



Neen House Farm, Neen Savage, Cleobury Mortimer, DY14 8JT

01562 820880

# Neen House Farm, Neen Savage, Cleobury Mortimer, DY14 8JT

A superb smallholding boasting a highly attractive, spacious period farmhouse, a range of both traditional and modern farm buildings and a barn benefiting from planning consent for conversion to a residential dwelling, set within 31.71 acres.



Joint Agents  
**Mrs Sarah Hulland BSc (Hons), MRICS, FAAV**  
Halls Holdings Ltd  
Gavel House  
137 Franche Road  
Kidderminster  
DY11 5AP

Joint Agents  
**Mr Robert Parry FRICS, FAAV**  
G Herbert Banks  
The Estate Office  
Hill House  
Great Witley  
Worcester  
WR6 6JB

## Available as a whole or in three Lots:

**Lot 1** - Neen House Farmhouse, barn with permitted development rights, buildings and 6.06 acres of land.

**Lot 2** - 14.19 acres of agricultural pasture land outlined in blue on the enclosed plan.

**Lot 3** - 10.60 acres of agricultural pasture land outlined in green on the enclosed plan.

For sale by informal tender, instructions for tenders are included with these particulars.

Closing date for tenders:

**12 noon on Monday 5th June 2017.**

Vendor's Solicitors:  
**Mr Justin Parker**  
MFG Solicitors  
Adam House  
Birmingham Road  
Kidderminster  
Worcestershire  
DY10 2SH

FOR SALE

FOR SALE BY  
INFORMAL TENDER



3 reception  
rooms



6 bedrooms



2 bath/shower  
rooms



31.71 acres  
of land

Cleobury Mortimer 1.8 miles - Tenbury Wells 10.1 miles - Kidderminster 11.9 miles

Neen House Farm is a beautifully situated smallholding set in approximately 31.71 acres of pasture, benefitting from an extensive period farmhouse and a barn with planning permission for conversion to residential.

**Situation**

Neen House Farm is located in a tranquil setting benefitting from panoramic, uninterrupted views of open countryside. The farm is situated approximately 1.8 miles north of the bustling town of Cleobury Mortimer supporting all the local amenities. The picturesque Clee Hills, which are in the Shropshire Hills Area of Outstanding Natural Beauty, are located approximately 11 miles west of the property. The attractive, river side town of Bewdley is located 8.3 miles east of the property, and Kidderminster which has extensive shopping and leisure facilities is located 11.9 miles in the same direction.

**Description**

Neen House Farm comprises of a ring-fenced Shropshire holding extending to a total of 31.71 acres (12.83ha) of level pasture, which has largely been used for livestock grazing and hay making.

The farmhouse is highly spacious, offering an abundance of character, with two large reception rooms and a total of 6 bedrooms. It is in need of complete modernisation and redecoration but has the potential to become a most wonderful family home.

The farm has the useful addition of a second driveway, leaving one to access the house and the other for access to the farmyard. There is a range of modern farm buildings, and two traditional buildings, one of which benefits from permitted development rights for conversion to residential. In total the farmhouse, gardens and buildings extend to approximately 0.86 acres.

**Lot 1 - Neen Farm House & Buildings**

Neen House Farmhouse is a substantial two storey dwelling. The six bedroomed property lies central to the holding and is adjacent to the traditional brick and tile barns. The property requires extensive modernisation and refurbishment, however, possesses a huge

amount of potential and will become a fantastic family home. The property is approached by a short, stoned driveway with painted iron railings either side, and around the front of the property. The front garden is split into lawn and gravel separated by a concrete path leading to the front door. The garden also has the benefit of mature borders and shrubs around the periphery.

The ground floor comprises, front entrance hall with stairs to the first floor. Two equal size south facing, RECEPTION ROOMS, each with a feature fireplace and a large bay window looking over the front garden.

The KITCHEN has a range of base and wall units, worktop and an oil fired Rayburn Royale, it offers plenty of space for a dining table and chairs. In addition there is the benefit of a sizeable walk in pantry with fitted shelves.

There is a spacious UTILITY room, as well as a downstairs SHOWER ROOM with wash hand basin, low level WC, and bath with separate electric shower.

The first floor comprises a central landing with doors off to the 6 bedrooms of varying but generous sizes, all enjoying views over the open rolling countryside, and a family bathroom and an additional separate WC.

The property has a generous walled garden to the rear which has been used for vegetable growing in the past, with the useful addition of a glass greenhouse.





**Lot 1 continued - Farm Buildings**

The farm buildings are situated to the west of the farmhouse, and are a versatile range of buildings which have been well maintained and currently are utilised as a livestock unit.

The traditional red brick and tile building, currently utilised as the garage, benefits from permitted development rights for conversion to a 3 bedroom dwelling (16/04786/PMBPA).

