasture field

About 6.01 acres, 2.434 hectares.

See plan outlined and shaded in green.

Guide Price: £75,000

A productive level grazing and mowing field with access onto Parrowfield Lane.

LOT 4

A single pasture field

About 2.83 acres, 1.145 hectares.

See plan outlined and shaded in yellow.

Guide Price: £30,000

A useful grazing and mowing field which slopes up to and with access onto School Lane.

SERVICES

Lot 1 – mains electricity and water, private drainage, oil fired Rayburn boiler (no services tested).

Lots 2 – 4 – no services connected.

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F - Further details are available upon request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0766-3018-4203-4782-0200>

BASIC PAYMENT SCHEME (BPS) AND STEWARDSHIP

The Knapp Farm is registered on the Rural Land Register and the 2022 Basic Payment will be retained by the claimant. No entitlements are included in the sale. The farm is not currently in a Countryside Stewardship Scheme.

Rural Payments Agency – Tel: 03000 200 301

HOLDOVER

The Vendors reserve a right of holdover to hold a dispersal sale of farming stock on Lot 1.

PLANNING

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

TENURE

Freehold with vacant possession on completion.

COMMON RIGHTS

The farm's registered Common Rights will be apportioned between the Lots (tbc).

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000

Council Tax Band E

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

METHOD OF SALE

The Knapp Farm is for sale by **Informal Tender** as a Whole or in 4 Lots or in any combination of Lots. Tenders must be submitted on the Informal Tender Form available to download online and returned in a sealed envelope marked **"The Knapp Farm"** to the office of **Nick Champion at 16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA no later than 12 noon on Tuesday, 13th September 2022.**

VIEWING

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

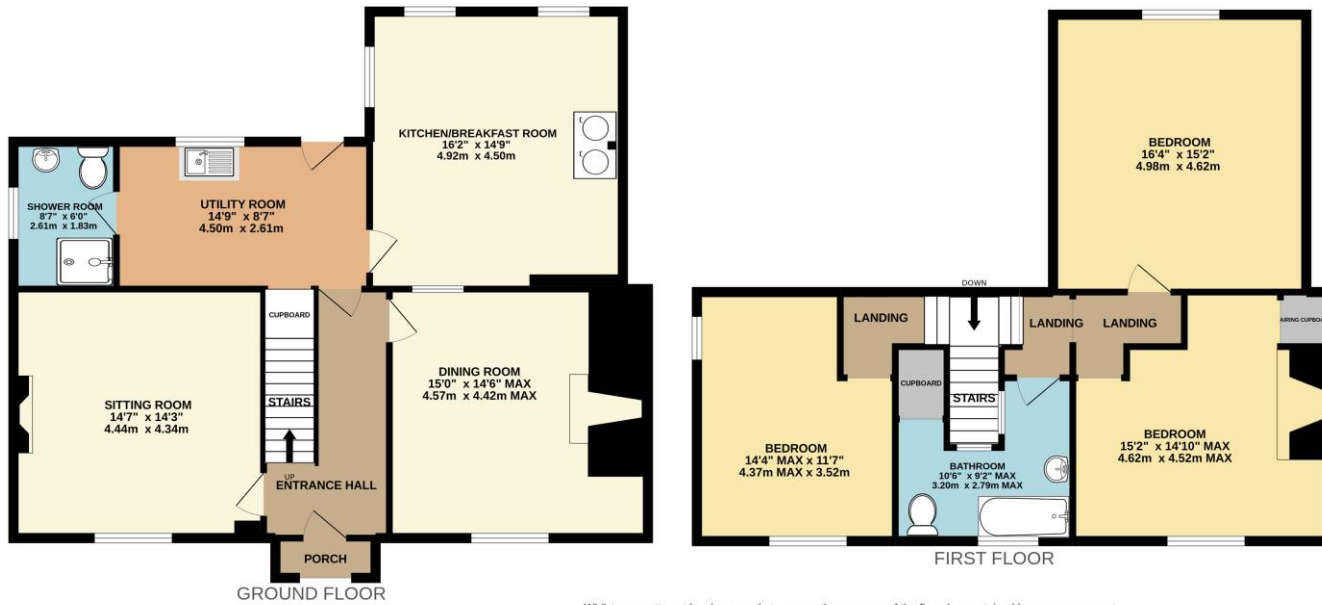
Tel: 01584 810555 E-mail: info@nickchampion.co.uk
16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

To view all of our properties for sale and to let go to:-
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what3words: galloping.warp.gaps

