Newnham Court Farm
Newnham Bridge • Tenbury Wells
Worcestershire

Tenbury Wells 5 miles • Worcester 19 miles • M5 (J5) 25 miles
(All distances approximate)

Productive commercial hop and arable farm extending to 306.17 acres with extensive Grade 1 river valley land, bordered by the rivers Teme and Rea.

181.89 acres of Grade 1 hop fields/gardens • 48.55 acres of Grade 1/2 arable land
44.03 acres of Grade 1/2 permanent pasture
13.33 acres of Woodland • 4,350 metres of river bank with fishing rights

A pair of red brick cottages • Large traditional red brick barn • Extensive modern farm buildings of about 45,060 sq ft
Large concrete yard area • Cattle building and Dutch barn • Cricket Pitch and Pavilion

In all about 306.17 acres (123.91 hectares)
Situation

Newnham Court Farm is situated on the edge of the village of Newnham Bridge just off the A443. It is in the Teme Valley about 5 miles east of Tenbury Wells and about 18 miles north-west of Worcester.

The surrounding countryside is typified by a mixture of orchards, woodland, hop and stock farms. The most desirable land is the river valley arable land which comprises about two thirds of the land at Newnham Court Farm.

The charming market town of Tenbury Wells offers good local and everyday amenities, whilst Worcester has all that would be expected of a city together with premiership rugby, county cricket and horseracing.

Trains run from Worcester and Droitwich Spa to Birmingham and London. The M5 corridor is accessible at Junctions 5 and 6.

There are excellent schools in the immediate area with private schools available in Worcester and Malvern. Abberley Hall Prep School is within five miles.

Newnham Court Farm

Situated in a river valley basin surrounded by the River Teme to the South and the River Rea to the North the farm comprises a mixed enterprise holding of Hops, Arable, Pasture and Woodland.

The farm is laid out in a ring fenced block with no public access through and formed part of the former Newnham Court Estate before it was disbanded.
The Land

- The land comprises a single block and sits within its own river basin including elevated areas behind the cottages.
- The land is detailed on the Agricultural Land Classification Maps as a mixture of Grade 1 and 2 with fertile and productive soils.
- The soils are a combination of Bromyard and Lugwardine soils, described respectively as fine soils over shale and deep permeable silty soils.
- The land is divided between the flat river land that borders the River Teme to the south and the land to the north bordered by the River Rea. The Grade 1 land is laid to hop production with the poles and wirework in place.
- The land rises to the A443 and is south facing along the ridge making it very productive gently sloping land. The areas of pasture are located on the undulating fields behind.
- Situated within a sheltered south facing bowl with highly productive soils creates an ideal micro climate for growing hops and other specialist crops. In the past this has included potatoes, orchards and soft fruits.
- The cricket pitch and pavilion are currently used by the local club under a five year lease, ending November 2020.
The Buildings

Newnham Court Farm has a large range of buildings both modern and traditional giving over 45,000 sq ft. They comprise the following:

- The Traditional Barn is Grade II listed constructed of red brick under a tile roof and has been partly converted for office use. It also houses some domestic facilities. The barn forms one side of the main farm courtyard.
- The portal frame buildings comprise: Workshop and stores, Lean-to area with picking and sorting equipment, Hop drying store housing a roller hair hop drying system and packing shed. (All hop processing equipment may be available by separate negotiation).
- Cattle housing includes a steel portal frame building and Dutch barn.
- The buildings are detailed on the block plan and are well laid out for the hop farming enterprise.
- There is a small building recently used as a field shelter located in the field to the rear of the cottages.

<table>
<thead>
<tr>
<th>Building</th>
<th>Current use</th>
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<tbody>
<tr>
<td>1</td>
<td>Cottages</td>
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<tr>
<td>2</td>
<td>Cattle Buildings</td>
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<tr>
<td>3</td>
<td>Workshop and general store</td>
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<td>4</td>
<td>Hop processing</td>
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<td>5</td>
<td>Traditional barn</td>
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Court Cottages

The cottages are a pair of semi-detached brick cottages that date to around the early 1900s. Situated in a private elevated position beyond the farm buildings, they both comprise two bedrooms, 1 bathroom with a kitchen, living room, utility room and cloak room. The cottages are set in mature gardens, south facing and have views over the hop fields and along the Teme Valley.

Approximate Gross Internal Floor Area
1 Newnham Court Cottage: 89.7 sq m (966 sq ft)
2 Newnham Court Cottage: 87.6 sq m (943 sq ft)
GENERAL REMARKS AND STIPULATIONS

Basic Payment Scheme and Agricultural Environmental Schemes
The farm is currently registered with the Rural Payments Agency for the Basic Payment Scheme.
All entitlements belong to the vendor, with the hop land entitlements let to the tenant for the duration of the lease.

Sporting, Mineral and Timber Rights
The Sporting, Mineral and Timber rights all run with the land so far as they are owned.

Tenure
The hop fields and hop buildings (205.4 acres) are currently let on a Farm Business Tenancy ending 31 December 2018.
The cottages are currently let on rolling Assured Shorthold Tenancies (AST).
The remaining land and cattle buildings are currently vacant.
Please contact the agents for further tenancy details.

Services
Mains water and electricity supply to both cottages. One cottage is heated by oil and the other LPG gas. Private drainage. Further LPG tanks also service the Hop kilns.

Fixtures & Fittings
Only those items mentioned in these particulars are included with the sale, all other items such as chattels in the cottages, agricultural machinery and hop processing equipment etc are specifically excluded but may be available by separate negotiation.

Local Authority
Malvern Hills District Council.
Tel 01684 862151

Wayleaves and Easements:
The property is offered as appropriate with the rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Directions (WR15 8JE)
From Worcester head northwards on the A443 Tenbury Road. Continue through the villages of Holt Heath, Great Witley, Eardiston and Lindridge. As you reach Newnham Bridge you will come up the hill and on the right hand bend take the left turning down to Newnham Court Farm. Continue down the drive to the very end where you will enter the yard. The main farm office is on your left hand side.

Viewings
Due to the nature of the farm enterprise and the importance of biosecurity on site viewings are strictly by appointment only by prior arrangement with the agents.
There is a drive through car dip, designated parking area and foot dip on site.