



THE FERN FARM
NASH, LUDLOW, SHROPSHIRE, SY8 3AX



NICK
CHAMPION

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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

Tenbury Wells - 4 miles, Cleobury Mortimer - 6 miles, Ludlow - 10 miles, Bewdley - 14 miles, Worcester - 23 miles, M5 J6 - 25 miles, Birmingham International Airport - 50 miles.

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 best via Junction 5 Droitwich and M5 south via Junction 6 or 7 at Worcester. Local West Country rail connections are available at Ludlow and Leominster, whilst Kidderminster and Droitwich provide intercity connections via Birmingham New Street to Euston or via Worcester to London Paddington. Birmingham International Airport is around a one hour drive away and there is a private light aircraft landing strip at Milson within a five minute drive away from the property.

DESCRIPTION

The Fern Farm is a most appealing traditional mixed farm extending in total to about 187.387 acres. The handsome south facing mellow brick and slate roof three storey farmhouse with late Georgian façade is set back from the lane and approached through a formal part walled garden. The spacious accommodation extends to about 3,000 square feet and requires complete refurbishment.

An attractive courtyard range of brick farm buildings lie to the west and further brick buildings are attached to the rear of the farmhouse

- COURTYARD OF BRICK FARM BUILDINGS - 3,780 SQ FT
- MODERN FARM BUILDINGS - 12,700 SQ FT
- MANOR HOUSE - PERIOD SECONDARY FARMHOUSE

with the potential to provide additional accommodation, and a separate Cider House/Granary lies to the north east. The traditional brick farm buildings offer huge potential for conversion subject to planning consent and total some 6,380 square feet gross external floor area. The modern farm buildings extend to the west and north of the farmhouse and brick farm buildings and provide grain and fodder storage and livestock housing.

The farmhouse and buildings lie at the heart of the farm and its surrounding land ranges between the 105m and 145m contours. About 86.80 acres of Grade 2 arable land lies to the south and the majority of the pasture land to the north. The farm is further complemented by a block of plantation mixed woodland with sporting potential which is dissected by the Corn Brook.

The Manor House enjoys fine panoramic views and has a wealth of character and together with its paddock is set a little way along the lane from the farmstead.

LOT 1 – FARMHOUSE, FARM BUILDINGS, PASTURE LAND AND WOODLAND – ABOUT 89.831 ACRES (36.353 HECTARES)

FARMHOUSE ACCOMMODATION

A stone portico leads into the entrance hall which has a decorative tiled floor. The dining room has a slate fireplace and the sitting room has a marble fireplace and a decorative ceiling plaster frieze with fruit and leaves. The hall leads on through past an understairs door opening onto steps leading down to the cellar, into a back hall leading to a larder, secondary stairs, a bathroom, rear door and to the kitchen/breakfast room. A dairy/utility room is approached through the kitchen or from outside. A decorative oak and wrought iron staircase rises up to the first floor gallery landing off which there are four large double bedrooms and access to the secondary stairs. The main stairs rise on up to the second floor which has a spacious gallery landing and two further large double bedrooms set to the front of the house.

- ARABLE LAND, GRASSLAND & WOODLAND
- BUILDINGS WITH PLANNING POTENTIAL
- ABOUT 187.387 ACRES (75.833 HECTARES)

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 Bentall 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 Mifflin 3 bay steel framed yearling cattle/sheep shed (45' x 30'). To the north side of the courtyard range is a Mifflin 4 bay steel framed silage barn (60' x 40'), and a concrete poultry/pig shed (21' x 20'). Beyond is a Mifflin twin range of steel framed lean-to 4 bay cattle sheds with feed passages off a central fodder barn (60' x 100').

