



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## LAMBSWICK WOOD FARM, LINDRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8JQ – ABOUT 17.535 ACRES, 7.096 HECTARES

**A UNIQUE, DELIGHTFULLY DIVERSE AND ECOLOGICALLY IMPORTANT HOBBY FARM  
WITH EXCEPTIONAL POTENTIAL IN THE TEME VALLEY.**

- TWO FISHING/BOATING POOLS AND STREAM
- MANAGED NATIVE WOODLANDS
- GRASSLAND AND CHERRY ORCHARD
- A HAVEN FOR WILDLIFE
- SITE FOR SHEPHERD'S HUT
- PONY/SHEEP SHELTERS
- VEG PLOT AND POLYTUNNEL
- LEISURE, EQUESTRIAN AND EDUCATIONAL



**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: OFFERS IN EXCESS OF £250,000**

**NICK CHAMPION LTD**

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)





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## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 6, Cleobury Mortimer – 8.5, Bewdley – 11, Stourport-on-Severn – 11, Ludlow – 15.5, Kidderminster - 13, Worcester – 17, Birmingham – 31.5.

## SITUATION AND DESCRIPTION

Lambswick Wood Farm is conveniently situated with easy access off the A443 Worcester Road. Set amidst the glorious Teme Valley this unique, sunny south facing and delightfully diverse block of land enjoys far reaching views.

Approached off Lambswick Farmhouse driveway through a wooden gated entrance, a track leads through the gently sloping grassland, hay meadow and orchard past the site for a Shepherd's Hut (suitable for 'wild camping' to provide additional income, subject to planning) and on down into the main woodland. The northern pool is encircled by woodland which has a public footpath running along the western portion. The lower pool is more open with a woodland backdrop to the west. The grassland and orchard are internally divided and include pony/sheep shelters, a polytunnel, veg plot and an abundance of ancient and younger cherry trees and other recently planted fruit trees. The managed woodland offers the opportunity for additional income from the sale of firewood. The property is a haven for wildlife, with bird and bat boxes of all sizes to be found amongst the trees. In all about 17.535 acres, 7.096 hectares (see plan as outlined in red).

## SERVICES

Mains electricity and water is available but not connected. Applicants are advised to make their own enquiries about the provision of services to the relevant Utility Companies.

## TIMBER, SPORTING AND MINERAL RIGHTS

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

## FIXTURES AND FITTINGS

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

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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

## PLANS 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 will 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 ownership thereof.

## PLANNING

Applicants are advised to make their own enquiries as to the planning potential specific to their own requirements.

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

## NATURAL CAPITAL, CARBON SEQUESTRATION AND BIODIVERSITY NET GAIN

The land may offer developers some investment potential.

## TENURE

Freehold with vacant possession on completion.  
Land Registry Title Number: WR112902

## METHOD OF SALE

The property is for sale by private treaty as a whole, with offers invited from proceedable applicants.

## ANTI MONEY LAUNDERING

The Money Laundering Regulations 2017 require the Purchaser(s) of a property to provide certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) and proof of funding upon acceptance of an offer – please contact the Agents for further information.

## VENDORS' SOLICITORS

Norris and Miles Solicitors  
6 Market Square, Tenbury Wells, WR15 8BW  
Tel: 01584 810575  
E-mail: [post@norrismiles.co.uk](mailto:post@norrismiles.co.uk)  
Attention: N E Walker

## VIEWING

**By prior appointment with Nick Champion, Sole Agents**

**Tel: 01584 810555**

E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

To view all of our properties for sale and to let, go to: - [www.nickchampion.co.uk](http://www.nickchampion.co.uk)

Photographs taken on or before: 3<sup>rd</sup> May 2023

Particulars prepared: June 2023

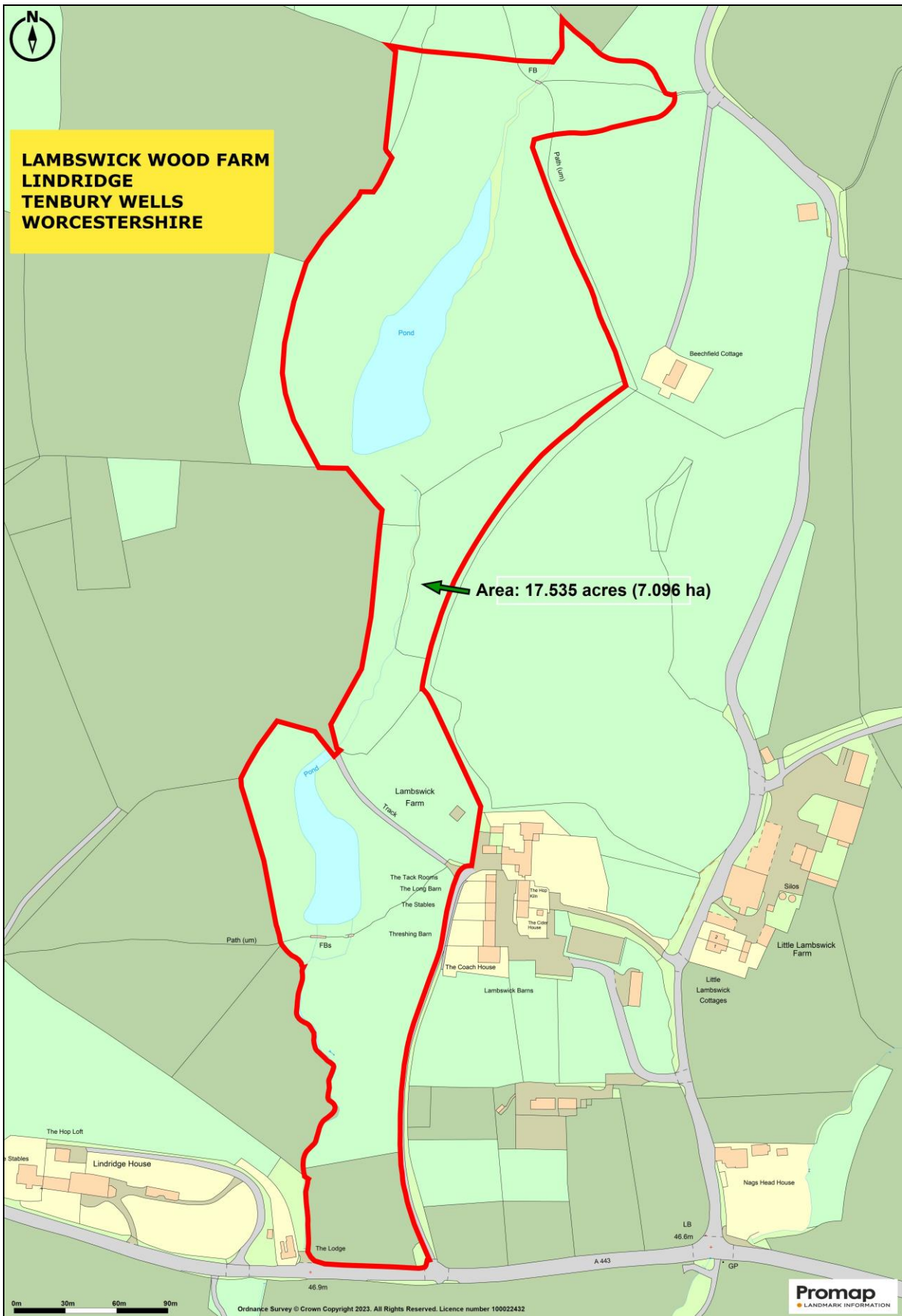
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be 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.