



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

BY THE DIRECTION OF THE TRUSTEES OF THE NEWNHAM ESTATE

## WOODLAND & SPORTING RIGHTS

AT WHITE HOUSE FARM AND KYREWOOD FARM, KYREWOOD,  
TENBURY WELLS, WORCESTERSHIRE, WR15 8SQ



LOT 1 - FIRST WOOD



LOT 2 - THE CHESTNUTS



LOT 3 - THE RHYSE



LOT 2 - THE CHESTNUTS

LOT 1 - ABOUT 7.179 ACRES MIXED WOODLAND - GUIDE PRICE £25,000 - £30,000

LOT 2 - ABOUT 8.103 ACRES MIXED WOODLAND - GUIDE PRICE £40,000 - £50,000

LOT 3 - ABOUT 13.951 ACRES MIXED WOODLAND - GUIDE PRICE £50,000 - £60,000

LOT 4 - THE WHOLE OF THE WOODLAND, ABOUT 29.233 ACRES - GUIDE PRICE £115,000 - £140,000

LOT 5 - THE SPORTING RIGHTS OVER ABOUT 310 ACRES - GUIDE PRICE £30,000

LOT 6 - THE WHOLE, ABOUT 29.233 ACRES OF MIXED WOODLAND

& THE SPORTING RIGHTS OVER ABOUT 310 ACRES - GUIDE PRICE £145,000 - £170,000

**FOR SALE BY PRIVATE TREATY - OFFERS INVITED**

NICK CHAMPION LTD

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

Tel: 01584 810555 | Fax: 01584 810888

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



## APPROXIMATE DISTANCES

Tenbury Wells – 1 mile, Bromyard - 11 miles, Ludlow – 11 miles, Leominster - 11 miles, Kidderminster – 21 miles, Worcester – 24 miles.

### LOT 1 - MIXED WOODLAND KNOWN AS “FIRST WOOD” - ABOUT 7.179 ACRES - 2.905 HECTARES

A parcel of mid rotation mixed deciduous species and broadleaved woodland on a north facing slope.

### LOT 2 - MIXED WOODLAND KNOWN AS “THE CHESTNUTS” - ABOUT 8.103 ACRES - 3.279 HECTARES

A valuable block of north facing broadleaved woodland, including some good quality Ash, Chestnut and Oak. A licence has been obtained for coppicing 55 Sweet Chestnut (compartment 16b), and for thinning 165 Oak trees (compartments 16 & 16a).

### LOT 3 - MIXED WOODLAND KNOWN AS “THE RHYSE” - ABOUT 13.951 ACRES - 5.646 HECTARES

An attractive north east facing block of mainly Ash, Oak, Sweet Chestnut and Sycamore with a licence to thin 250 Oak trees (compartment 17) partially commenced but no timber removed.

### LOT 4 - THE WHOLE OF THE WOODLAND - ABOUT 29.233 ACRES - 11.830 HECTARES

### LOT 5 - THE SPORTING RIGHTS OVER ABOUT 310 ACRES

The sporting rights over the woodland and land adjacent (see plan), including some additional woodland which in the past has produced some excellent high pheasant and partridge drives, together with a good stretch of 530 metres alongside the River Teme which has provided some very sporting wild duck shooting.

### LOT 6 - THE WHOLE OF THE WOODLAND - ABOUT 29.233 ACRES - 11.830 HECTARES AND THE SPORTING RIGHTS OVER ABOUT 310 ACRES

## VAT

The sale price of the Sporting Rights if sold separately to the woodland will be liable to VAT at the standard rate (20%). VAT will be added to the proportion of the purchase price relating to the sporting rights over the adjoining land only, if sold with the woodland.

## LOCAL AUTHORITY

Malvern Hills District Council, Tel: 01684 862151

## FELLING LICENCES

015/70/13014 - compartments 16, 16a, & 17, expires 24/07/2018 and compartment 16b expires 28/08/2018. Further details are available on request.

## FORESTRY COMMISSION

North West & West Midlands Area, Tel: 0300 067 4960  
Email: [nwwm@forestry.gsi.gov.uk](mailto:nwwm@forestry.gsi.gov.uk)

## TENURE

Freehold

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

All prospective purchasers are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

## WOODLAND BOUNDARY FENCES

The owners of White House Farm and Kyrewood Farm have covenanted to erect and forever after maintain stockproof fences along the contiguous woodland boundaries.

## ACCESS

Access to Lots 1, 2 and 3 are across adjoining farmland and unmade tracks adjoining the B4204 to the south and the Rhyse Lane leading to Rochford to the north. The access rights are noted in brief as follows: “full rights of access over such portions of the property (White House Farm and Kyrewood Farm) as are necessary for the silviculture of the woodlands and plantations with vehicles where required for the purpose of maintenance, extraction and planting by the most convenient routes as may be agreed between the parties”.