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 south eastern boundary and 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 6.878 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 Greenstar Heatslave 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
Tel: 01584 810555
E-mail: info@nickchampion.co.uk
To view all of our properties for sale and to let, go to:–
www.nickchampion.co.uk

VENDORS' SOLICITORS

Greens Solicitors
9/10 King Street, Ludlow, Shropshire, SY8 1AQ
For the attention of Andrew Whittle – Tel: 01584 873918
E-mail: partners@greensolicitors.com

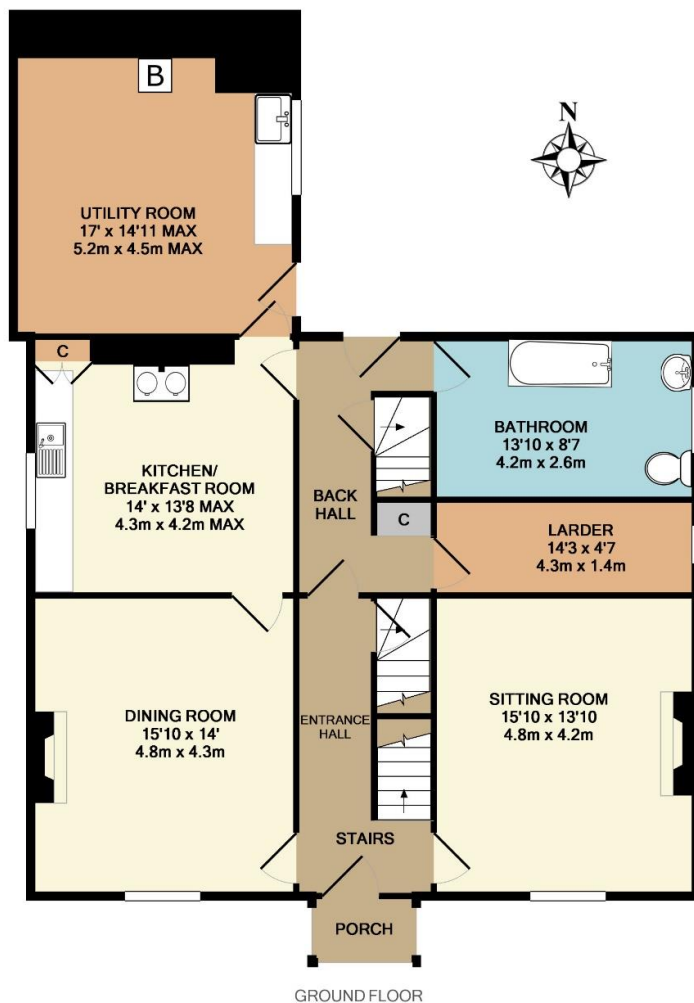
LONDON SHOWROOM

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

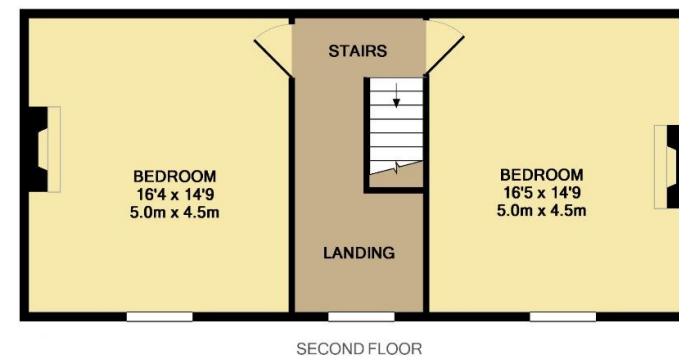
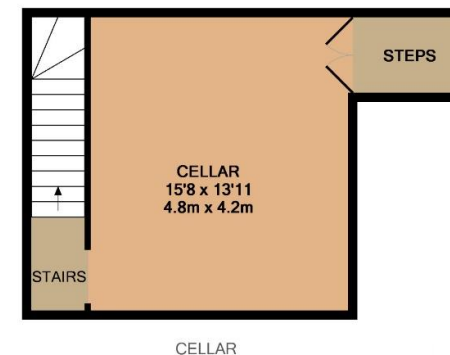
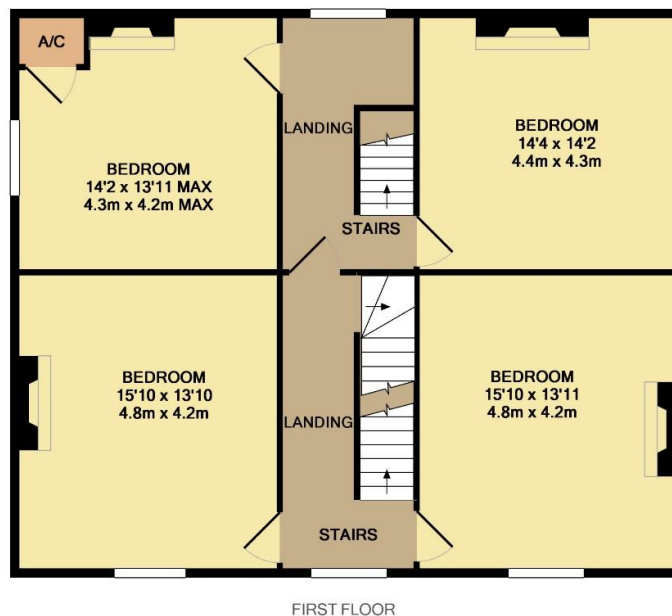
Photographs taken on 1st March 2019.
Particulars prepared: March 2019.
Particulars updated: 17th April 2019.
Particulars updated: 13th May 2019.



