



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## BARNES AT BURFORD MILL

BURFORD, TENBURY WELLS, SHROPSHIRE, WR15 8HH

GUIDE PRICE

**£400,000**



### A RANGE OF TRADITIONAL BRICK FARMBUILDINGS WITH PLANNING CONSENT FOR CONVERSION INTO FIVE DWELLINGS

- UNIT 1 - 4 BEDROOMS
- UNITS 2 & 3 - 3 BEDROOMS
- UNITS 4 & 5 - 2 BEDROOMS
- TWIN CARPORTS
- GARDENS
- CONVENIENT & ACCESSIBLE LOCATION

NICK CHAMPION LTD

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



# BARNs AT BURFORD MILL, BURFORD, TENBURY WELLS, SHROPSHIRE, WR15 8HH

## APPROXIMATE DISTANCES

Tenbury Wells – 2 miles, Ludlow – 8.5 miles, Leominster – 11 miles, Kidderminster - 19.5 miles, Worcester - 24 miles, M5 Junction 6 – 27 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over the Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Leominster and proceed for 1.4 miles. The entrance for Burford Mill Barns will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

## DESCRIPTION

Burford Mill Barns comprises of an L-shaped range of traditional brick farmbuildings, formerly in use as hop kilns, granary and livestock housing. The buildings have full planning consent (with conditions) for conversion into five open market residential units (in total 651 square metres) with erection of carports and a new vehicular access. Their sympathetic conversion will provide character homes in an accessible rural location close to the market town of Tenbury Wells.

## PROPOSED ACCOMMODATION:

### UNIT ONE (HOP KILN)

Hall, kitchen, utility room, cloakroom, living room. Stairs from the living room to the first floor with bedroom with ensuite shower room, three further bedrooms and a bathroom. Twin carport and garden.

### UNIT TWO (HOP KILN)

Hall, kitchen, utility room, Living room. Stairs from the living room to the first floor with master bedroom with ensuite shower room, two further bedrooms and bathroom. Twin carport and garden.

### UNIT THREE (BARN)

Open plan kitchen/living room, inner hall, ground floor bedroom and shower room. Stairs from the living area lead up to the first floor with two further bedrooms and a bathroom. External building providing ancillary accommodation, also twin carport and garden.

### UNIT FOUR (COW HOUSE/GRANARY)

Open plan kitchen/living room, inner hall, two bedrooms and a bathroom. Twin carport and garden.

### UNIT FIVE (COW HOUSE/GRANARY)

Open plan kitchen/living room with stairs leading up to a first floor landing with two bedrooms and a bathroom. Twin carport and garden.

## OUTSIDE

The plans include garden areas and the erection of twin carports for all the units, and additional vehicular access to serve the existing farmhouse.

## SERVICES

Mains water and electricity available for connection. Private drainage system to be installed.

## PLANNING

Application No. 15/03856/FUL dated 12<sup>th</sup> July 2016.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

There is no CIL liability for this development. CIL Liability Reference LN00004245 dated 20<sup>th</sup> July 2016.

## PLANS & DRAWINGS

A set of A1 drawings prepared by Nigel J Teale MMCS ABE are available for inspection at the office of Nick Champion or can be purchased from Nigel J Teale - Tel: 01684593984

## SURVEYS

A structural survey, contamination survey and ecological survey are available for inspection on request.

## LOCAL AUTHORITY

Shropshire Council - Tel: 03456 789000  
<https://new.shropshire.gov.uk/planning>

## TENURE

Freehold

## MORTGAGES

For up to date information on availability visit:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## VIEWING

By prior appointment with the Agent: –  
Nick Champion - Tel: 01584 810555  
View all of our properties for sale and to let at:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082



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.

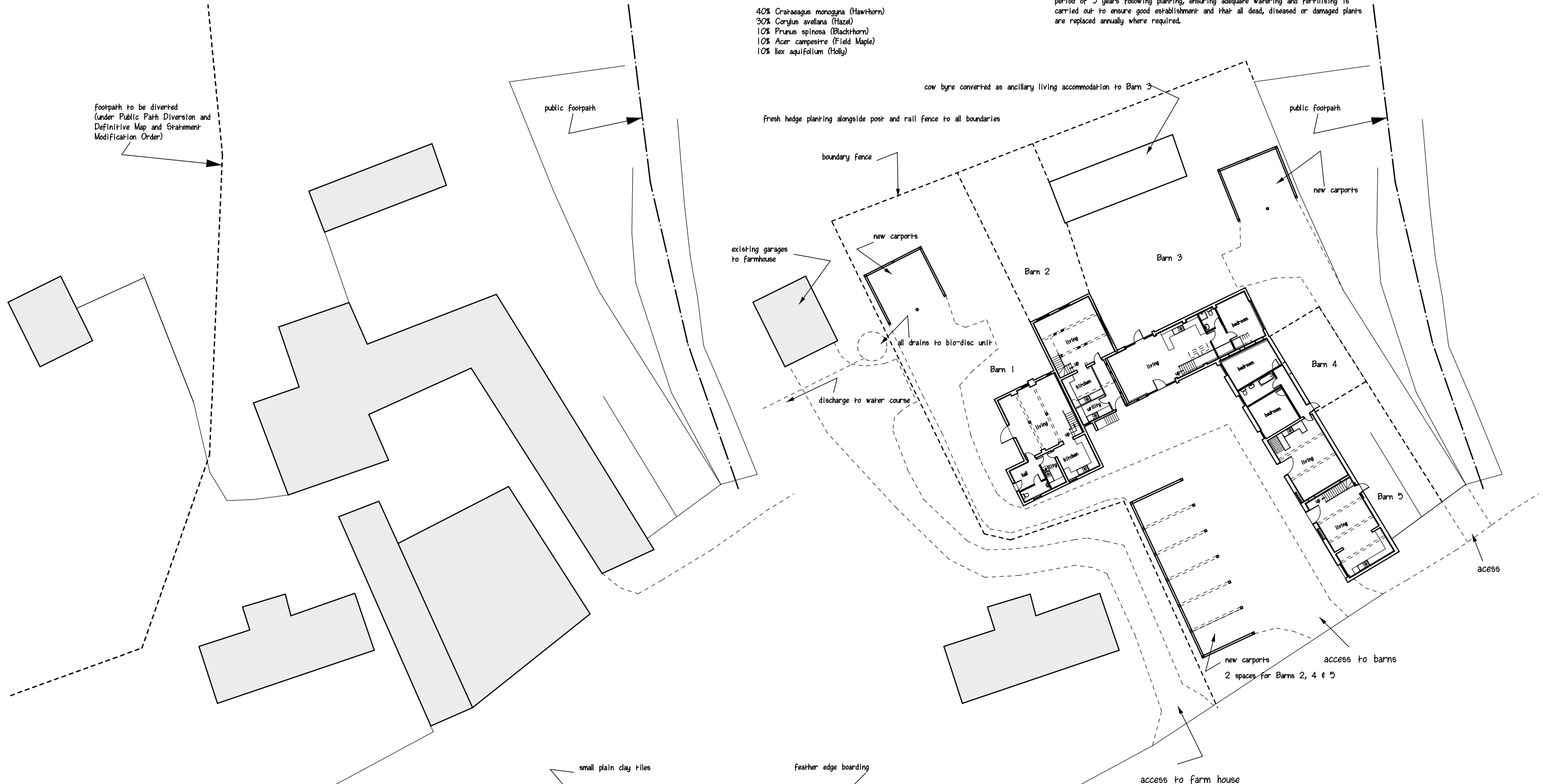
These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.

