



Hurcott Hall Farm, Hurcott, Kidderminster,  
Worcestershire DY10 3PH

**G HERBERT  
BANKS**

EST. 1898



**Hurcott Hall Farm,  
Hurcott, Kidderminster, Worcestershire DY10 3PH**

**FOR SALE BY PRIVATE TREATY  
(As a whole or in five lots)**

G Herbert Banks are delighted to be favoured with instructions from the Vale Family to offer for sale Hurcott Hall Farm.

The property is a ring-fenced grassland farm which is equally suited to arable production. The property has been home to a pedigree herd of Charolais cattle but, has also operated two modern poultry rearing units. The holding is equally suited to commercial farming enterprises or may alternatively be treated as a small country estate.

- Spacious, well-proportioned Victorian Farmhouse with three reception rooms & eight bedrooms. (6,243sq. ft).
- Two Semi-Detached cottages for improvement, each with reception room, kitchen, three bedrooms & bathroom.
- Superb 'Model Farm' range of traditional farm buildings, mostly of two storey construction extending to 10,670sq.ft. (potential for residential conversion)
- Two modern Broiler Rearing Sheds 42,676sq. ft including equipment.
- Two cattle yards, stables, Dutch Barn & Manège
- Grade 2/3 Farmland.
- Bromsgrove Soil type
- Ring fenced land 105.27 Acres (42.61 hectares)
- Convenient location with easy access to main roads & motorway network

Approximate Distance in Miles  
Kidderminster 0.5; Worcester 16; Droitwich 11  
Birmingham 17; Jct 4 M5 9

**SITUATION**

Hurcott Hall Farm is conveniently and attractively located just above Hurcott Village with the delightful Hurcott Pool and Hurcott Wood forming a backdrop to the farm. Access to the farm is via its own private gated tarmac drive which leads to Hurcott Lane. Hurcott Lane in turn connects directly with the A456 Birmingham Road

and the A451 Stourbridge Road. Hurcott Hall is located approx. ½ mile east of Kidderminster. Worcester lies 16 miles to the south. Birmingham is 17 miles to the northeast and Bromsgrove is 9 miles to the southeast. There are mainline railway stations at Churchill, Kidderminster and Bromsgrove Junction 4 on the M5 Motorway is 8 ½ miles to the east.

**LOT ONE - HURCOTT HALL FARMHOUSE,  
TRADITIONAL BUILDINGS, STABLES,  
MENAGE & PASTURE PADDOCKS  
(coloured red on the sale plan)**

In all 5.60 acres (2.27 hectares).

Hurcott Hall is a substantial Victorian house built in 1855 of brick with stone detail under a pitched tiled roof. The property offers well-proportioned and spacious family accommodation arranged over three floors.

The accommodation is centrally heated and benefits from double glazing throughout. The house retains many Period features including an attractive Sitting room fireplace, paneled doors and high ceilings. The house benefits from three staircases and would suit multi-generational living or would sub-divide easily into two dwellings.

**Ground Floor**

A brick and tile roof front porch leads to the front door. At the rear a glazed brick under tile roof porch leads to the everyday original rear entrance door. Both doors lead into the entrance hall which runs the full length of the house.

The principle Sitting Room is a wonderfully light room and features a bay window with French doors out onto the patio within the garden, there is also an attractive stone fireplace with free standing fire basket.

Opposite the Sitting Room is a spacious Dining Room also with a bay window. From the main entrance hall are further doors to a Guest Cloakroom with fitted cupboards, full length vanity unit with sink and separate W.C. A separate Middle Hallway also provides access to the substantial cellars as well as an attractive staircase from which access is gained to the first and second floor accommodation

The entrance hall then narrows slightly to a tiled hallway which traverses the remainder of the ground floor ending with an external side access door and third staircase.

Located opposite the rear entrance door is an attractive Farmhouse Kitchen which benefits from an extensive hardwood fitted kitchen with marble worktops, deep double sink and matching island unit. Within the Kitchen is a black four oven gas Aga, in addition there is a separate built in NEG gas hob and overhead extractor unit.

Beyond the Kitchen is another comfortable Sitting Room which has a serving hatch to the Kitchen and French Doors giving access onto the patio and garden beyond.

The ground floor accommodation is completed by a large Utility Room with pantry beyond. The Hallway continues with stairs to first floor, beyond which is a side Entrance Hall with glazed external door and separate W.C.

The cellars are divided into four separate rooms, one is a wine cellar, a second houses a Sauna ( disused) whilst a third room houses the central heating boiler and pressurized hot water cylinder.

**First Floor**

The first floor accommodation is accessed from all three staircases which are located centrally and at each end of the house. The wide and spacious hall of the ground floor is mirrored at first floor level with a wide attractive landing which benefits from built in full height storage. A door provides access through to the middle staircase which then provides the only access to the second floor accommodation.

Arranged off the main landing are four spacious double bedrooms, a further single bedroom, two bathrooms and one shower room. The centrally positioned family Bathroom includes modern suite of large shower cubicle with mains shower, oversized bath, W.C, bidet and wash basin with cupboards. The Shower Room is a modern Wet Room design. The second bathroom has a corner bath, wash basin and w.c.