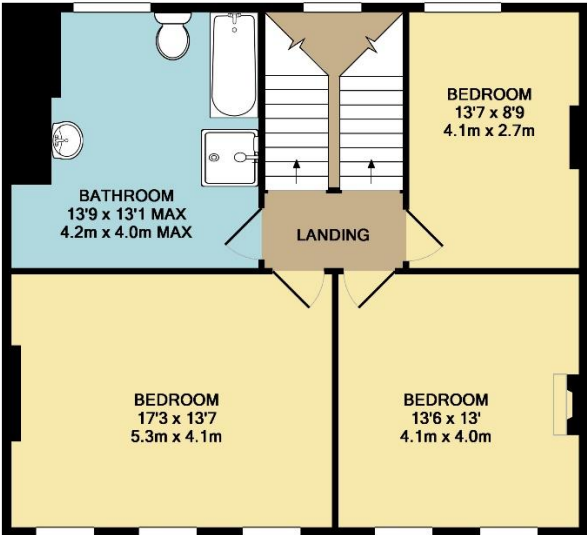
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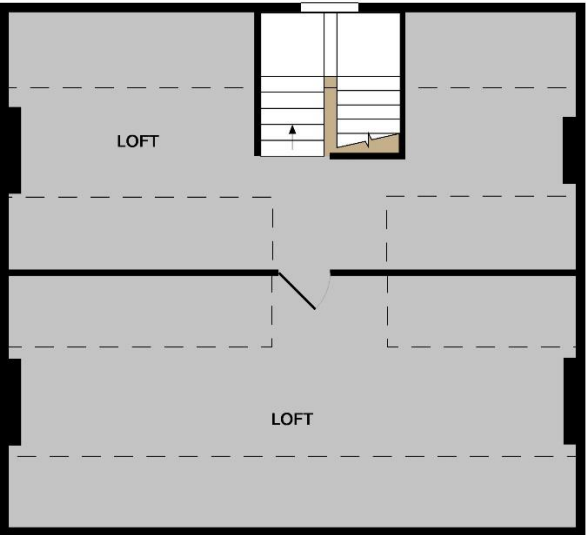
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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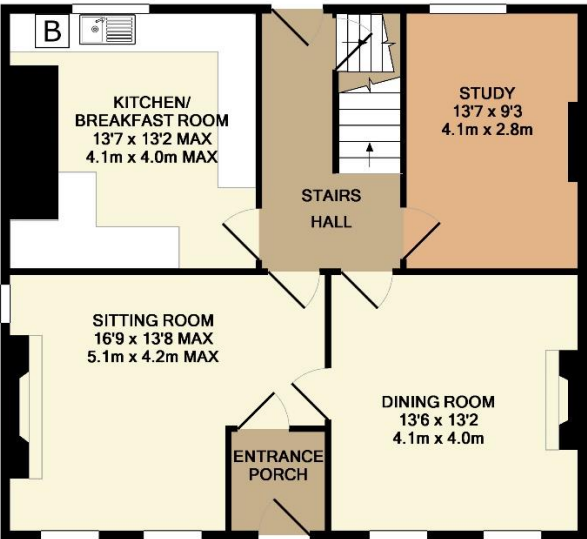
MANOR HOUSE