**HEDGE PLANTING SPECIFICATION**

Hedging plants are to be 60-80 cm high, 1+1, bareroot, healthy and vigorous transplants to be planted in a double staggered row, 450mm apart, 7 plants per linear metre. Species mix to be as follows:

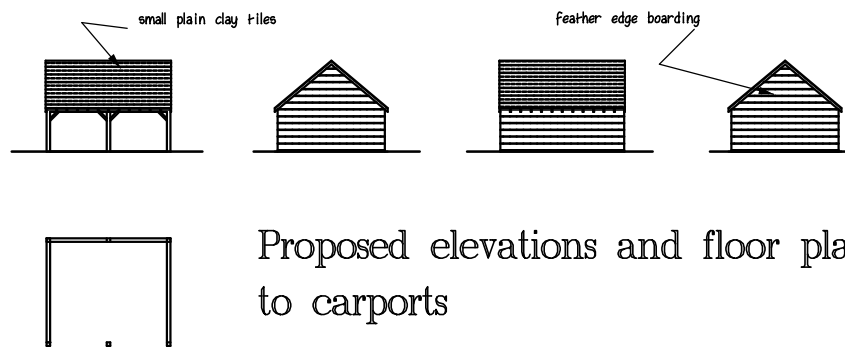
- 40% Crataegus monogyna (Hawthorn)
- 30% Corylus avellana (Hazel)
- 10% Prunus spinosa (Blackthorn)
- 10% Acer campestre (Field Maple)
- 10% Ilex aquifolium (Holly)

All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane. Stock proof fencing should be erected to protect hedging from grazing as required. The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required.



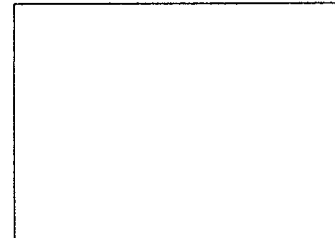
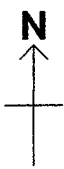
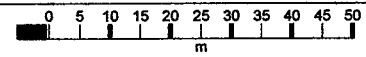
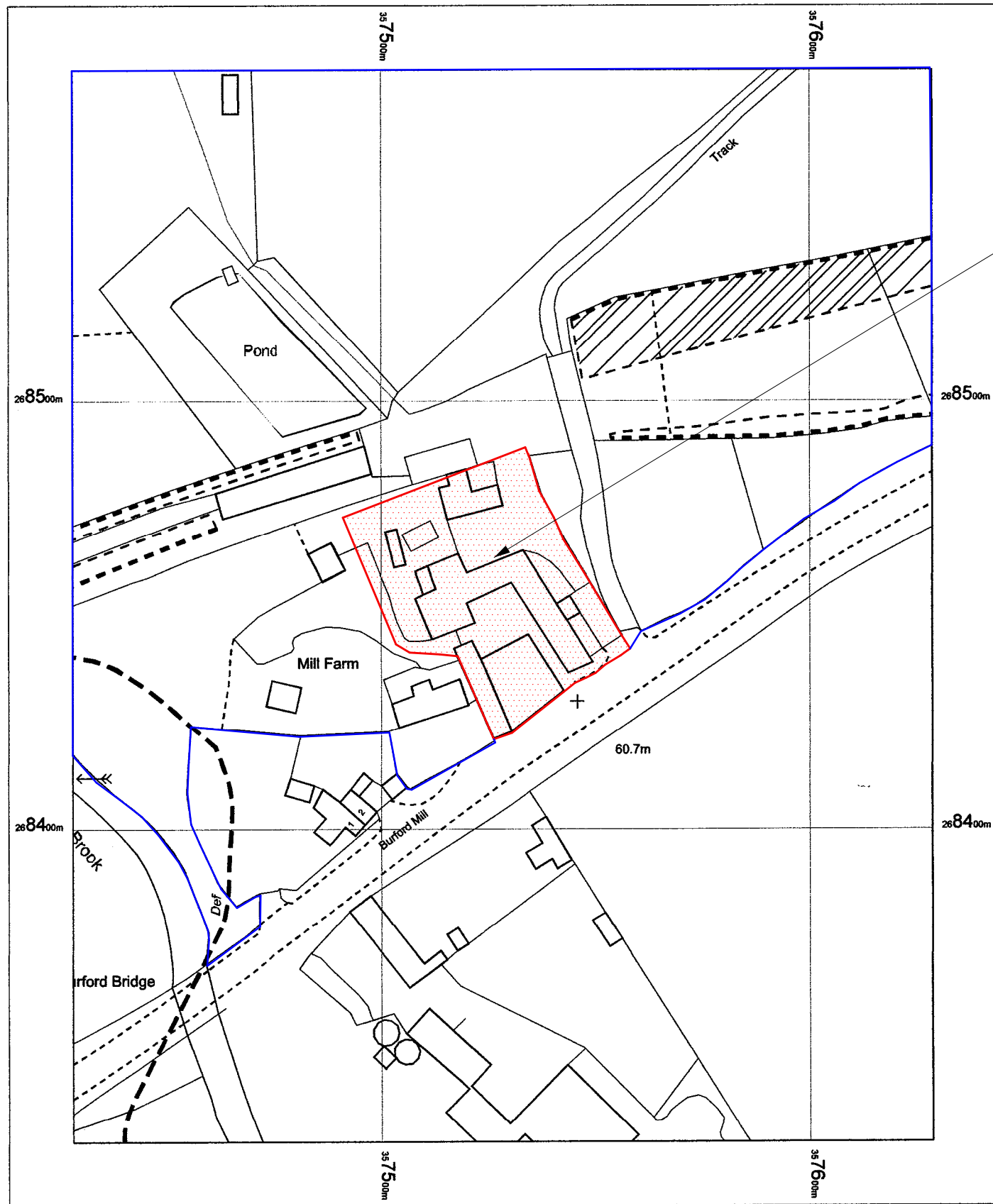
Existing Block Plan