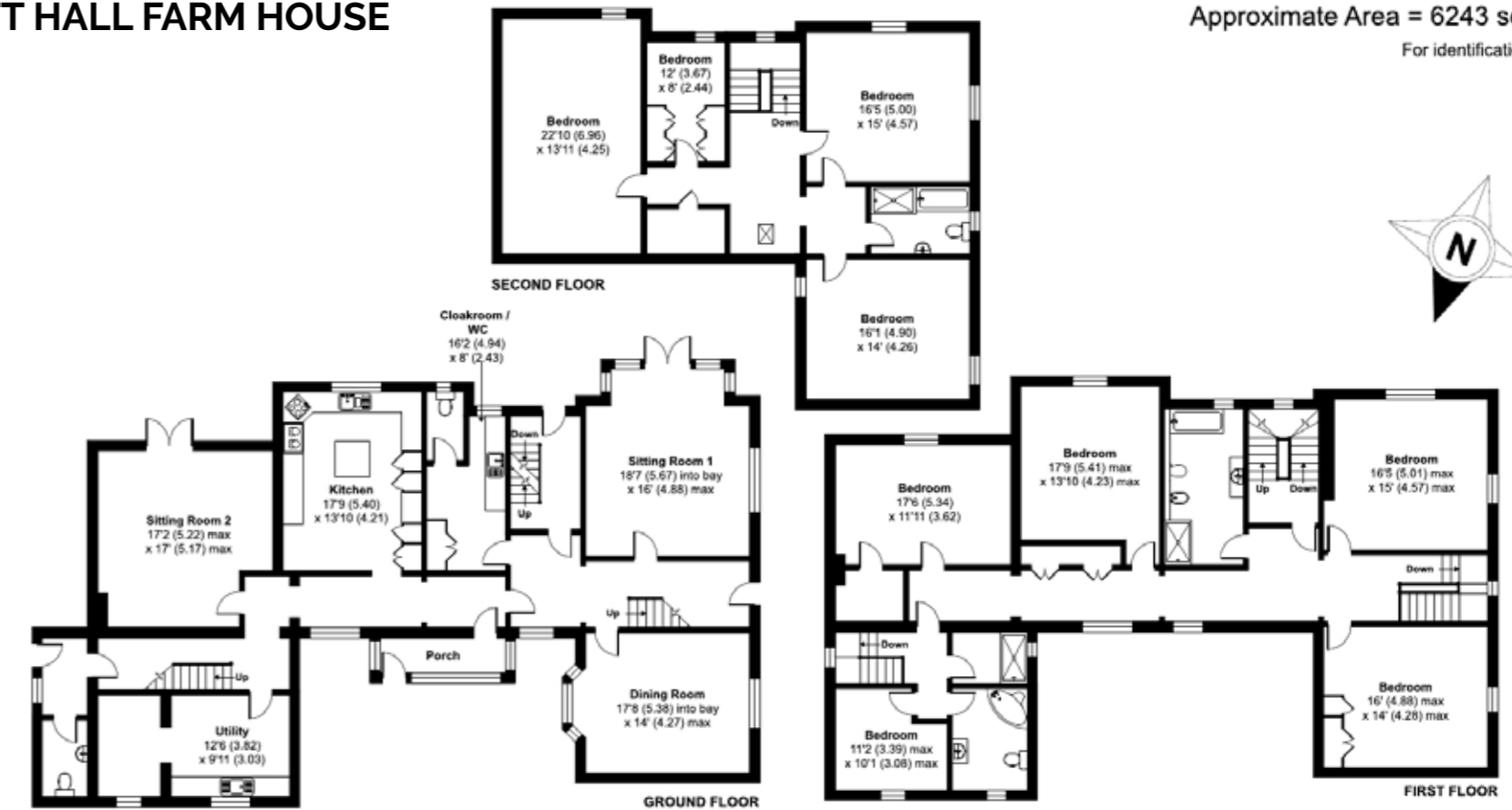
**Second Floor**

On the second floor with access off a spacious landing are three large double bedrooms, Box Room with fitted cupboards and a further modern bathroom with shower cubicle, bath, W.C and wash basin.

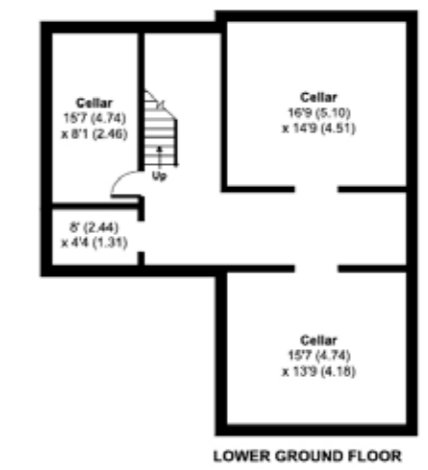


# HURCOTT HALL FARM HOUSE

Approximate Area = 6243 sq ft / 580 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





#### **Externally**

At the rear of the house is the tarmac drive and a large concrete yard around which are arranged the traditional farm buildings.

To the east side of the house is a gated enclosed concrete courtyard which gives access to a large detached double garage with loft above. There are further gates through to a slabbed yard which contains brick dog kennels and the enclosed courtyard style garden which contains an outdoor heated swimming pool (disused). At the front of the house are extensive lawned gardens which include mature shrubbed borders and slabbed patio.

#### **Pasture Paddocks**

To the front and side of the house are three pasture paddocks totalling 2.45 acres which are securely fenced for horses. Dividing the two smaller paddocks is a stoned track leading to an All Weather Menage 60m x 20m which is fully drained and has a sand/rubber surface.

#### **Covered Yard/Stables**

80' x 29' (23.60m x 8.81m) of steel portal frame under pitched corrugated cement fibre roof construction with front overhanging roof. Massed concrete walls to three sides with timber Yorkshire board cladding above. Concrete floor and fitted out to form six large pens which are currently used as stables.

