



LOWER HOUSE FARM

BORASTON, TENBURY WELLS,
SOUTH SHROPSHIRE



NICK
CHAMPION

LOWER HOUSE FARM, BORASTON, TENBURY WELLS, WORCESTERSHIRE, WR15 8LH

A DELIGHTFUL SMALL FARM FOR IMPROVEMENT ON THE EDGE OF A MUCH SOUGHT-AFTER VILLAGE. AN HISTORICALLY IMPORTANT GRADE 2* LISTED LATE 16TH CENTURY FARMHOUSE FOR RESTORATION, TRADITIONAL AND MODERN FARM BUILDINGS WITH DEVELOPMENT POTENTIAL AND ROLLING PASTURELAND – ABOUT 32.32 ACRES, 13.078 HECTARES.

- KITCHEN AND PARLOUR
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- ATTIC AND CELLAR
- BATHROOM
- OUTBUILDINGS AND GARDENS
- THRESHING BARN WITH POTENTIAL
- GRANARY/WAINHOUSE WITH POTENTIAL
- HOP KILN/CIDER HOUSE WITH POTENTIAL
- MODERN FARM BUILDINGS – ABOUT 5,450 SQ FT
- ROLLING PASTURELAND – ABOUT 31 ACRES
- BORDERS THE CORN BROOK COUNTY BOUNDARY

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2, Cleobury Mortimer – 6.5, Ludlow – 9.5, Bewdley - 14, Worcester – 22.5, Hereford – 25, Birmingham – 36, Shrewsbury – 37.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and turn right onto the A456 in the direction of Kidderminster. Proceed for 1.2 miles and just before The Peacock Inn turn left signed Boraston and after 0.7 mile in the village the drive to Lower House Farm will be found on the right hand side next to the village green and red telephone box as indicated by a Nick Champion 'For Sale' board.

SITUATION

Lower House Farm is situated on the border of Shropshire with Worcestershire with the Corn Brook forming both the farm and the county boundary. The farmhouse, which is approached off the village green, nestles within the village Conservation Area and enjoys an open outlook across the rolling countryside of the Teme Valley.

Boraston is an historic village noted in the Domesday Book and has a 13th Century church with Norman features and several historic buildings protected by a village Conservation Area. The Peacock Inn is a popular destination and is within walking distance, whilst the market town of Tenbury Wells, christened the 'little town

in the orchard' by Queen Victoria is just two miles away and offers a variety of shops and services, a library, a doctors' surgery, a cottage hospital, a cinema, swimming pool, primary and secondary schools, and a range of clubs and societies. There are several excellent private preparatory schools in the locality including Moor Park, Lucton and Abberley Hall. The historic market town of Ludlow is also within easy reach, as are the cathedral cities of Hereford and Worcester.

The M5/M42 motorway network is about 35 minutes away by car and local west country rail services are available at Leominster and Ludlow with intercity connections from Worcester to London Paddington and from Kidderminster via Birmingham New Street to London Euston. Birmingham airport is just 50 miles away and Shobdon aerodrome which offers private and charter flights is about 30 minutes away by car.

DESCRIPTION

Lower House Farm comprises of a truly historic and charming Grade 2* Listed part black and white timber framed farmhouse featuring a fine red brick Jacobean chimney stack. The house originates from circa 1571 and was extended in the 17th and 19th Centuries and what you see today is part of what was a larger manor house partially destroyed by fire in the latter part of the 19th Century. Evidence of its earlier 19th Century appearance prior to the fire is contained within a watercolour painted

by the Hon. Harriet Rushout in 1844 as reproduced herein. The farmhouse is now deserving of sympathetic restoration to preserve and enhance what should be a fine family home.

Oliver Cromwell is reputed to have stayed in Lower House Farm before the Battle of Worcester in 1651 as parliamentarian forces were being mustered close by on the banks of the River Teme just a mile or so away to the south. The farm may originally have been the property of the Earls of Shrewsbury and the house features three original heraldic shields of rampant lions. There is also reputed to be an escape tunnel leading from the farm to the churchyard but alas the evidence is yet to be proven.

Lower House Farm features extensive ranges of traditional and modern farm buildings offering valuable redevelopment potential (subject to planning) including a substantial brick and stone hop kiln/cider house and granary/wainhouse range, a large detached timber framed threshing barn and several modern steel framed farm buildings with Class Q potential. The farmstead enjoys fine views out across rolling pastoral countryside and the farm borders the Corn Brook a tributary to the River Teme. To maximise the income potential the farm is ideal for diversification such as equestrian, glamping or alternative leisure uses (subject to planning).

FARMHOUSE

The farmhouse is set over three floors with a cellar under part and requires restoration throughout. The front door opens into an entrance hall with panel divide to form a sitting room in which features a fireplace (not in use) with to one side an original wall mounted heraldic shield of a rampant lion, and superb exposed beams. A dining room is set across the entrance hall with fireplace (not in use). An inner hall leads through to the rear entrance and yard and on one side a door opens onto steps leading down to the cellar (caution) and on the other there are doors to a parlour with a fireplace (not in use) and to a kitchen/scullery.