Proposed Block Plan



Proposed elevations and floor plan to carports

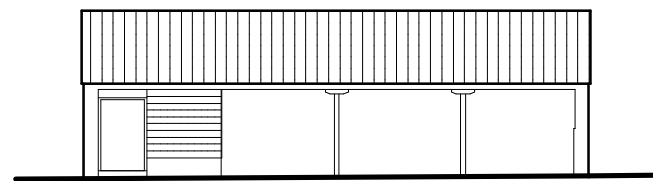
 <p><b>Nigel J Teale</b> MRICS, ABE Bramble Farm, Naunton, Upton-Upon-Severn, Worcestershire Tel 01684 599984</p>	August 2015
	Scale 1:400 (A3)
Block Plans Barns at Mill Farm, Burford Mill, Shropshire.	Drawing No. <b>3692b1</b>



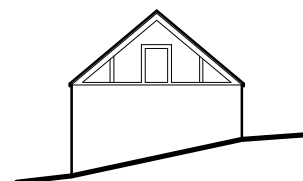
OS MasterMap 1250/2500/10000 scale  
 10 June 2014, ID: CM-00333247  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)  
 1:1250 scale print at A4, Centre: 357528 E, 268452 N  
 ©Crown Copyright Ordnance Survey. Licence no. 100019980



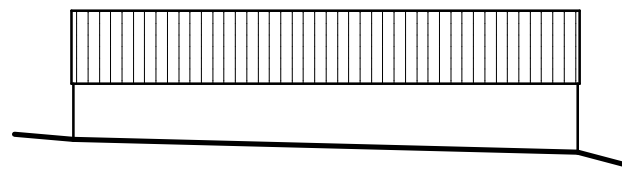
 <b>Nigel J Teale</b> MRICS, ABB Bramble Farm, Naunton, Upton-Upon-Severn, Worcestershire Tel: 01684 599984	May 2014
	Scale 1:1250 (A3)
Site Location  Barns at Mill Farm, Burford Mill, Shropshire	Drawing No.  <b>3692e</b>



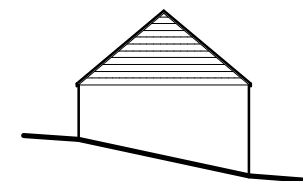
South Elevation



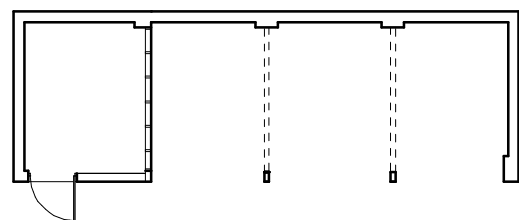
East Elevation



North Elevation

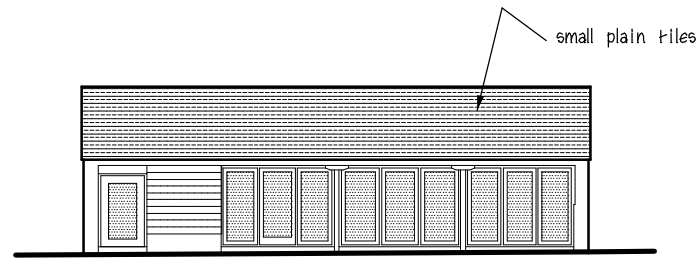


West Elevation

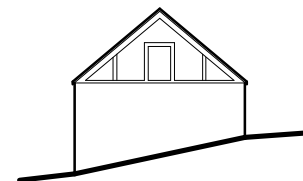


Floor Plan

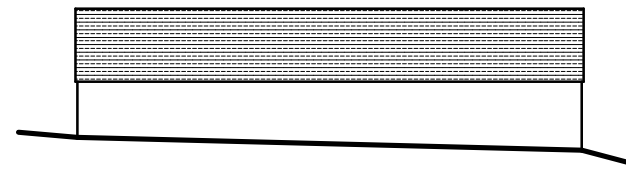
 <b>Nigel J Teale</b> MRICS, ARIIB Bramble Farm, Naunton, Upton-Upon-Severn, Worcestershire Tel 01684 588884	May 2014
	Scale 1:200 (A3)
Survey of Property Cow Byre at Mill Farm, Burford Mill, Shropshire.	Drawing No. <b>3692b</b>