#### **THE FARM BUILDINGS**

Hurcott Hall Farm unusually includes a superb range of 19th Century 'Model Farm' buildings which are mainly of two storey construction arranged around a wide central yard. The buildings provide 10,670 sq. Ft. of existing floorspace and include a stunning Threshing barn, stables with lofts above and cowsheds and loose boxes, the majority with lofts above. .

The traditional buildings provide the opportunity for an outstanding redevelopment for residential accommodation subject to obtaining appropriate planning permission. Within and around the courtyard are the following buildings:-

#### **Dutch Barn**

45ft x 25ft (13.63m x 7.3m) of steel frame under a curved corrugated iron roof.

#### **Two Bay Workshop**

49ft x 33ft (14.92m x 10.11m) of concrete block under pitched box profile roof divided into two workshops each with 4 metre roller shutter door and separate pedestrian access doors. Concrete floors throughout.

#### **Twin Open Cattle Yard**

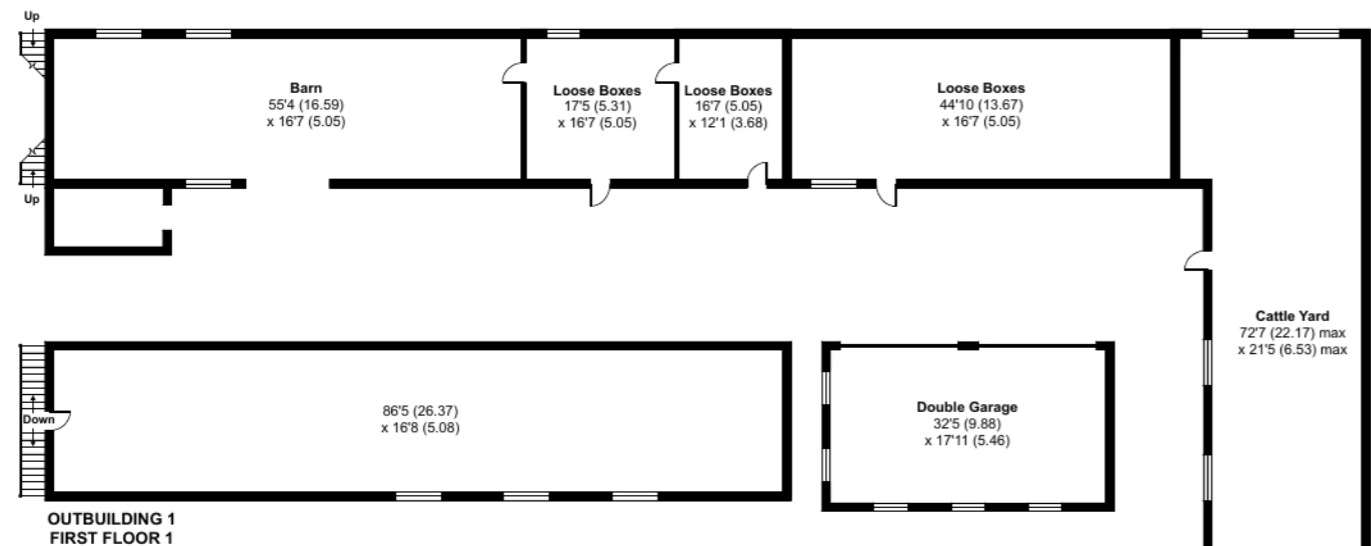
73'8" x 52'6" (22.43m x 16.48m) Of steel frame under twin pitched corrugated asbestos roof, open fronted with brick under corrugated iron cladding to three sides.



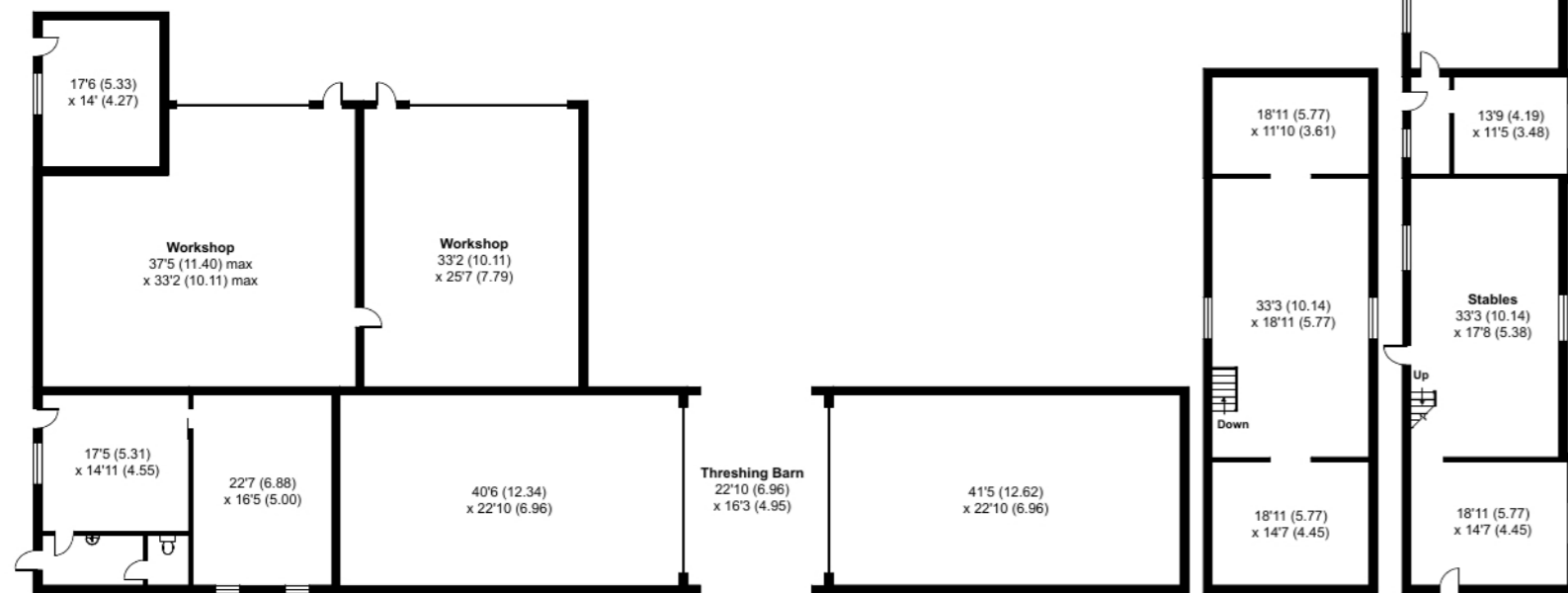
# Hurcott Hall, Hurcott, Kidderminster, DY10

