



LYDIATES FARM

TERRILLS LANE, TENBURY WELLS,
WORCESTERSHIRE



NICK
CHAMPION

LYDIATES FARM, TERRILLS LANE, TENBURY WELLS, WORCESTERSHIRE, WR15 8RG

A DELIGHTFUL AND PRIVATELY SITUATED MIXED FARM WITH PERIOD FARMHOUSE, TRADITIONAL BRICK AND MODERN FARM BUILDINGS WITH CONVERSION POTENTIAL, GRADE 2 AND 3 ARABLE AND PASTURELAND, AND WOODLAND – ABOUT 74.19 ACRES, 30.025 HECTARES.

FOR SALE BY FORMAL TENDER AS A WHOLE, OR IN 3 LOTS, OR IN ANY COMBINATION OF LOTS.

- PERIOD SOUTH FACING FARMHOUSE WITH FINE VIEWS
- TWO RECEPTION ROOMS AND FIVE BEDROOMS

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 1.5, Leominster – 9.5, Bromyard – 11, Ludlow – 11.5, Hereford – 22, Worcester – 24, Birmingham Airport – 52.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 for 0.3 mile before turning left onto the B4214 signed Bromyard. Proceed for 0.4 mile before turning right onto Terrills Lane and after 0.4 mile on a sharp right hand bend the roadway to Lydiates Farm will be found immediately ahead as indicated by a Nick Champion 'For Sale' board and directional arrow and follow the roadway for 650 metres and the property will be found at the end.

SITUATION

Lydiates Farm is a very privately and peacefully situated farm set amidst glorious countryside whilst being just 1.5 miles away from the local market town of Tenbury Wells, and within easy reach of Bromyard, Leominster and historic Ludlow. The market town of Tenbury Wells christened the 'little town in the orchard' by Queen Victoria, 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 schools in the locality including Moor Park, Lucton School, Abberley Hall and Hereford Cathedral School.

- BRICK HOP KILN/MALTHOUSE AND THRESHING BARN RANGE
- 5,190 SQ FT MODERN FARM BUILDINGS WITH POTENTIAL

The M5/M42 motorway network is about 40 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

Lydiates Farm is an idyllically situated traditional small mixed arable and livestock farm with a character extended detached farmhouse requiring some updating; a fine set of traditional brick buildings including a detached hop kiln/malt house and a substantial L-shaped range forming threshing barn, cow housing and loft overlooking a courtyard and offering excellent conversion potential (subject to planning); a Dutch barn with Class Q conversion potential (subject to planning); as well as more modern steel framed cattle sheds and a silage store. The very productive arable land is contained within three fields approached off the farm drive and the pastureland and woodland mainly encircles the farmstead on three sides. The whole is about 74.19 acres, 30.025 hectares.

The farm's superbly private setting will appeal to discerning lifestyle buyers seeking peace and tranquillity amidst beautiful countryside with the added enjoyment of

- PRODUCTIVE ARABLE, PASTURELAND AND WOODLAND
- VERY PRIVATE SETTING AMIDST GLORIOUS COUNTRYSIDE

some super views; whilst also being easily accessible to Tenbury Wells. The farm is ideally suited for diversification and development, whilst also providing the opportunity to simply maintain it as a small working farm.

LOT 1

Lydiates Farmhouse, farm buildings, pastureland and woodland. About 36.89 acres – 14.929 hectares.

See plan outlined in red and shaded pink.

Offers invited in excess of £1,000,000.

FARMHOUSE

The brick and slate roof detached period farmhouse has a rendered south elevation and a single storey extension on the east gable end and although perfectly habitable will benefit from further upgrading to meet present day specifications.

An enclosed porch opens into the entrance hall flanked by the sitting room which has a Clearview woodburning stove on a tiled hearth with a brick surround, and the dining room which has a decorative tiled fireplace with wood surround (not in use). The back hall has a door opening onto the courtyard and also leads to the dairy which has a quarry tiled floor, slate slab and meat hooks, and to the kitchen/breakfast room which has a range of base and wall units incorporating a stainless steel sink/drain, space for appliances, a Rayburn Royal, and in turn through to the back kitchen with quarry tiled floor, a stainless steel

sink/drainer, plumbing for a washing machine, and doors to outside and to a ground floor bathroom with bath, pedestal basin and wc.

Stairs rise up from the entrance hall to the first floor landing with four double bedrooms (one housing the airing cupboard with a tank and shelving), a single bedroom and a bathroom with bath, pedestal basin and wc.

OUTSIDE

The house sits within pretty gardens with a walled south facing front garden with lawn, borders, roses, ornamental shrubs and trees, a summer house and a greenhouse, leading on around to a rear garden with brick store, yard with well (not in use) and an enclosed vegetable and soft fruit garden. There is informal parking within the adjoining courtyard and a low brick carport.