- Stone & tile outhouse (2.30 x 5.30m)
- Whole barn lean-to (6.11 x 6.78m)
- Steel frame general purpose building (8.69 x 26.91m) including separate forage storage area.
- Part brick and tile, part pole barn with tin lean to (9.80 x 7.44m)
- Traditional part stone, part brick and tile building with concrete floor and roof light (4.52 x 8.21m)
- Steel frame building with box profile cladding (15.27 x 6.13m)
- Pole barn with stone lean-to
- Dutch Barn with tin cladding (6.95 x 9.92m)

**Land**

Lot 1 will also include 6.06 acres of land split into useful sized paddocks around and behind the house hatched in red on the enclosed plan.

**Lots 2 and 3**

The land extends to approximately 31.71 acres (12.83ha) in total of pasture land which has been used for livestock grazing and silage production in its recent history. The land is generally level and split into useful sized enclosures for livestock grazing. There are two ponds on the holding boasting an abundance of wildlife. The agricultural land classification map records this land as Grade 2/3.

**Lot 2 extends to 14.19 acres (5.74 ha) hatched in blue on attached plan**

**Lot 3 extends to 10.60 acres (4.29 ha) hatched in green on attached plan.** Lot 3 also includes a “sling” of land which will allow access between Lots 2 and 3 should the same party purchase both lots. It will be a requirement of the purchaser to construct a fully stock proof fence separating Lot 1 from Lot 3.



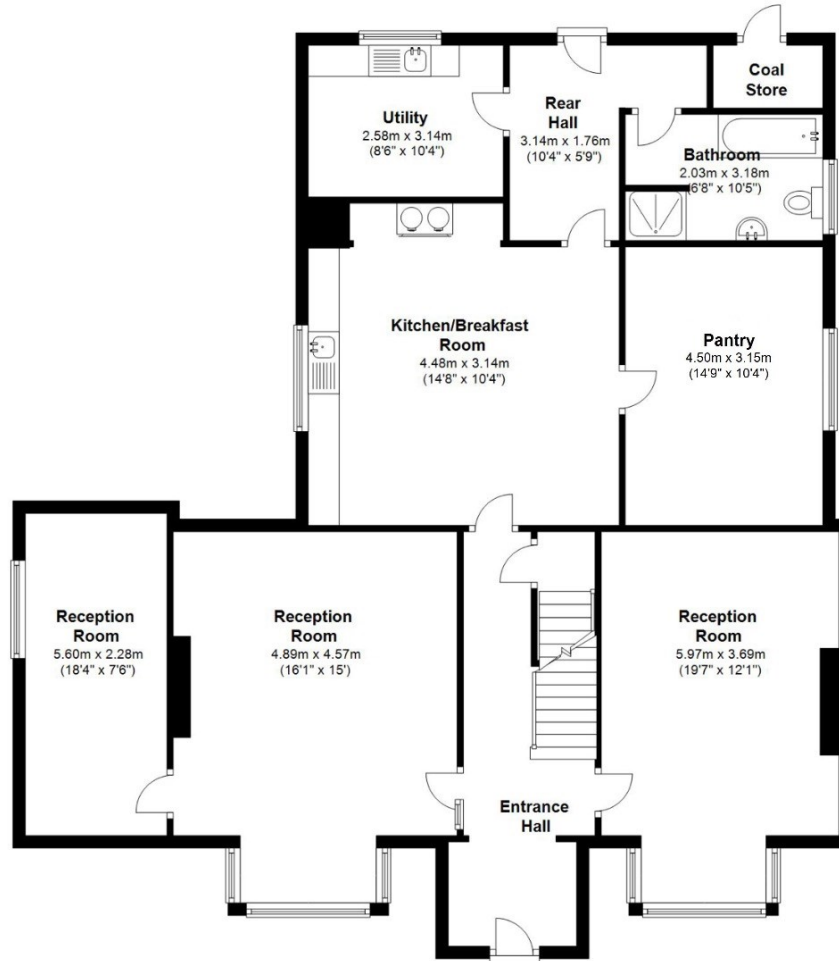
Barn with permitted development consent.