Outbuilding(s) = 13291 sq ft / 1234.7 sq m

For identification only - Not to scale



OUTBUILDING 1  
FIRST FLOOR 1



OUTBUILDING 2

OUTBUILDING 1  
FIRST FLOOR 2

OUTBUILDING 1  
GROUND FLOOR

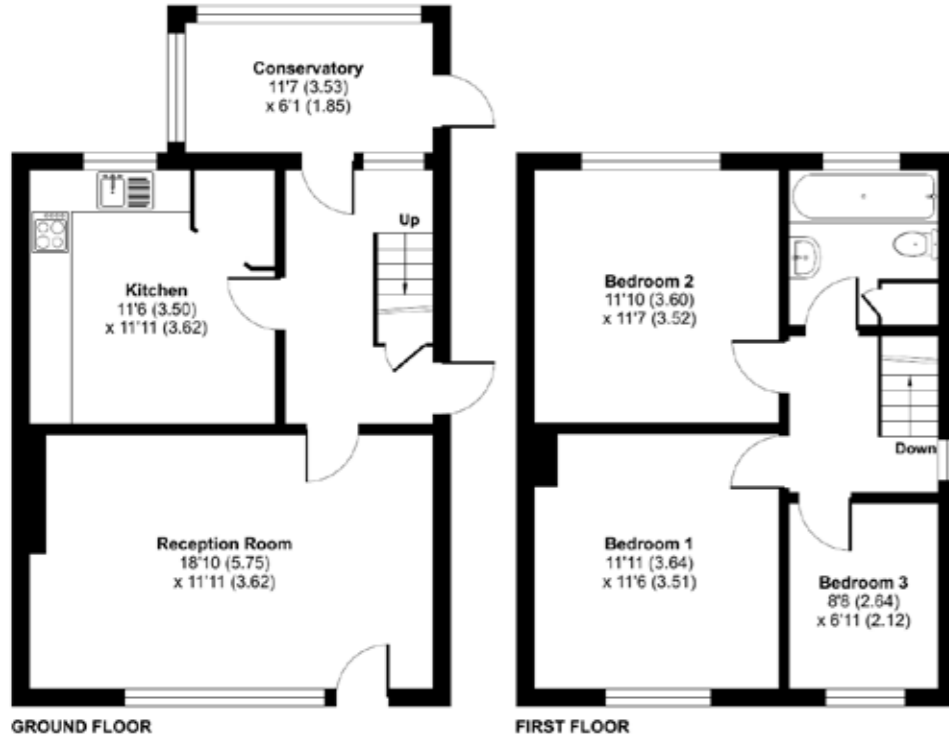


LOT 2A



**1 New Houses, Hurcott Hall, Hurcott, Kidderminster, DY10**

Approximate Area = 994 sq ft / 92.3 sq m  
For identification only - Not to scale