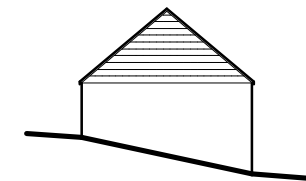
South Elevation



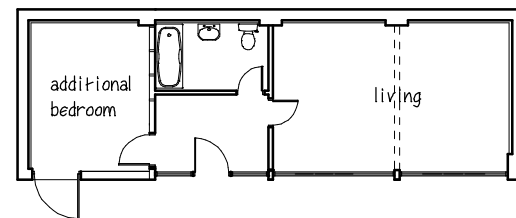
East Elevation




North Elevation

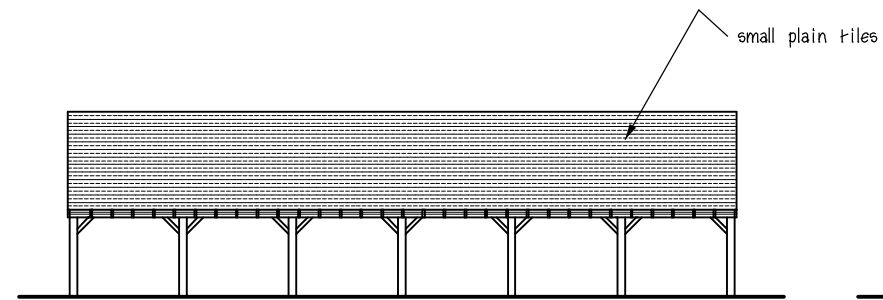


West Elevation

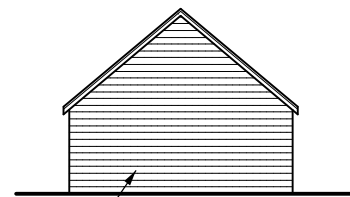


Floor Plan

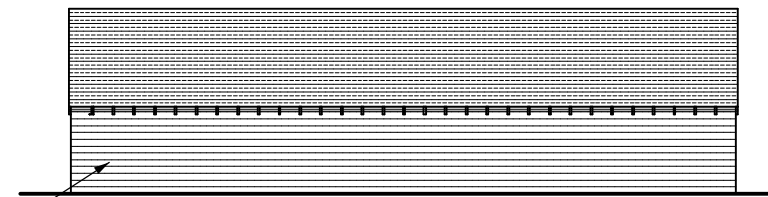
 <p><b>Nigel J Teale</b> MRICS, AEB          Bramble Farm,          Naunton,          Upton-Upon-Severn,          Worcestershire          Tel 01684 588884</p>	May 2014
	Scale 1:200 (A3)
Proposed conversion to provide ancillary accommodation for Barn 3 Cow Byre at Mill Farm, Burford Mill, Shropshire.	Drawing No. <b>3692b2</b>



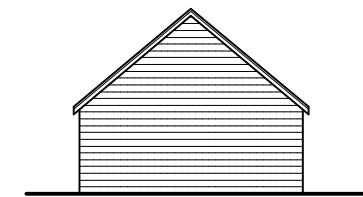
East Elevation



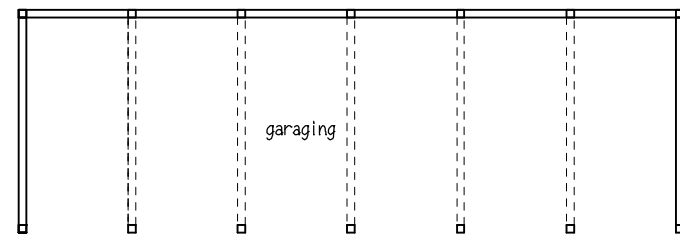
South Elevation




West Elevation

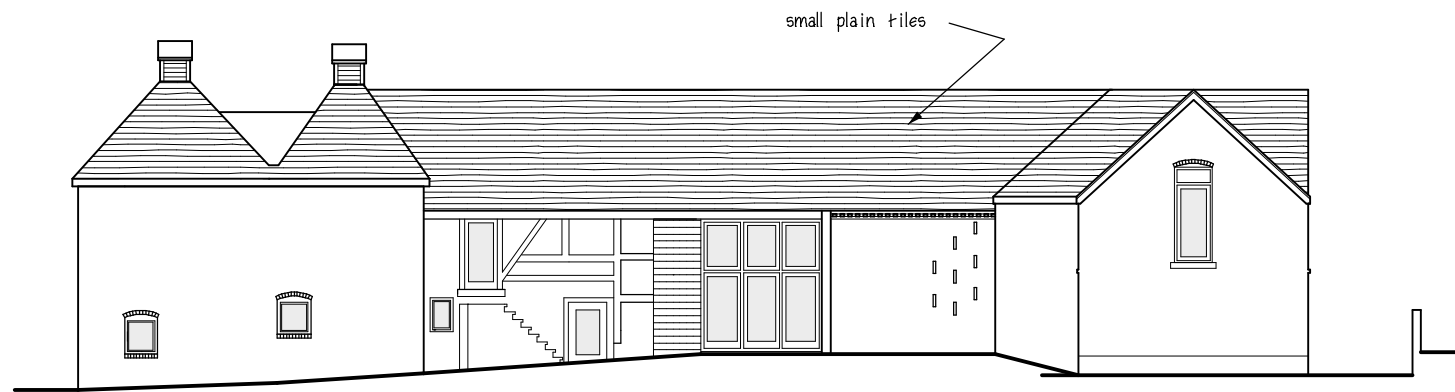


North Elevation



Floor Plan

 <p><b>Nigel J Teale</b> MRCS, ABE Bramble Farm, Naunton, Upton-Upon-Severn, Worcestershire Tel 01684 598984</p>	May 2014
	Scale 1:200 (A3)
Proposed garaging to barn conversions  Barns at Mill Farm, Burford Mill, Shropshire.	Drawing No.  <b>3692ga</b>