FARM BUILDINGS

On the south side of the farm drive is a detached brick and slate roof hop kiln and malt house with granary loft (31'6" x 21'6") with a steel framed lean-to machinery store (31'6" x 24'). The farm drive ends in the courtyard which is flanked on two sides by a traditional brick and slate roof range forming threshing barn with drive through (64' x 19'9") and cow housing with loft (59' x 19'9"), which is attached to a modern steel framed workshop (40' x 19'3"). The east side of the courtyard comprises of a single storey brick and block range (48' x 12') forming two stables, walk through and tack room.

Bordering the farm drive on the north side is a 4 bay steel framed Dutch barn (60' x 24') overlooking a foldyard flanked by a 3 bay (F H Dale) steel framed cattle shed (35' x 30') with part concrete floor, feed passage and barrier trough. Opposite is a 3 bay steel framed silage store (45' x 30') with concrete floor which extends on through into a 3 bay steel framed cattle shed (45' x 30') with raised feed passage/trough with barrier. To the west side is a redundant block of piggeries.

LAND

The permanent pastureland encircles the farmstead on three sides and slopes down to two streams which provide a natural water supply for livestock. A traditional apple orchard adjoins the farm buildings to the north and beyond against the drive is a productive grazing/mowing field. The farmhouse overlooks a duck pond with island which is flanked by a former free-range poultry paddock orchard. The land to the south crosses over a stream and it is common to see a wide variety of wildlife including foxes, hares and owls hunting amongst the grass with buzzards and red kites soaring overhead. On the farm's eastern border is a block of mature spruce plantation suitable for cash cropping.

LOT 2

A first class Grade 2 arable field and parcel of woodland.

About 16.86 acres – 6.824 hectares.

See plan outlined and shaded in blue.

Offers invited in excess of £175,000.

LOT 3

Two excellent Grade 2 arable fields with access off the farm drive. About 20.44 acres – 8.272 hectares.

See plan outlined and shaded in green.

Offers invited in excess of £200,000.

SERVICES

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

Lots 2 and 3 – no services connected.

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

LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

Council Tax Band E

FIXTURES & FITTINGS

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

ENERGY PERFORMANCE CERTIFICATE

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0232-7626-4100-0632-7226>

TIMBER, SPORTING AND MINERAL RIGHTS

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

BASIC PAYMENT SCHEME (BPS) AND STEWARDSHIP

Lydiates Farm is registered on the Rural Land Register. The 2022 Basic Payment will be retained by the Vendors. 28.35 entitlements will be included in the sale at an additional charge of £144 inclusive of VAT per entitlement payable on completion – see the Formal 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.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A bridlepath and two 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 Vendors nor the Vendors' Agents will be responsible for defining boundaries or the ownership thereof. Lots 1, 2 and 3 have boundary responsibilities between A -> B -> C -> D -> E -> F (see Contract).

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.

RESTRICTIVE COVENANTS

Lots 2 and 3 will have Restrictive Covenants on building and usage in favour of Lot 1 if sold separately (see Contract).

METHOD OF SALE

Lydiates Farm is for sale by Formal Tender as a whole or in 3 Lots or in any combination of Lots. The Legal Pack and Official Formal Tender Form will be available on request from the Vendors' Solicitors. Tenders must be submitted on the Official Formal 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 "Lydiates Farm" to the Office of Nick Champion at 16 Teme Street, Tenbury Wells, WR15 8BA **NO LATER THAN 12 NOON on Tuesday, 11th 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.

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.

VENDORS' 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 Agents: –
Nick Champion

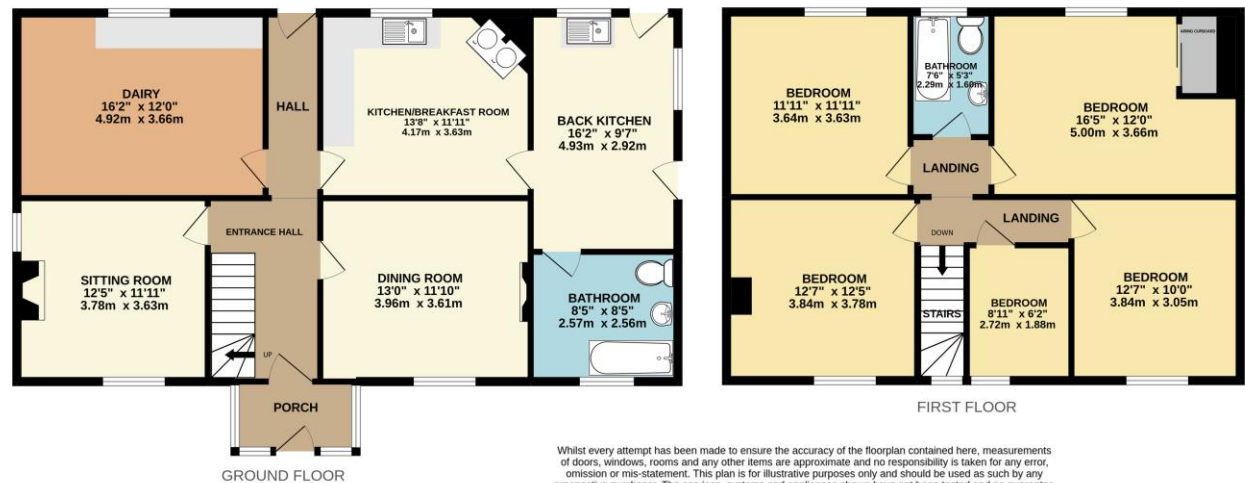
Tel: 01584 810555 E-mail: info@nickchampion.co.uk
16 Teme Street, Tenbury Wells, WR15 8BA
To view all of our properties for sale and to let go to:-