Access for the sporting rights (Lot 5) is on foot and also for vehicles along existing tracks or otherwise by prior arrangement with the owners of White House Farm and Kyrewood Farm.

## VENDORS' SOLICITORS

Norris & Miles Solicitors, 6 Market Square, Tenbury Wells, Worcestershire, WR15 8BW.

Tel: 01584 810575

For the attention of Mrs. Sharon Hopewell

## METHOD OF SALE

The woodland and sporting rights are offered for sale by Private Treaty. The published guide prices are for guidance only and may be subject to variation at any time. Interested parties are invited to put forward best offers in writing to the sole selling agent - Nick Champion.

Offers will be considered for the Lots as identified in these particulars or for any combination of the individual Lots.

## SOLE SELLING AGENT

Nick Champion – FNAEA, FNAVA - Tel: 01584 810555

## VIEWING

At any reasonable time on production of these particulars (best to park alongside the B4204 and walk to all lots)

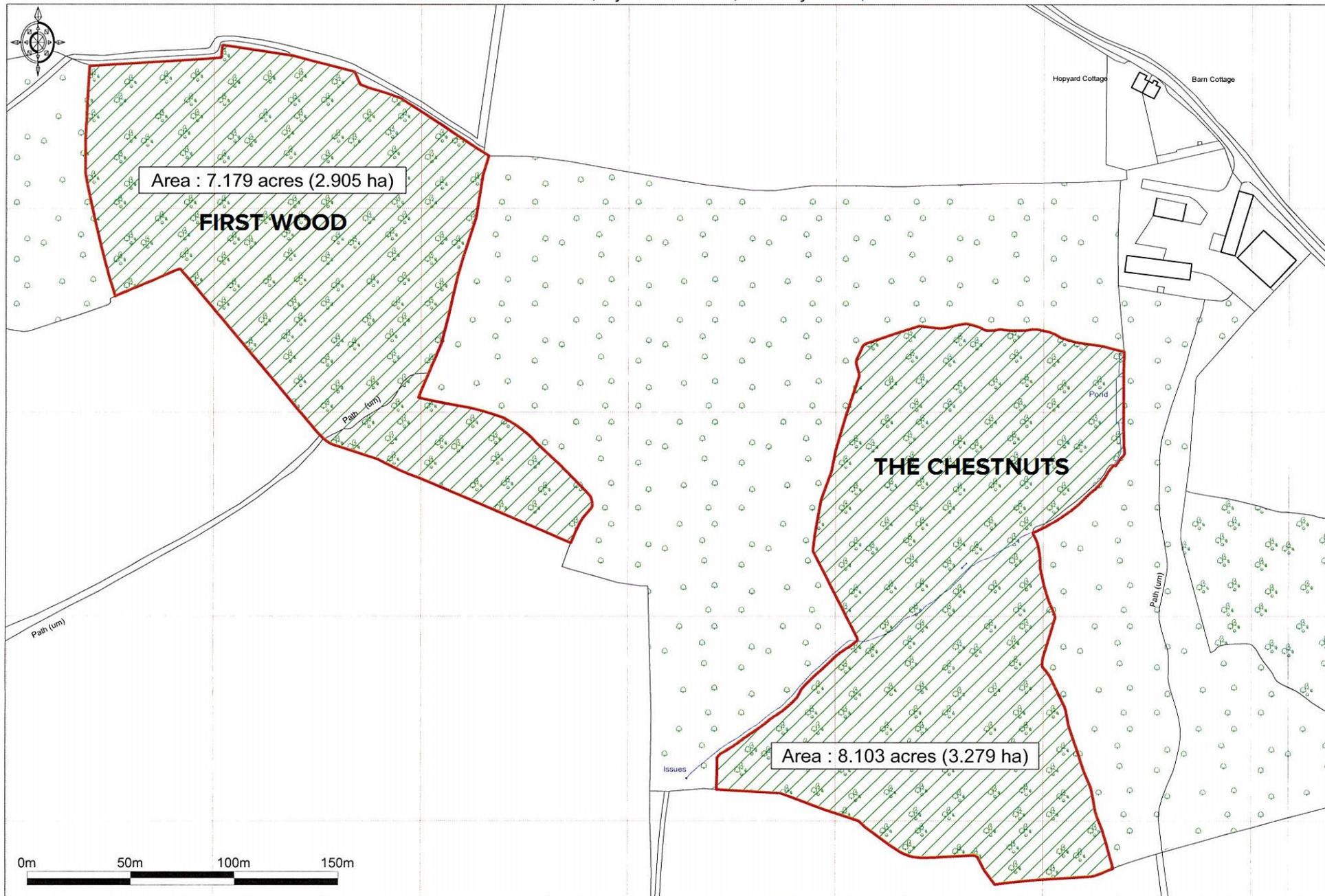
View all of our properties for sale or to let at: - [www.nickchampion.co.uk](http://www.nickchampion.co.uk)



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.