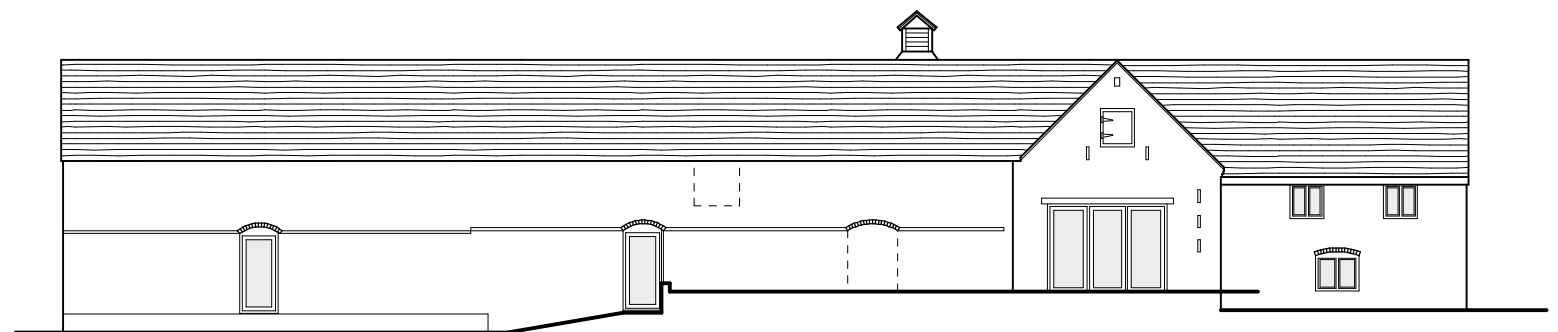
South Elevation



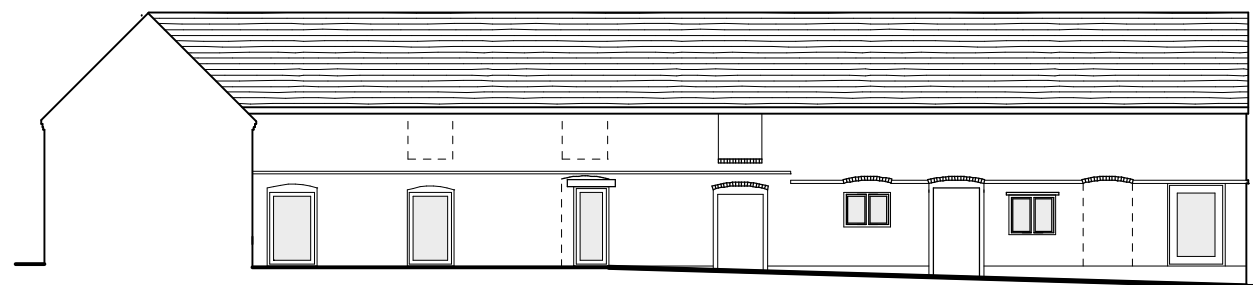
West Elevation (part)