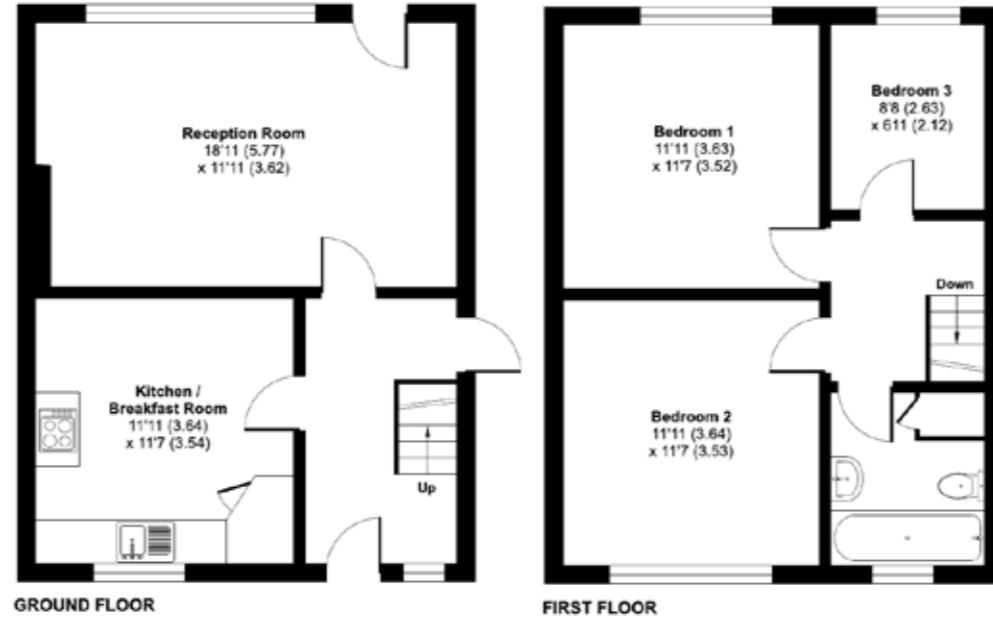


LOT 2B



**2 New Houses, Hurcott Hall, Hurcott, Kidderminster, DY10**

Approximate Area = 920 sq ft / 85.4 sq m  
For identification only - Not to scale



**LOT 2A – 1 NEW HOUSES**  
**LOT 2B - 2 NEW HOUSES**  
**HURCOTT HALL, HURCOTT, KIDDERMINSTER, WORCESTERSHIRE DY10 3PH**  
(2a coloured green and 2b coloured blue on the sale plan)

- Pair of semi-detached cottages for improvement.
- Quiet countryside location with good access
- 1914 sq.ft
- 0.17 acre (0.07 hectares) gardens

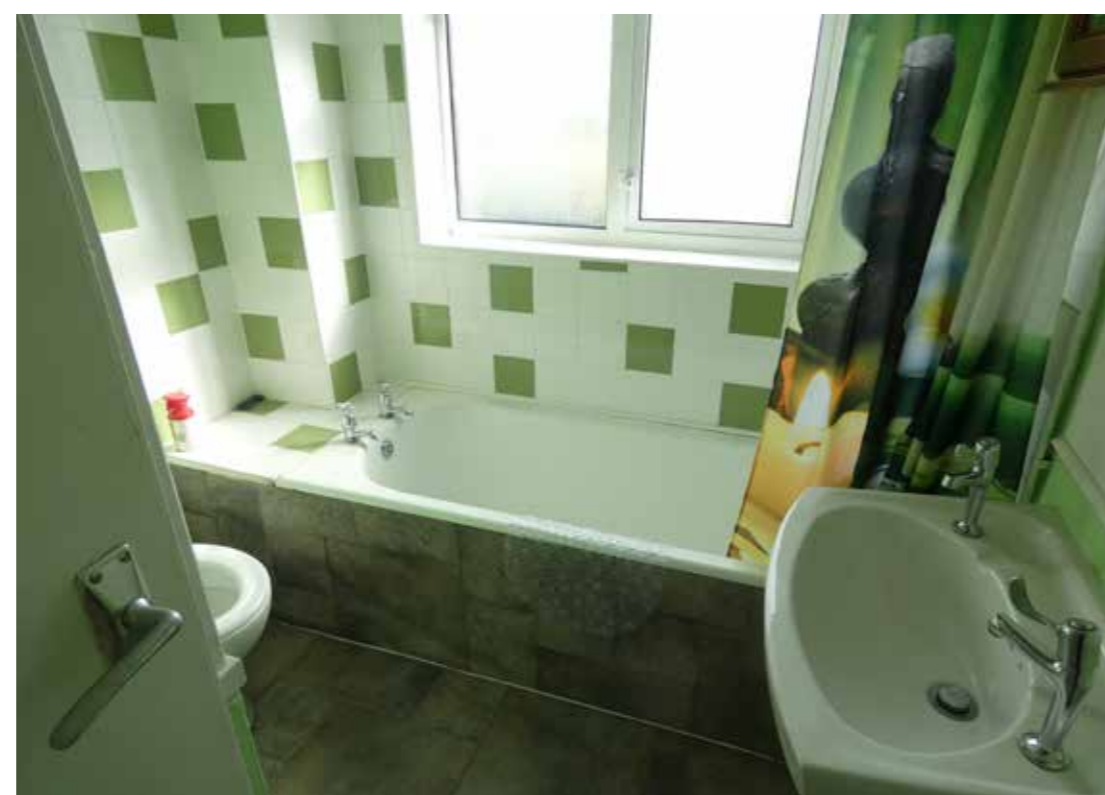
Located part way down the farm drive are a pair of semi-detached cottages which would now both benefit from refurbishment. The cottages are located attractively in open countryside and benefit from their own gardens and driveway parking.

The cottages are of brick under pitched tiled roofs and have double glazing and electric heating via storage heaters. The cottages were erected in around 1965 and the planning permission permits occupation as follows:-

“the occupation of the houses shall be limited to persons employed or last employed locally in agriculture as defined in Section 221(1) of the Town & Country Planning Act 1962, or in forestry, and dependents of such persons”

Each cottage contains an entrance hall, kitchen and living room on the ground floor. On the first floor each cottage has three bedrooms and a bathroom. No.1 New Houses also benefits from a conservatory at the front.





**LOT THREE - 76.51 ACRES (30.97 HECTARES) OF FARMLAND INCLUDING TWO MODERN BROILER SHEDS AT HURCOTT HALL FARM, HURCOTT, KIDDERMINSTER, WORCESTERSHIRE, DY10 3PH**  
(coloured yellow on the sale plan)

Lot three extends to approximately 76.51 acres (30.97 hectares) and includes three excellent level rectangular fields which front Hurcott Lane and the A456 Birmingham Road. These fields total 57.92 acres and are laid to permanent grass and have been traditionally used for mowing and grazing in association with the herd of Charolais cattle kept at the farm but would be equally suited to arable cultivation.

