THE FERN FARM
NASH, LUDLOW, SHROPSHIRE, SY8 3AX
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A MOST APPEALING MIXED FARM WITH GEORGIAN FARMHOUSE, SECONDARY PERIOD HOUSE, TRADITIONAL AND MODERN FARM BUILDINGS, ARABLE, PASTURE AND WOODLAND - ABOUT 187.387 ACRES (75.833 HECTARES).

FOR SALE BY FORMAL TENDER IN 5 LOTS, OR IN ANY COMBINATION OF LOTS, OR AS A WHOLE.

• GEORGIAN FARMHOUSE FOR REFURBISHMENT
• TWO RECEPTION ROOMS
• SIX DOUBLE BEDROOMS

APPROXIMATE DISTANCES

DIRECTIONS
From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 signed Leominster/Shrewsbury. Proceed for 0.2 mile before turning right onto Boraston Lane signed Milson/Cleobury Mortimer. After 0.5 mile at the next T Junction turn left to stay on Boraston Bank. Proceed for 2.3 miles before turning left for Tilsop on a sharp right hand bend and continue along the council lane for 0.8 mile and The Fern Farm will be found on the right hand side.

SITUATION
The Fern Farm is extremely quietly situated amidst glorious rolling countryside with the Clee Hill as a backdrop. The market town of Tenbury Wells is within easy reach and access to the M5/M42 is set back from the lane and approached through a formal portico. The formal gardens extend to the south of the house and include a Monkey Puzzle and Cedar trees, lawns and shrubs and are brick walled on the western side. The stoned driveway leads up to a parking/turning area. A side gate leads to the rear of the house past external brick steps down to the cellar which has a flagstone floor.

OUTSIDE
The formal gardens extend to the south of the house and include a Monkey Puzzle and Cedar trees, lawns and shrubs and are brick walled on the western side. The stoned driveway leads up to a parking/turning area. A side gate leads to the rear of the house past external brick steps down to the cellar which has a flagstone floor.

TRADITIONAL FARM BUILDINGS
The L-shaped brick and tile roof and part weatherboarded courtyard range comprises of a west wing of cow house, yearling shed and stable with loft and the north wing incorporates a Bental grain bin and an open-ended tractor shed with tallet and extends in total to about 3,780 sq ft of gross external floor area.

Attached to the rear of the house is a brick and tile roof workshop/mill and store extending to about 1,280 sq ft of gross external floor area with steps up to a granary loft. To the east side of the yard is a detached brick & tile trap house, stable and cider house with steps up to a granary loft and extending to about 1,320 sq ft of gross external floor area. External steps lead down to a brick cellar.

MODERN FARM BUILDINGS
Adjoining the separate farm entrance is a 3 bay, steel frame granary and lean-to (45' x 48') with mass concrete walling forming on floor grain storage and a 13' wide lean-to sheep handling/implement store shed to the rear. Within the courtyard is a Boythorpe Cropstore circular grain silo (14' high x 14'9" dia). To the west side of the courtyard range is a 3 bay, steel framed barn (45' x 18') with 11' lean-to connecting to a Millfin 3 bay steel framed yearling cattle/sheep shed (45' x 30'). To the north side of the courtyard range is a Millfin 4 bay steel framed silage barn (60' x 40'), and a concrete poultry/pig shed (21' x 20'). Beyond is a Millfin twin range of steel framed lean-to 4 bay cattle sheds with feed passages off a central fodder barn (60' x 100').

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LAND
About 71.5 acres of mainly Grade 3 pasture land extends northwards from the farmstead with three fields lying across the Corn Brook to the east. Generally undulating, it provides for strong cattle and sheep grazing with a natural water supply from the Corn Brook and ample shelter from the belt of 17 acres of mainly mixed plantation and natural woodland providing sporting potential alongside the Corn Brook which meanders down through the land.