North Elevation



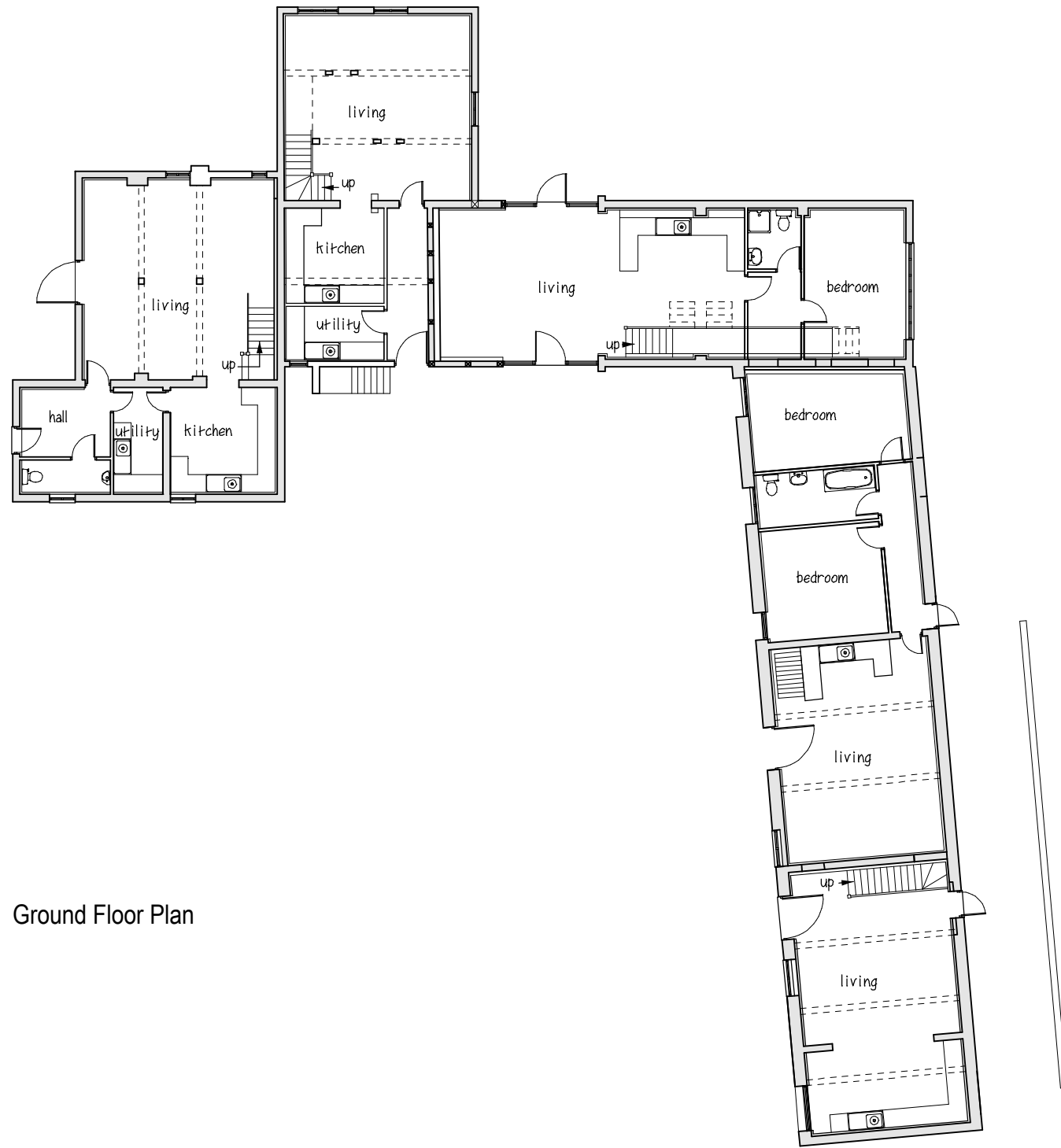
East Elevation



do not scale from drawings

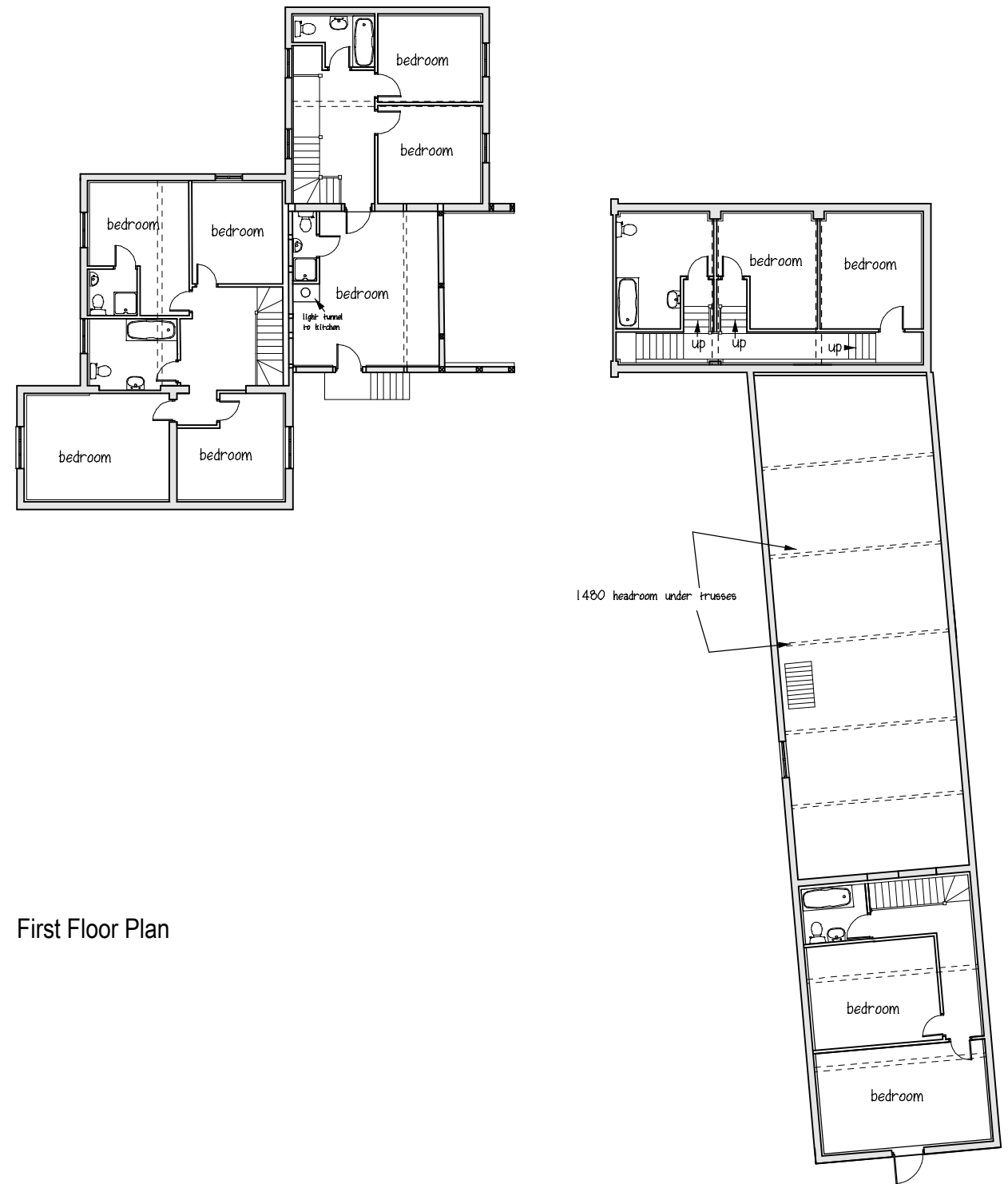
 <p><b>Nigel J Teale</b> MRICS, ABE Bramble Farm, Naunton, Upton-Upon-Severn, Worcestershire Tel 01684 583884</p>	May 2014
	Scale 1:200 (A3)
Proposed conversion of barns Barns at Mill Farm, Burford Mill, Shropshire.	Drawing No. <b>3692a2</b>