PHOTOGRAPHS TAKEN: 11th July 2022

PARTICULARS PREPARED: July 2022

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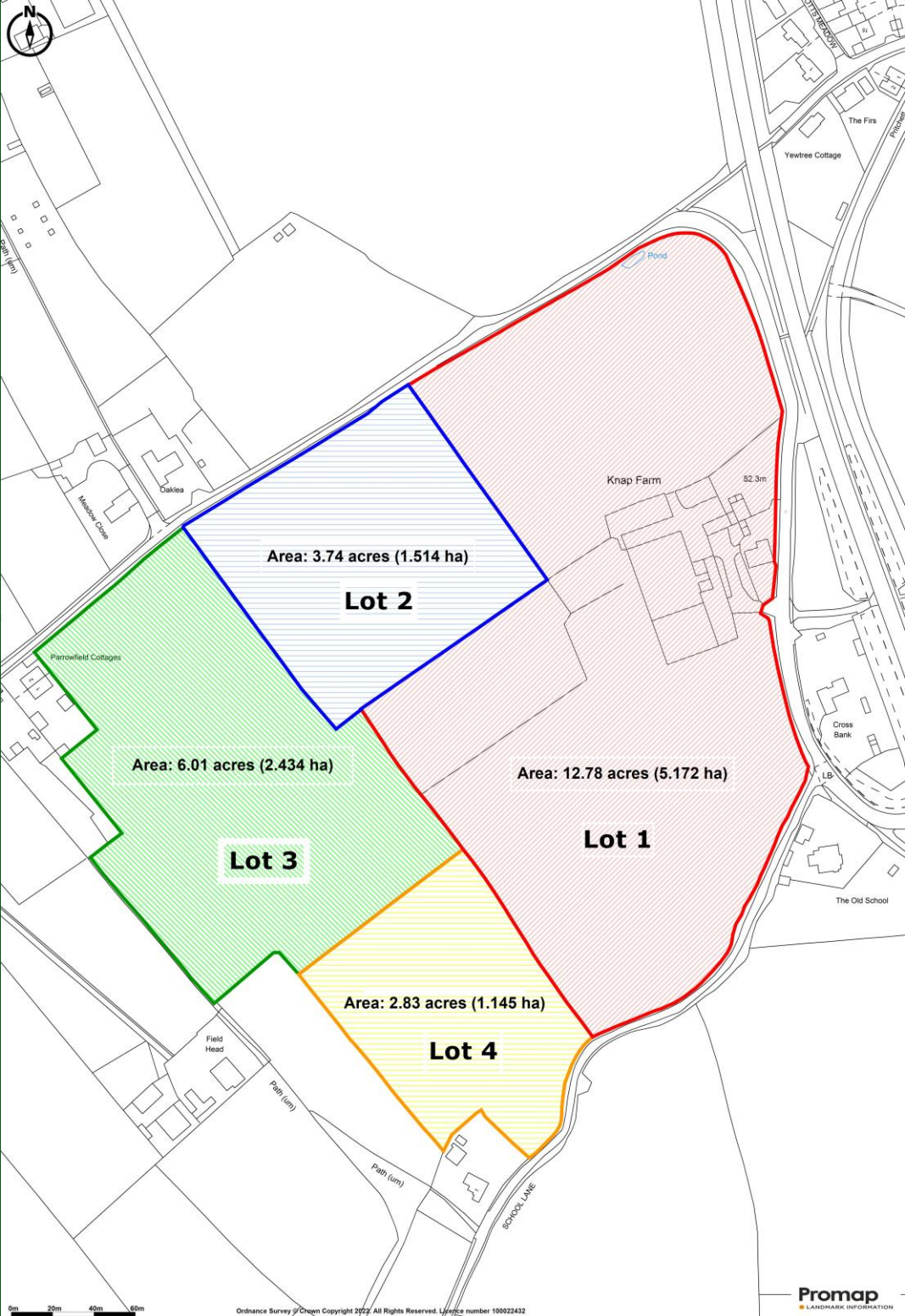


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.







NICK
CHAMPION

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16 Teme Street
Tenbury Wells
Worcestershire
WR15 8BA

**INFORMAL TENDER FORM RELATING TO
THE KNAPP FARM, PARROWFIELD LANE, BRIMFIELD, LUDLOW, SY8 4NU**

Please complete all fields in block capitals

BIDDER NAME(S):

.....

ADDRESS:

.....**POSTCODE:**

TEL NO: **MOBILE:**

EMAIL:

SOLICITOR:

ADDRESS:

..... **POSTCODE:**

CONTACT:

TEL NO: **MOBILE:**

EMAIL:

ACCOUNTANT:

ADDRESS:

..... **POSTCODE:**

CONTACT:

TEL NO: **MOBILE:**

EMAIL:

Informal Tender Form – The Knapp Farm



OFFER(S) SUBJECT TO CONTRACT

The Whole – Farmhouse, farm buildings & about 25.36 acres.

BID: £ (excluding SDLT)

Amount in words **POUNDS**

Lot 1 – Farmhouse, farm buildings & about 12.78 acres.

BID: £ (excluding SDLT)

Amount in words **POUNDS**

Lot 2 – Land – about 3.74 acres

BID: £ (excluding SDLT)

Amount in words **POUNDS**

Lot 3 – Land – about 6.01 acres

BID: £ (excluding SDLT)

Amount in words **POUNDS**

Lot 4 – Land – about 2.83 acres

BID: £ (excluding SDLT)

Amount in words **POUNDS**

Combination of Lots: Lots

BID: £ (excluding SDLT)

Amount in words **POUNDS**

OTHER CONDITIONS/STIPULATIONS

.....
.....

FUNDING ARRANGEMENTS & CONDITIONS OF SALE:

Is cash available for the purchase? YES* or NO* - If YES – Amount = £

If NO, what percentage of the offer is subject to finance?%

Is finance agreed in principle with lender? YES* or NO* Name of Lender:

Is the purchase reliant on sale of a property or other assets? YES* or NO*

Address of property to sell:

EXCHANGE & COMPLETION

Are you able to exchange contracts within 42 days of acceptance of an offer? YES* or NO*

If NO, your preferred exchange date is

Your preferred completion date is

Other comments:

LEGAL

It is assumed that you will raise all queries of a legal nature following acceptance of an offer.

ANTI-MONEY LAUNDERING REGULATIONS 2017

All bidders must submit certified copies of a photo ID (passport and/or driving licence) and proof of address documentation (council tax/utility bill/bank statement) and proof of funding documentation to Nick Champion Ltd upon acceptance of an offer.

Download and complete this form in full and email to nick@nickchampion.co.uk or deliver in a sealed envelope marked 'The Knapp Farm' to be received no later than 12 noon on Tuesday 13th September 2022 to Nick Champion, 16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA.

***Delete as applicable**