



HILL END FARM BUILDINGS, HILL END, UPTON-UPON-SEVERN, WR8 0RN  
GUIDE PRICE £180,000



## OVERVIEW

Hill End Farm Buildings comprises an L-shaped range of modern and traditional farm buildings occupying a site of approximately 0.28 acres. The buildings offer significant development potential (subject to planning) in a sought-after location, close to Upton-upon-Severn.

## SITUATION

Hill End Farm buildings are situated in an attractive rural location yet just 3 miles from the historic riverside town of Upton-upon-Severn. Upton-upon-Severn has a range of local amenities including shops, restaurants, a petrol station and primary school.

The market town of Ledbury is approximately 10 miles to the west and the City of Worcester is approximately 14 miles to the north.

## DESCRIPTION

The site extends to approximately 0.28 acres and includes the farm buildings as well as a grassed area, parking and turning space.

## SERVICES

There are no services connected to Hill End Farm buildings however, it is understood that mains electricity and water are within the vicinity. Prospective purchasers are advised to make their own enquiries.

## TENURE

The property is offered Freehold with Vacant Possession upon completion.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

Prospective purchasers are advised to register their interest with the agent so that they can be sent details of the process for submission of offers and any timescales.

## FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

## AGRICULTURAL BUILDINGS

### 1. Traditional Red Brick barn – Approx. 24 m x 6.0 m

Two storey traditional red brick building under a pitched clay tile roof. Part of the west elevation is built of stone.

### 2. Open fronted store – Approx. 8 m x 3.5 m

Single storey stone and brick building attached to the traditional red brick building. Open front to the east elevation.

### 3. Former Threshing barn - Approx. 20 m x 5.5 m

Timber framed building under a modern steel profile sheet roof and clad in sawn timber. Approx. 3.5 to the eaves.

Attached to the building is a lean-to (12 m x 3.3 m approx.) constructed of modern timbers and clad with corrugated sheeting.

### 4. Mono Pitch Straw shed – Approx. 16 m x 6.0 m

Open fronted steel portal framed modern building with box profile roof sheeting.

All buildings are currently in agricultural use.



## BOUNDARIES AND AREAS

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof. The purchaser will be required to take on the liability for some boundaries.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

## ACCESS

Access to the site is directly from the public highway.

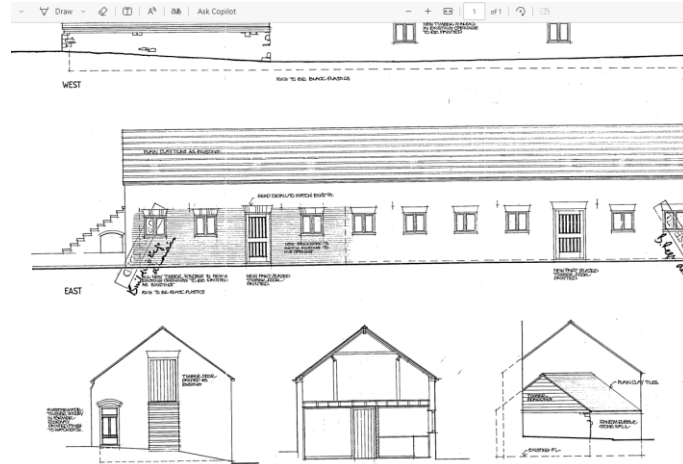
The occupiers of Hill End Farmhouse and Orchard Farm benefit from a right of access across the driveway at all times and for all purposes along the route marked yellow on the plan to the right.

Purchasers will be obliged to keep the driveway in good repair and condition; however, it is understood that the costs of the maintenance will be split between all benefitting parties. It is understood that the purchaser will be responsible for a 25% contribution.

## PLANNING

We understand that there are no current applications outstanding. However, potential purchasers are invited to make their own investigations with the Local Planning Authority.

Planning consent was granted in 2000 for conversion of the traditional red brick barn into 2 holiday let cottages under reference 00/00459/FUL but the consent was not implemented.



Scheme design for planning consent 00/00459/FUL

Red line boundary of site with third party right of access marked in yellow.



## UPLIFT CLAUSE

The property is to be sold with an Uplift Clause reserving the vendor a 40% share of any uplift in value attributable to a development for anything other than agricultural uses for a period of 30 years from the completion of the sale. "Development" shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent.

## LOCAL PLANNING AUTHORITY

Malvern Hills District Council – 01684 862151

## VIEWINGS

Viewings are strictly by appointment only. To discuss this opportunity or to arrange a viewing please call 01684 853400 and ask for Alex Stafford-Clark.

Alternatively, please contact us using the following email address;

Alex Stafford-Clark [alexstafford-clark@carverknowles.co.uk](mailto:alexstafford-clark@carverknowles.co.uk)

Please note that neither the vendor nor Carver Knowles can take responsibility for any loss or injury caused whilst carrying out a site visit.

## ANTI MONEY LAUNDERING REGULATIONS

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors. Proof of funds will also be required.

## VENDORS SOLICITORS

Legal Services, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP.

**Subject to contract – March 2025**





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**DIRECTIONS:**

**From Upton upon Severn** – Head south on Old Street (A4104). After approximately 0.8 miles, turn left onto B4211. Turn right after 0.9 miles, signposted 'Hill End'. Proceed for a further 0.8 miles and take the left hand turn signposted "Hill End". The property will be on your left marked with an Agent's For Sale board.

What3Words – tracking.giraffes.statue  
Nearest postcode: WR8 0RN

**PLEASE NOTE**

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property. Details prepared April 2024.