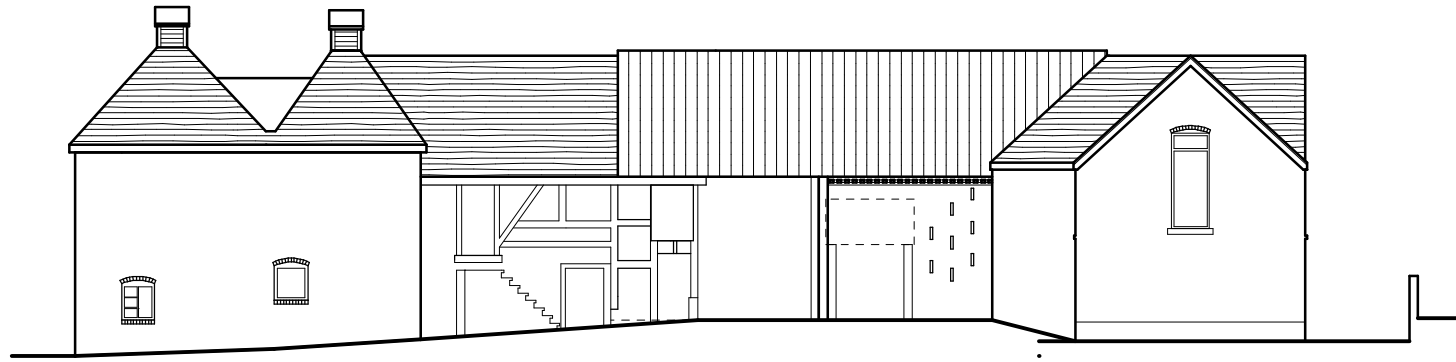
Ground Floor Plan

do not scale from drawing



First Floor Plan

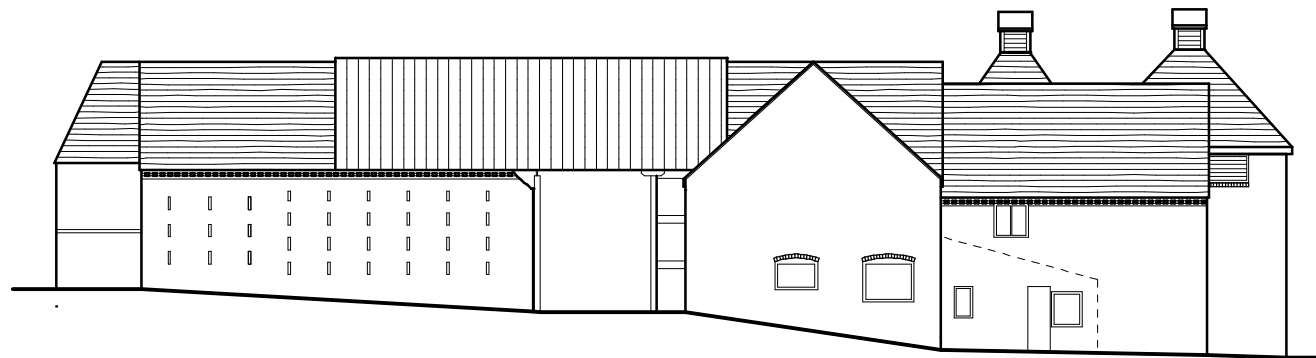
 <p><b>Nigel J Teale</b> MRICS, ABE          Bramble Farm,          Naunton,          Upton-Upon-Severn,          Worcestershire          Tel 01684 699984</p>	May 2014
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Proposed conversion of barns at Mill Farm, Burford Mill, Shropshire.	Drawing No. <b>3692fp2</b>



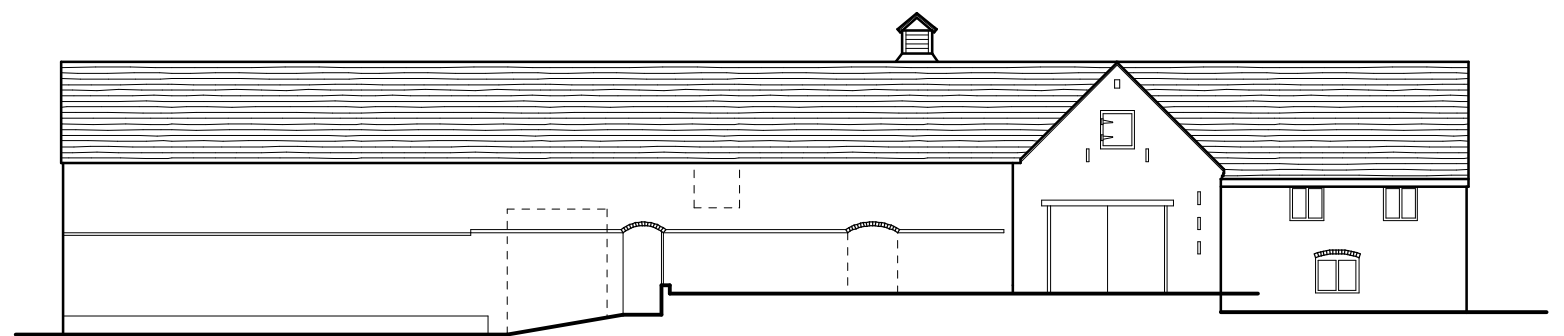
South Elevation



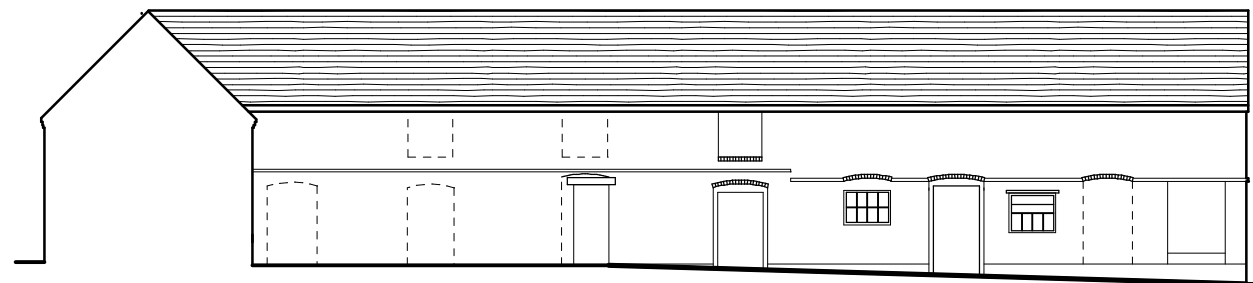
West Elevation (part)




North Elevation

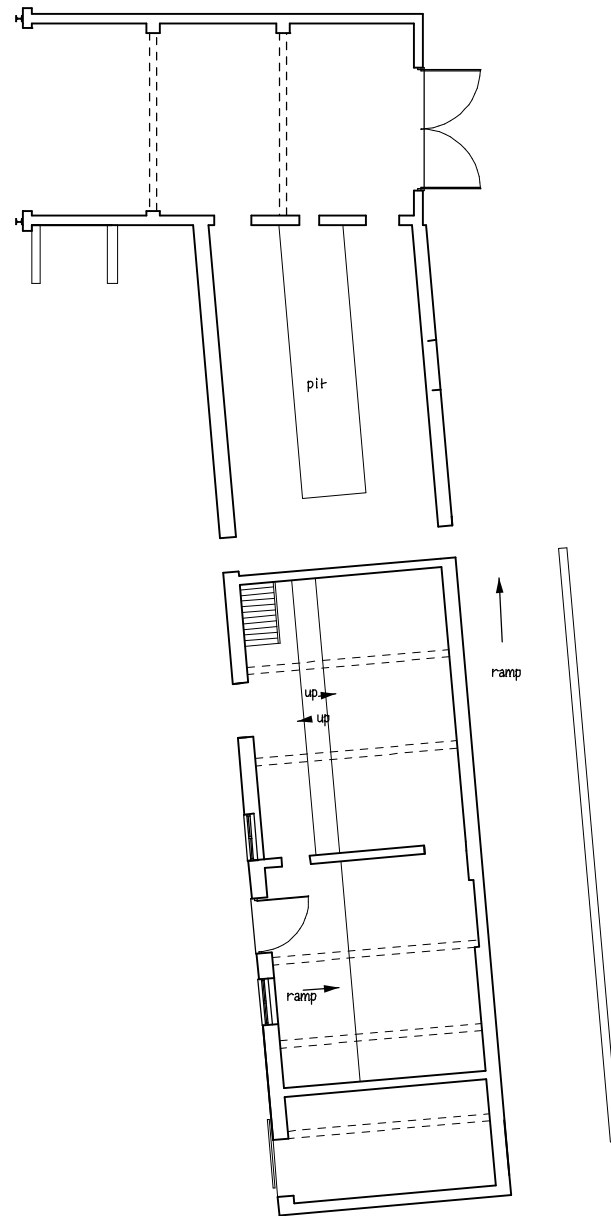
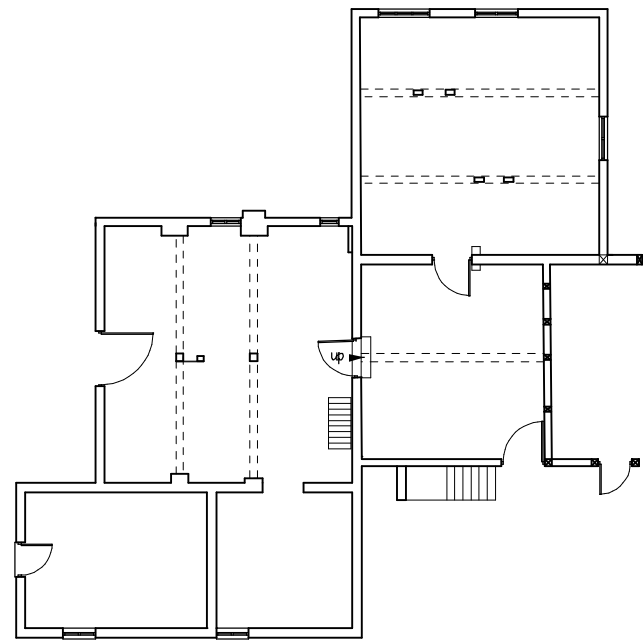