Stairs from between the kitchen and entrance hall rise up to the first floor split level landings off which there are four bedrooms, one of which features a pair of wall mounted heraldic shields of rampant lions, a store room, a bathroom and separate wc. A second staircase rises up to a fully boarded attic room.

The farmhouse is approached off the farm drive through a part walled rear garden with a well. A pedestrian gate opens onto a small courtyard flanked by domestic outbuildings. Side and front gardens encircle the house on three sides. There is informal parking on the farm drive with a brick and weatherboarded garage (18' x 16'9") to the side.

FARM BUILDINGS

Set to the north-east of the farmhouse are extensive ranges of traditional and modern farm buildings mainly grouped around a central driveway and including:

- A 6 bay timber framed, block and part weatherboarded threshing barn and cowhouse (87'6" x 20') with loft over the cowhouse, flagstone floor to one bay and a stable with loft over.
- An attached 2 bay timber and weatherboarded calf shed (20' x 15').
- A brick and part weatherboarded wainhouse (18' x 16').

- A 3 bay steel framed Dutch Barn (44'6" x 21') with lean-to (15'6").
- A 3 bay steel framed cattle shed (45' x 30') with concrete floor.
- A 3 bay steel framed cattle shed (45' x 30') with concrete floor, manger/trough and lean-to covered feed passage (6').
- A 2 bay steel framed cattle shed converted to workshop (30' x 20') with concrete floor and cattle shed extension (30' x 31'6") with concrete floor.
- A Nissen poultry/storage hut.
- A brick and clay tile roof granary/wainhouse (35' x 21') with external steps to loft.
- An attached stone and slate roof hop kiln/cider house (36' x 18'8") with external steps to loft and part cider press dated 1740.

LAND

The Grade 3 ring fenced pastureland is divided into several paddocks and is accessed either off a track from the village green or via the farm drive. The land gently slopes down to the Corn Brook which forms the eastern border and provides an abundant natural water supply.

SERVICES

Mains water and electricity. Private drainage.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Lower House Farm - Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

No EPC – Listed Building Exemption.

HISTORIC ENGLAND

Lower House Farm - Grade II* Listed
List Entry Number: 1383412
<https://historicengland.org.uk/listing/the-list/list-entry/1383412>

TIMBER, SPORTING AND MINERAL RIGHTS

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

BASIC PAYMENT SCHEME (BPS) AND STEWARDSHIP

Lower House Farm is registered on the Rural Land Register. The 2022 Basic Payment will be retained by the Vendor. 12.62 entitlements will be included in the sale at an additional charge of £180 inclusive of VAT per entitlement payable on completion – see the Tender Pack for further details. The farm is not in a Countryside Stewardship scheme or SFI.

Rural Payments Agency – Tel: 03000 200 301

NITRATE VULNERABLE ZONE

The farm is not in a Nitrate Vulnerable Zone. The farm is in a Drinking Water Safeguard Zone (Surface Water).

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Public footpaths cross over the farm. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor and/or Surveyor.

PLAN 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. The Purchaser should 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 the ownership thereof.

PLANNING

No enquiries have been made by the Vendor 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.

STRUCTURAL AND TOPOGRAPHICAL SURVEYS

A Structural Report prepared by Frank Haywood and Associates and a Topographical Survey are available by e-mail upon request.

FIXTURES & FITTINGS

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

METHOD OF SALE

Lower House Farm is for sale by Formal Tender and the Legal Pack and Official Tender Form will be available 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 Stamp Duty Land Tax) made payable to "Norris and Miles Solicitors" and returned in a sealed envelope marked "Lower House Farm" to the Office of Nick Champion at 16 Teme Street, Tenbury Wells, WR15 8BA **NO LATER THAN 12 NOON on Friday, 7th October 2022.**

TENURE

Freehold with vacant possession on completion, which is provisionally scheduled for Friday, 27th January 2023. N.B. The Vendor is willing to offer any reasonable date for completion by prior request. Offers invited in excess of £1,000,000.

ANTI MONEY LAUNDERING

The Money Laundering Regulations 2017 require all bidders for the property to include certified copies of their Photo ID (passport/driving licence) and Proof of Address Documentation (recent council tax/utility bill or bank statement) and proof of funding with their Tender Form – please contact Nick Champion for further information.