Arranged to the north of the farm drive are two further parcels which total 14.17 acres, and which are also permanent grassland. These two fields slope to the north. The land is all bordered by a mixture of traditional hedges and post and wire fencing. The land is watered by mains supplied automatic water troughs.

The land is mostly classified as Grade 2 with some areas of Grade 3 on the Provisional Land Classification Maps of England and Wales as previously published by the Ministry of Agriculture, Fisheries and Food.

The Soil Survey of England and Wales identifies the Soil Type as being of the Bromsgrove series which is described as a well-drained fine sandy and course loamy soils over soft sandstone. Occasional deeper soils. Risk of water and wind erosion. The soil type is suitable for cereals and potatoes, horticultural and fruit crops, some permanent pasture and woodland on steep slopes.

**Broiler Rearing Unit**

Located to the east of Hurcott Hall Farmhouse and the farm buildings are two modern Broiler Rearing Sheds which form part of Lot Three..

The Sheds were erected in around 1980. Both sheds are of supported timber construction under pitched insulated box profile roofs. Each shed has ridge inlets and side extraction. The sheds are fitted with Aston Ventilation controls and automatic auger feeding systems connected to four external bulk bins. The site has three external propane gas tanks available by separate negotiation. The sale will include all owned equipment such as the wind down watering system, auger system, feed bins etc.

The smaller shed has an overall size of 240' x 80' (73m x 24.26m) divided into two rearing rooms with centre control room and office at one end.

The larger shed has an overall size of 300' x 79' (91m x 24m) but is divided into two rearing rooms with a centre control room.

The site has an IPPC for 40,000 birds and was last used three years ago.

There are two further broiler sheds which are now derelict.

Ng. No.	Description	Area acres	Area hectares
<b>Lot 1</b>			
SO8577 5273	House, gardens, farmyard and buildings	0.61	0.25
SO8577 5672	Pasture	0.59	0.24
SO8577 5931	Pasture	0.30	0.12
SO8577 6070	Stables & Manege	0.64	0.26
SO8577 4869	Pasture	1.56	0.63
SO8577 5178	Farm Buildings & Yard	1.21	0.49
SO8577 3370	Drive	0.69	0.28
<b>Total</b>		<b>5.60</b>	<b>2.27</b>

<b>Lot 2a and 2b</b>			
SO8577 4475	Nos 1 & 2 New Houses	0.17	0.07
<b>Total</b>		<b>0.17</b>	<b>0.07</b>

<b>Lot 3</b>			
SO8577 3376	Pasture	10.36	4.19
SO8577 6185	Pasture	3.81	1.54
SO8577 3653	Pasture	23.30	9.43
SO8577 5956	Pasture	10.69	4.33
SO8577 8265	Pasture	23.93	9.69
SO8577 7278	Woodland	0.92	0.37
SO8577 7383	Woodland	0.44	0.18
SO8577 6779	Poultry Buildings & Yard	3.06	1.24
<b>Total</b>		<b>76.51</b>	<b>30.97</b>

<b>Lot 4</b>			
SO8677 0877	Pasture	22.61	9.15
SO8577 9180	Woodland	0.38	0.15
<b>Total</b>		<b>22.99</b>	<b>9.30</b>

**Grand Total** **105.27** **42.61**





**LOT FOUR - APPROX. 22.99 ACRES (9.30 HECTARES) OF FARMLAND OFF BIRMINGHAM ROAD, HURCOTT, KIDDERMINSTER** (coloured pink on the sale plan)

A single rectangular enclosure of mainly level land which benefits from access directly off the A456 Birmingham Road. The land is presently in a grass ley but would be suitable for arable cultivation. The land is bordered by a mixture of traditional hedges and post and wire fencing. The majority of the field is classified as Grade 2 with the remainder being Grade 3. The soil type is identified as being of the Bromsgrove series.



**GENERAL INFORMATION**

**PLANNING**

Hurcott Hall will be sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution of Notice which maybe, or come to be, in force is subject to any road widening or improvement schemes, land charges and statutory provision or bylaws, without obligation upon the vendors to specify them.

The range of traditional farm buildings at Hurcott Hall may well be suitable for conversion to residential use subject to obtaining the relevant planning permission. No enquiries have been made with Wyre Forest District Council.

**Option Agreement**

Lot 3 which extends to 76.51 Acres shaded yellow on the attached plan is subject to an Option Agreement in favour of Bloor Homes Limited which is dated 29th April 2019.

The Option was for an initial period of five years which ended on 29th April 2024, however, the Developer took the option to extend the agreement to twelve years which ends on 28th April 2031.

The Option Agreement gives a price of 85% of Market Value less costs with a minimum price of £150,000 per acre.

If the property is released from Greenbelt and included within an allocation the developer may postpone the Provisional Expiry Date until the seventeenth anniversary to 28th April 2036 subject to paying the Greenbelt premium of £50,000.

**Overage Payment**

The Vendors will apply an overage provision to the sale of the property by which the purchaser(s) will pay to the Vendors and their successors 25% of any uplift in value achieved as of the result of obtaining planning permission for residential or commercial development only. The overage provision shall apply for a period of 25 years from completion of the sale.

**DE-LINKED PAYMENT & ENVIRONMENTAL STEWARDSHIP**

Any remaining de-linked payment is reserved to one of the vendors. The land is not entered within any Environmental Stewardship or Sustainable Farming Incentive Agreements.