www.nickchampion.co.uk

what3words: swung.town.estimates

PHOTOGRAPHS TAKEN: 22nd June 2022 and 1st July 2022
PARTICULARS PREPARED: August 2022

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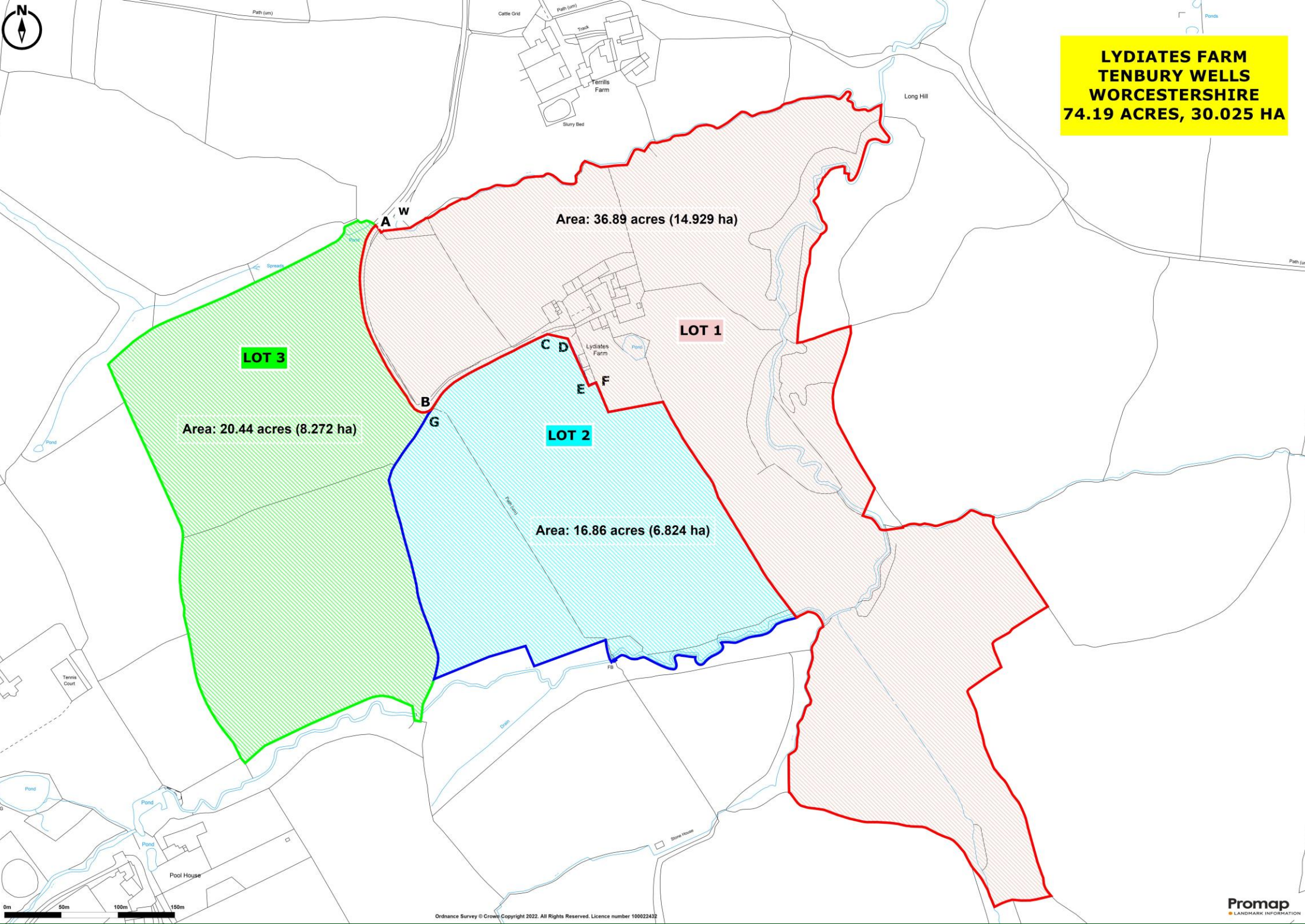
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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TENBURY WELLS
WORCESTERSHIRE
74.19 ACRES, 30.025 HA**



Area: 36.89 acres (14.929 ha)

LOT 3

Area: 20.44 acres (8.272 ha)

LOT 1

LOT 2

Area: 16.86 acres (6.824 ha)