East Elevation



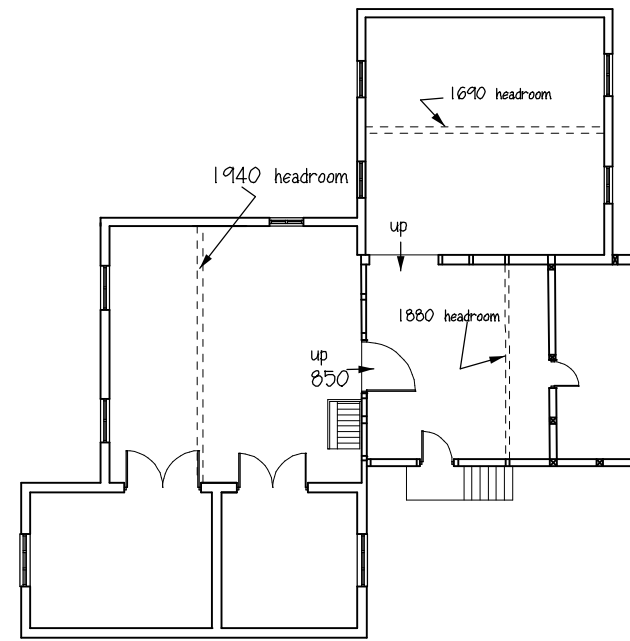
do not scale from drawings

 <p><b>Nigel J Teale</b> MRICS, ABE Bramble Farm, Naunton, Upton-Upon-Severn, Worcestershire Tel 01684 583884</p>	May 2014
	Scale 1:200 (A3)
Survey of Property Barns at Mill Farm, Burford Mill, Shropshire.	Drawing No. <b>3692a</b>

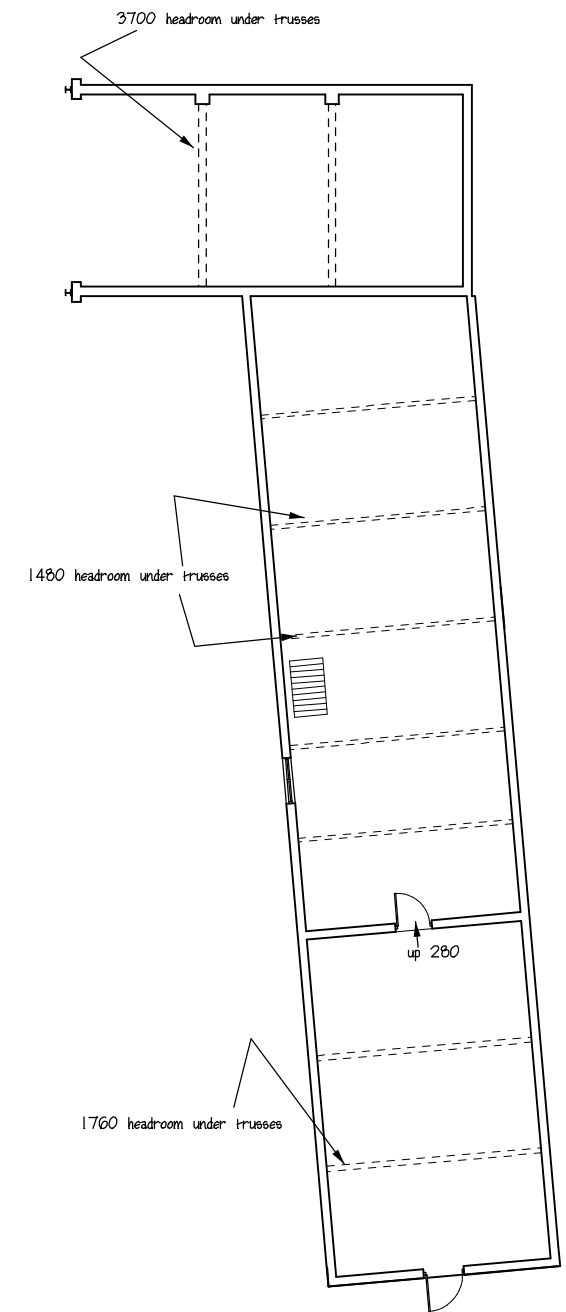


Ground Floor Plan

do not scale from drawing



First Floor Plan



 <p><b>Nigel J Teale</b> MRCS, ABE Bramble Farm, Naunton, Upton-Upon-Severn, Worcestershire Tel 01684 598984</p>	May 2014
	Scale 1:200 (A3)
Survey of Property	Drawing No.
Barns at Mill Farm, Burford Mill, Shropshire.	<b>3692fp</b>