**SPORTING, TIMBER, MINERAL & MINERAL RIGHTS**

All sporting rights, timber rights, mining & mineral rights together with any ancillary rights are in hand and will pass with the Freehold.

**STATUTORY DESIGNATIONS**

Hurcott Hall Farm is all presently located within the Birmingham Green belt. The farmland is all located with an NVZ (Nitrate Vulnerable Zone).

**LOCAL AUTHORITY**

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster DY11 7WF  
www.wyreforestdc.gov.uk Tel: 01562 732 928

**COUNCIL TAX**

Hurcott Hall Farm House – Band H  
No. 1 New House – Band D  
No. 2 New House – Band D

**SERVICES**

**Farmhouse** - Mains electricity, water, LPG Gas. Drainage to septic tank.  
**New Houses** - Mains electricity, water. Drainage to shared septic tank.  
**Farm Buildings** – Mains water, single and three phase electricity.

**FIXTURES AND FITTINGS**

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

**TENURE**

The Property is offered for sale Freehold and Vacant possession will be granted at completion.

**VIEWING**

Via the Sole Agent's Great Witley Office Tel: 01299 896968  
Email: jm@gherbertbanks.co.uk

**METHOD OF SALE**

The property is offered for sale as a whole or in up to five Lots. The Vendors may consider alternative lotting, if you wish to make an offer or to book a viewing please contact James McIntyre on Tel: 01299 896968.

**DIRECTIONS**

From Kidderminster head out on the Birmingham Road (A456) towards Hagley. As you come out of the residential area and the road changes to dual carriageway turn left, off to the village of Hurcott. Hurcott Hall is the first right turn.

**MONEY LAUNDERING, TERRORIST FINANCING & TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017**

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

**RIGHTS OF WAY, EASEMENTS & BOUNDARIES**

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities.

The plans and areas are based on the most recent Ordnance Survey Promap plans. The areas have been calculated with reference to the RPA's online mapping and also Ordnance Survey Promap. Any error or mis-statement shall not entitle the purchaser(s) to annul the sale nor receive compensation in respect thereof.