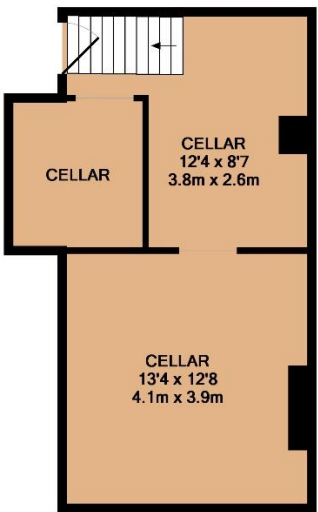
FIRST FLOOR



SECOND FLOOR



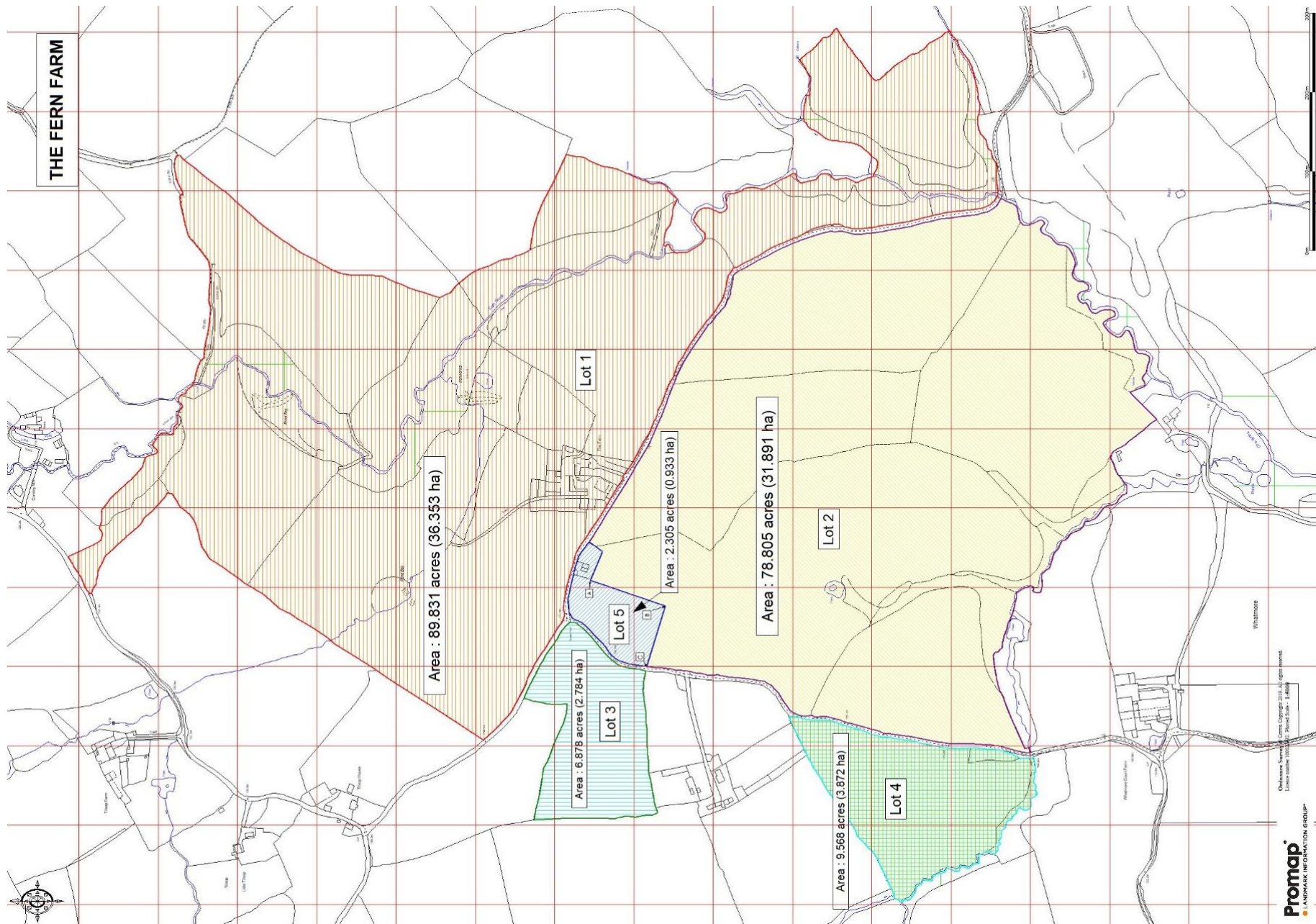
GROUND FLOOR



CELLAR



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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.

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