Field Number	Area (ha)	Area (acres)
SO6777 7444	0.37	0.92
SO6777 6642	3.77	9.32
SO6777 8538	0.68	1.68
SO6777 6859	2.01	4.97
SO6777 9549	3.64	8.99
SO6777 8048	1.54	3.81
SO6777 5354	0.23	0.57
SO6877 0663	0.39	0.96
<b>Total</b>	<b>12.63</b>	<b>31.21</b>

Above areas based on Rural Land Register

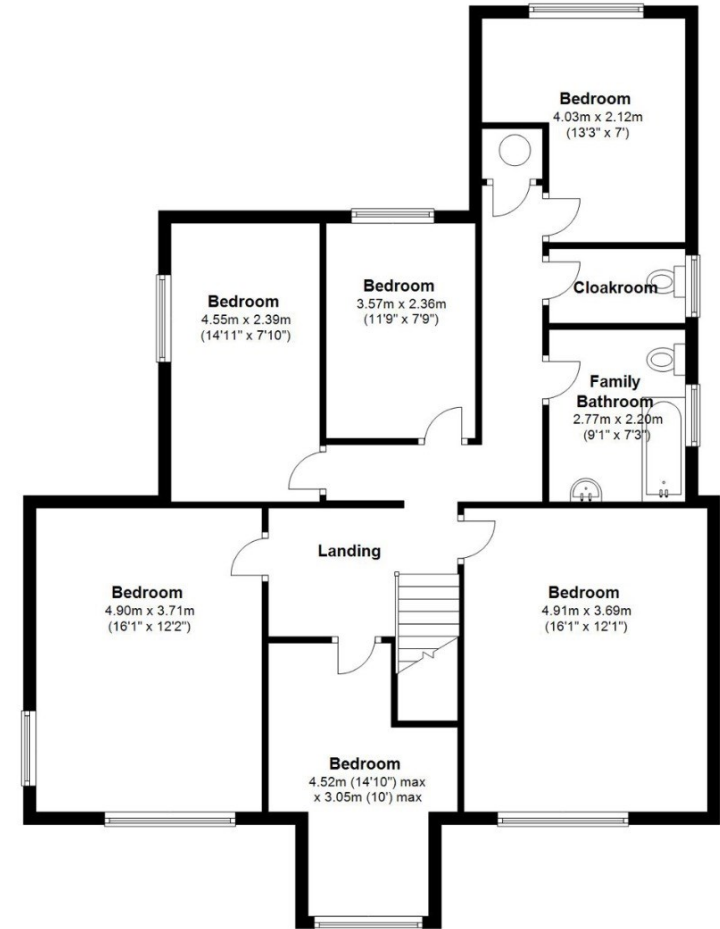
### Ground Floor

Approx. 130.8 sq. metres (1407.5 sq. feet)



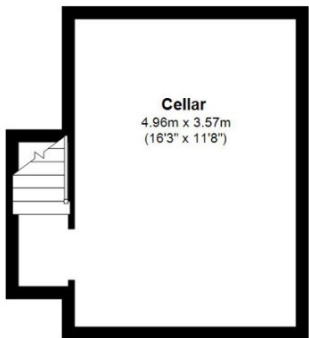
### First Floor

Approx. 105.4 sq. metres (1134.6 sq. feet)



### Cellar

Approx. 19.8 sq. metres (212.7 sq. feet)



Total area: approx. 255.9 sq. metres (2754.9 sq. feet)

Neen House Farm

### Services

The property benefits from a mains water and electricity as well as septic tank drainage.

### Council Tax Band

The farmhouse is in Council Tax Band G.

### Uplift Clause

Lot 1 the house and buildings will be sold subject to an uplift clause regarding the traditional building that does not currently have planning consent, stating that if planning permission is granted for conversion to a residential dwelling the purchaser will be required to pay 40% of the increase in value following the grant of planning permission. The clause will apply for 20 years starting from the date of purchase. The clause will not come into effect if permission is granted for conversion to a building to be used in conjunction with the dwelling; for example a workshop or "granny annexe".

### Boundaries, Roads and Fences

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor their agents will be responsible for defining the ownership of the boundary fences or hedges.

### Sporting & Mineral Rights

The sporting rights and mineral rights are in hand, and will be passed to the purchaser with the freehold.

### Basic Payment Scheme

The land is registered with the RPA, entitlements are not included in the sale but may be offered to the purchaser(s) at market value.

### Fixtures & Fittings

Only those fixtures and fittings specifically mentioned in the sale particulars are included in the purchase price.

### Tenure & Possession

The property is freehold and vacant possession will be available on completion.

### Rights of Way, Easements & Covenants

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not.

### Planning

The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be, or come to be, in force, subject to any road widening or improvement schemes, land charges and statutory provision or bye-laws without obligation on the vendors to specify them.

The traditional red brick and tile building benefits from permitted development rights for conversion to a residential dwelling, 16/04786/PMBPA. The associated plans are available for inspection at either Agent's office or are available online at [www.shropshire.gov.uk/planning](http://www.shropshire.gov.uk/planning).

### Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 67890000

### Viewing

Strictly by prior appointment with the Agents.

### Method of Sale

The property is offered for sale by Informal Tender as a whole or in three lots.