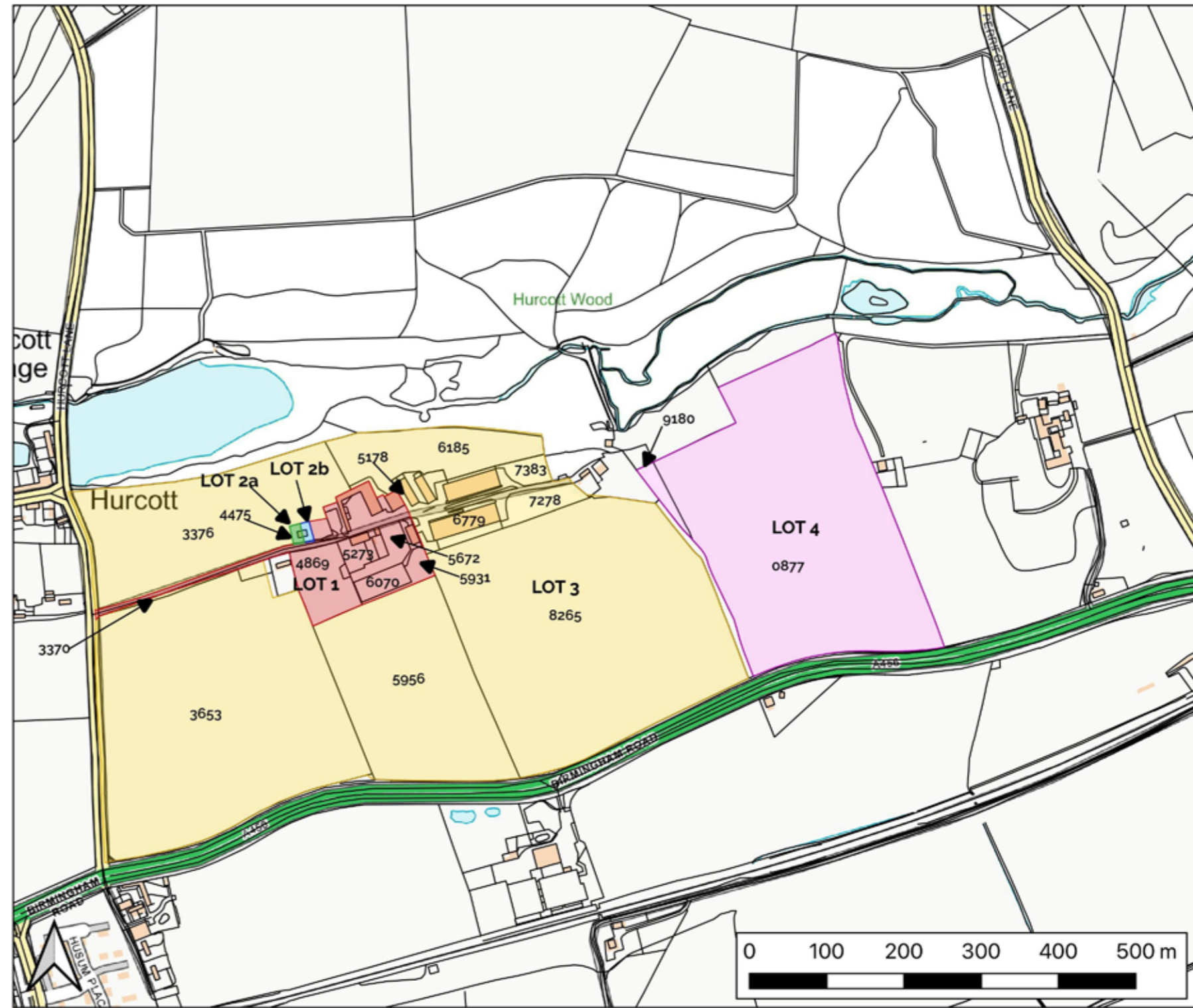
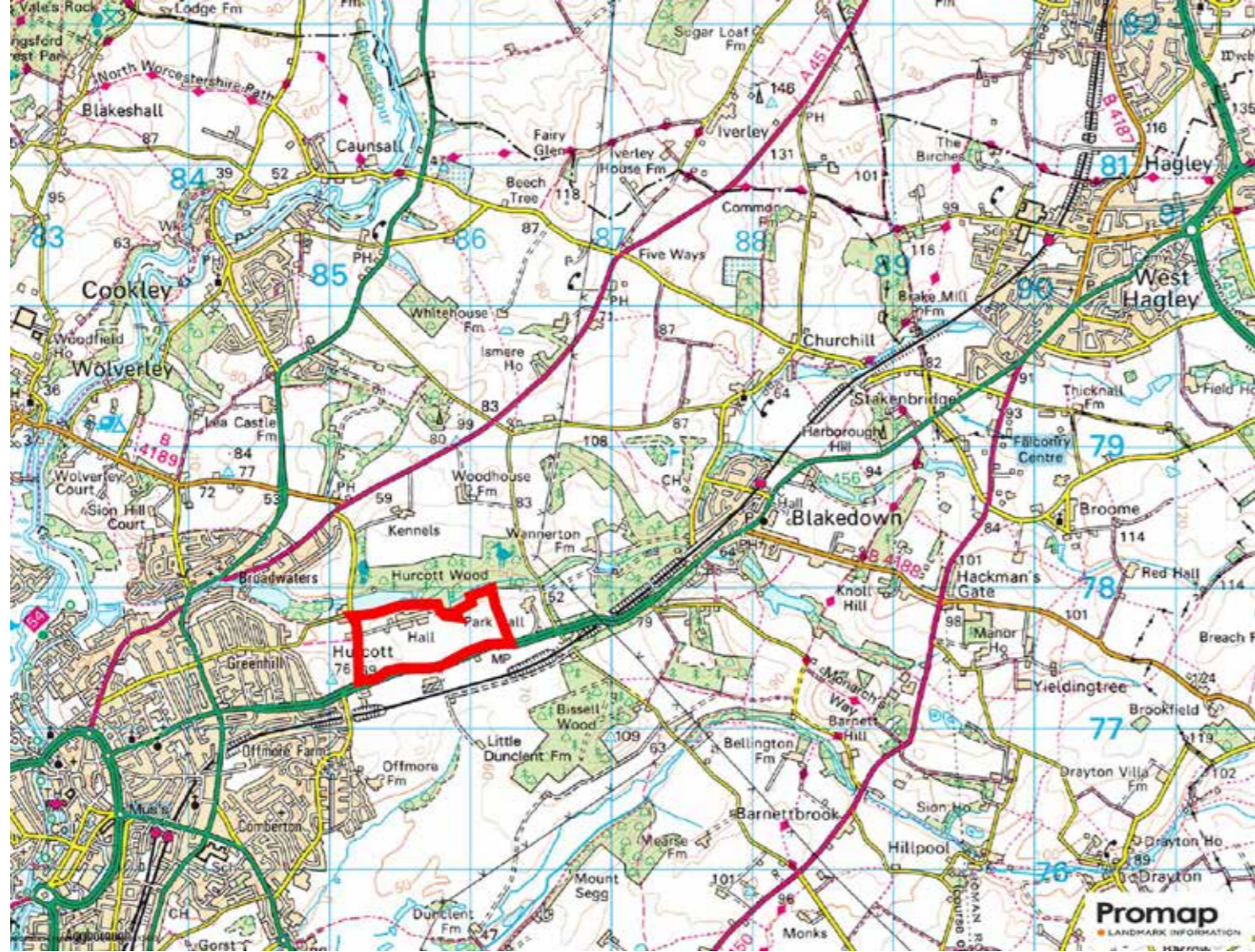
Lot 4 which is shaded pink on the site plan and comprises parcel nos SO8677 0877 and SO8577 9180 is subject to a restrictive covenant which prevents the construction of any building or other structure, other than a barn for the storage of agricultural equipment or produce, and also any mobile or home or caravan.

Three separately owned houses have rights of access over the drive to Hurcott Hall. Those houses are Orchard Cottage, Hurcott Manor Cottage and Woodside Cottage.

**AGENTS NOTES**

The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

Sales particulars prepared November 2025



G HERBERT BANKS EST. 1898		
<b>Lotting</b> Lot 1: House Garden and Farm Buildings: 5.6 Acres (2.7 Hectares)		
		
Lot 2a: Nos 1 New Houses:		
		
Lot 2b: Nos 2 New Houses:		
		
Lot 3: Pasture and Woodland: 76.51 Acres (30.97 Hectares)		
		
Lot 4: Pasture of Woodland: 22.99 Acres (9.30 Hectares)		
		
Whole: 105.27 Acres (42.61 Acres)		
For Sale By Private Treaty		
Scale: 1:6500 Plan Size: A4		
Plan Title: Hurcott Hall Estate Particulars Plan		
Rev	Date	Description
1	16/10/2025	First Issue
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