VENDOR'S SOLICITORS

Norris & Miles Solicitors
6 Market Square, Tenbury Wells, WR15 8BW
For the attention of Nick Walker
Tel: 01584 810575 E-mail: post@norrismiles.co.uk

VIEWING

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

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

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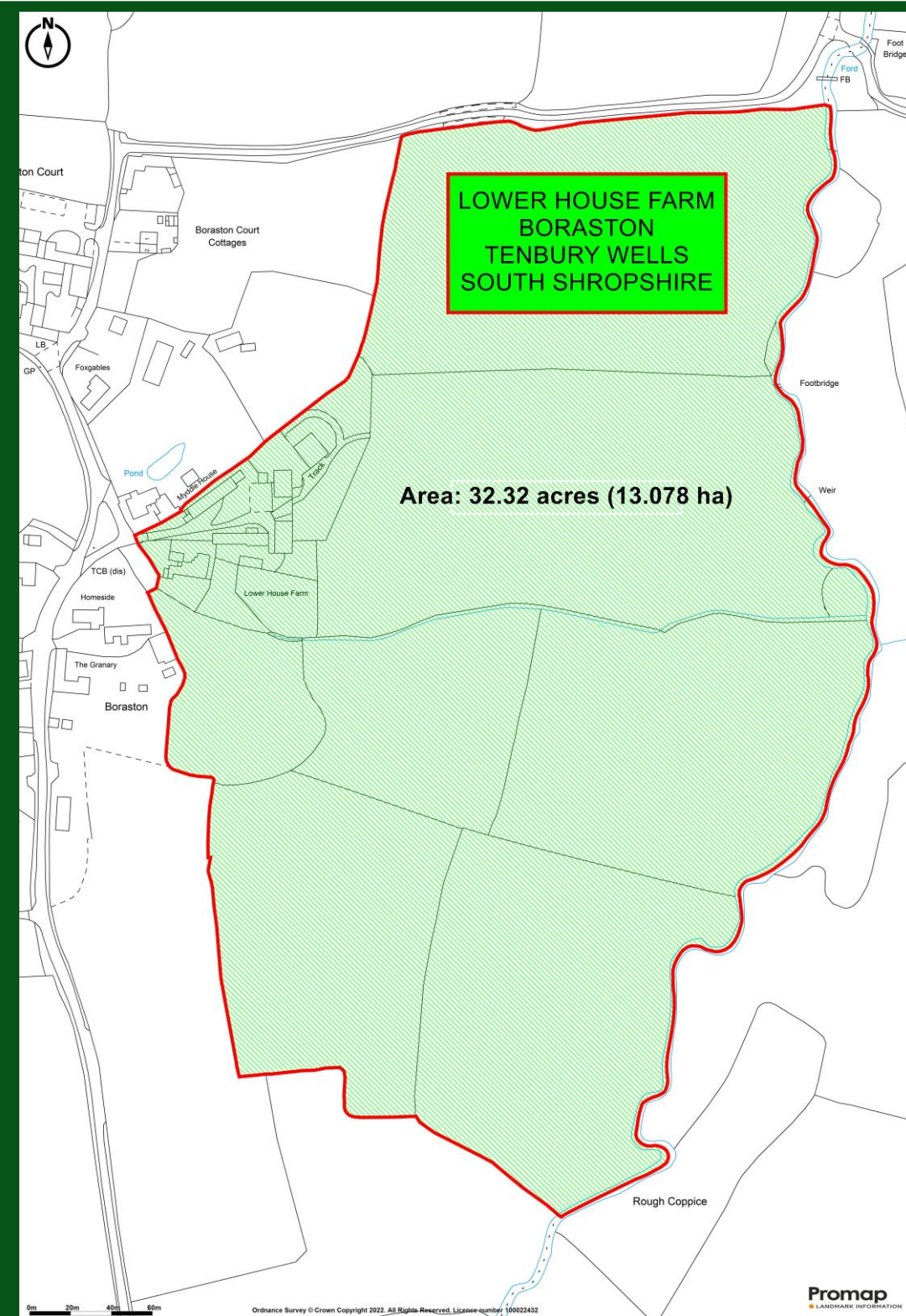
PHOTOGRAPHS TAKEN: 17th May 2021 and 9th August 2022
PARTICULARS PREPARED: August 2022

A member of 



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.



**Watercolour painting of Lower House Farmhouse, Boraston, Tenbury Wells
by the Hon. Harriet Rushout – 1844**

This watercolour is of the spectacular late 16th Century farmhouse in the heart of the village of Boraston and was, in the year 1844, the home of the artist's neighbour, a Mrs Goode. It was painted by the artist, the Hon. Harriet Rushout who lived nearby at Burford House in Tenbury Wells. The painting is inscribed to the reverse 'Miss Goode's House, Boraston', HR and dated July 10th, 1844.

Boraston is a small village and civil parish in Shropshire, around two miles from both Tenbury Wells and Burford with reference made to it in the Domesday Book.

Of the seven listed dwellings in the village, one is Lower House Farmhouse. It is mentioned in the Parish Register Books of Shropshire (1558 – 1812): "The Lower House has black and white timber gables and a fine stack of red brick Jacobean chimnies..." and it is described within its graded state as being late 16th Century with extensions in the 17th and 19th Centuries. It has a painted timber frame with painted brick and rendered infill on a stone plinth, brick cross wing with crow-stepped gable and brick extensions. Notably the large projecting eaves stacks with spurred brick shafts and 19th Century caps. It was part of a larger manor house, part of which was destroyed by fire in the 19th Century.