LOT 2 – ARABLE, PASTURE LAND AND WOODLAND – ABOUT 78.805 ACRES (31.891 HECTARES)
A block of about 70.80 acres of excellent Grade 2 level to gently sloping, free draining arable land lying to the south of the farmstead with about 5 acres of permanent pasture. The soils are a light to medium sandy/clay loam and 2019 cropping includes winter wheat and winter barley. The Corn Brook forms the southern boundary whilst a tributary stream forms the southern boundary whilst the land has long frontage to two council lanes. The block includes about 3 acres of mixed woodland, dingles and a pool.

LOT 3 – A SINGLE ARABLE FIELD – ABOUT 6.876 ACRES (2.784 HECTARES)
A productive Grade 2 level arable field with road frontage, currently cropped with winter wheat.

LOT 4 – AN ARABLE FIELD AND WOODLAND – ABOUT 9.568 ACRES (3.872 HECTARES)
A south facing and gently sloping Grade 2 arable field with road frontage currently cropped with winter barley and an adjoining woodland parcel.

LOT 5 – MANOR HOUSE AND PADDOCK – ABOUT 2.305 ACRES (0.933 HECTARES)
A period brick and tile roof detached house with a wealth of character features, garden and an adjoining paddock. Manor House is situated 100m along the lane to the west of the farmstead and enjoys outstanding views and has a 2 acre paddock to the side.

ACCOMMODATION
Front porch door opens into a lobby leading into a sitting room with a woodburner in a brick fireplace, dining room with stone fireplace, rear hall with steps down to cellars, study, kitchen/breakfast room with fitted units and Worcester Greenheat Stayslave 18/25 oil fired boiler. From the hall an oak extra wide staircase rises up to the first floor landing off which there are three double bedrooms and a family bathroom with bath, shower cubicle, basin and WC. The stairs rise on up to two open plan attic areas and extensive attic storage.

OUTSIDE
Stoned driveway with ample parking, level garden mainly laid to lawn with an adjoining 2 acre paddock ideal for equestrian use. The Purchaser (if sold separately to Lot 2) is to erect a stockproof fence between points A, B and C (see Contract).

SERVICES
The Fern and Manor House are connected to separate mains water and mains electricity supplies and both houses have private drainage systems. The Fern and Manor House both have oil fired central heating.

BASIC PAYMENT SCHEME AND STEWARDSHIP
The Fern Farm is registered on the RLR and 66.27 entitlements are to be taken to at £150 + VAT per entitlement. The Vendors will claim and retain the 2019 Basic Payment.

The farm is entered into a Higher Level Stewardship agreement which expires on 31st August 2019 and the Purchaser(s) will comply with the HLS scheme rules and also cross compliance for the whole of the BPS 2019 calendar year. Further details are available on request.

NITRATE VULNERABLE ZONE
The farm is not currently within a Nitrate Vulnerable Zone but is in a Drinking Water Safeguard Zone (Surface Water).

INGOING
The Purchaser(s) will take to the growing crops on Lots 2,3 and 4 at valuation.

FIXTURES AND FITTINGS
Only those mentioned in the particulars are included in the sale; all other items are excluded.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
A Mainline fuel pipeline crosses under the north western part of Lot 1. All prospective Purchasers are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

PLANS AND BOUNDARIES
The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The Purchaser(s) should be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendors nor the Vendors’ Agents will be responsible for defining boundaries or ownership thereof.

ENERGY PERFORMANCE CERTIFICATES
The Fern – EPC Rating G
Manor House - EPC Rating E
Full details are available upon request.

OUTGOINGS
The Fern – Council Tax Band E
Manor House – Council Tax Band E

METHOD OF SALE
The property is for sale by formal tender in 5 lots, or in any combination of lots, or as a whole. All tenders must be submitted on the official tender form which is available on request from the Vendors’ Solicitors and is to be accompanied by a cheque or bank draft for 10% of the total bid price and returned in a sealed envelope marked “The Fern Farm, Nash” to the Vendors’ Solicitors - Greens Solicitors by 12 noon on Wednesday, 22nd May 2019.

TENURE
Freehold with vacant possession on 17th July 2019 (or earlier by agreement) completion.

VIEWING
By prior appointment with the Sole Agent: – Nick Champion
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To view all of our properties for sale and to let, go to: www.nickchampion.co.uk

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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.

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