**We have received instructions from our Client to offer this property by Informal Tender. We are inviting best and final offers for the property by Informal Tender and on the following basis:**

1. All offers should be for Neen House Farm as identified in these particulars of sale.
2. All offers should be submitted in writing and should be received at the Halls Kidderminster Office or G Hebert Banks Office by **12.00 noon on Monday 5th June 2017.**
3. Your offer should clearly identify that you are intending to offer on the property as a whole or clearly identify which lot you intend to offer on.
4. The offer should be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Neen House Farm"
5. All offers must be made by or on behalf of a named purchaser with full address provided.
6. All offers should be in pounds sterling and we recommend that offers are for an uneven sum (i.e. not round numbers) to avoid identical bids.
7. All offers must be for a fixed sum. We will not consider any escalating bids or an offer where the amount depends of another offer.
8. Any condition applicable to the offer (such as a survey) must be clearly set out in the written offer.
9. When making an offer you should state how you propose to use the property.
10. If your offer is successful, we will expect you to exchange and secure contracts with a deposit of 10% of the purchase price within 14 days from the date your Solicitor receives the contract documents.
11. Your offer should be supported by a bank reference or similar as confirmation that finance is available. If you will be using a mortgage for the purchase, then you must state the amount of mortgage needed; and what progress you have made with the mortgage application.
12. You must supply the name and address of your solicitors. It would be helpful if your offer could be accompanied by a letter from your solicitor stating that they have clear instructions to act on your behalf.
13. Completion will ideally be within 28 days from exchange of contracts. However, if you have an alternative and preferred date please advise so it can be considered.
14. We will put all offers received to the vendors and notify you of their decision as soon as possible.
15. The vendors have sole discretion to accept or reject any offer and are not bound to accept the highest or any offer.

If you wish to discuss any matter relating to the sale before the closing date for offers, then please contact Sarah Hlland or Ellie Watkins at Halls, Gavel House, 137 Franche Road, Kidderminster, Worcestershire DY11 5AP Telephone: 01562 820880 or Robert Parry at G Herbert Banks, The Estate Office, The Hill House, Great Witley, Worcester, WR6 6JB, telephone: 01299 896968



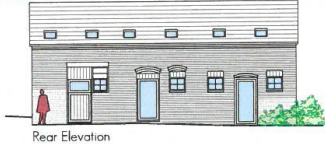
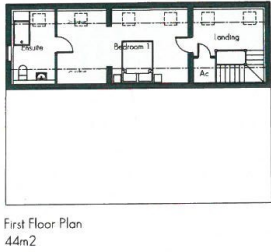
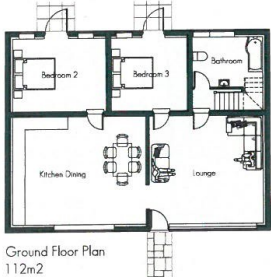
Barn subject to uplift clause.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>70</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>40</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Permitted Development Plans for Brick & Tile Barn



**Halls** 1845  
 01562 820880  
 Mrs Sarah Hulland, Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
 Email: shulland@halls.gb.com

**G HERBERT BANKS**  
 Established in 1898

01299 896968  
 Mr Robert Parry, The Estate Office, Hill House, Great Witley, Worcester, WR6 6JB  
 Email: robertp@gherbertbanks.co.uk

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**INFORMAL TENDER FORM**

**Neen House Farm, Neen Savage, Cleobury Mortimer, DY14 8JT**

**1: BUSINESS/PERSONAL DETAILS**

Name: .....

Address: .....  
.....  
.....

Postcode: .....

**Telephone Numbers**

Home: .....

Work: .....

Mobile: .....

**2: DETAILS OF YOUR SOLICITOR**

Name: .....

Address: .....  
.....  
.....

Postcode: .....

Telephone Number: .....

**3: DETAILS OF FUNDING**

(eg. cash/mortgage)

.....

4: OFFER

**THE WHOLE:**

Amount: £.....  
(words) .....

**LOT 1: Neen House Farmhouse, Barn with Permitted Development Rights, Buildings and 6.06 acres of Land.**

Amount: £.....  
(words) .....

**LOT 2: 14.19 acres (5.74ha) of Pasture Land**

Amount: £.....  
(words) .....

**LOT 3: 10.60 acres (4.29ha) of Pasture Land**

Amount: £.....  
(words) .....

Signed: ..... Dated: .....

**THIS FORM SHOULD BE COMPLETED IN FULL AND RETURNED TO THE ADDRESS BELOW BY 12 NOON, MONDAY 5<sup>TH</sup>**

**JUNE 2017 MARKED NEEN FARM FOR THE ATTENTION OF EITHER:**

S Hulland/ E Watkins  
Halls  
Gavel House  
137 Franche Road  
Kidderminster  
Worcestershire  
DY11 5AP

R Parry  
G Herbert Banks  
The Estate Office  
Hill House  
Great Witley  
Worcester  
WR6 6JB