First Wood and The Chestnuts, Kyrewood Farm, Tenbury Wells, Worcestershire.



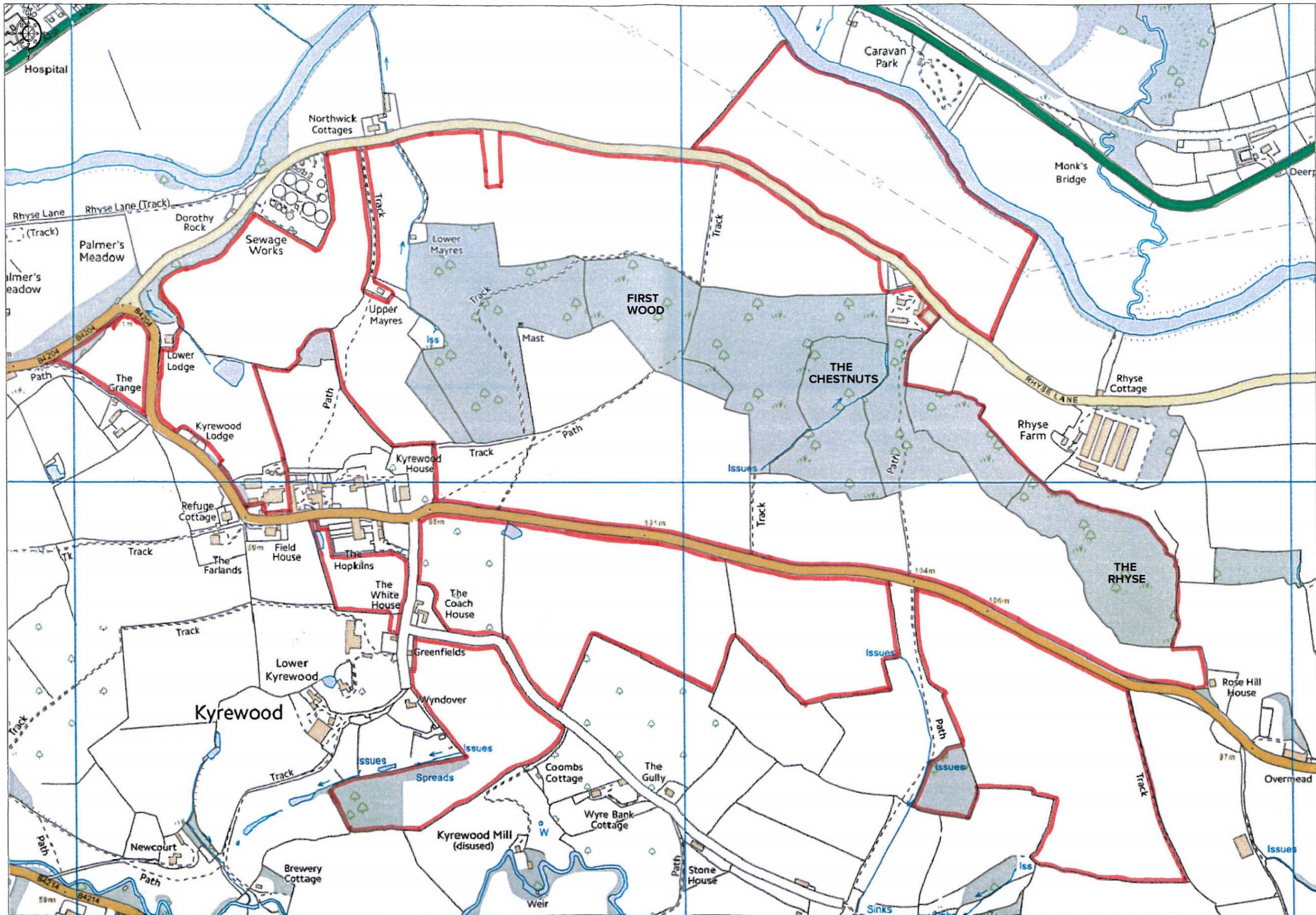
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The Rhyse Wood, Kyrewood Farm, Tenbury Wells, Worcestershire.



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Woodland and Sporting Rights, White House and Kyrewood Farm, Tenbury Wells, Worcestershire.



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