

# HOLLANDS MILL

CLIFTON-UPON-TEME, WORCESTERSHIRE, WR6 6HJ



NICK  
CHAMPION



# HOLLANDS MILL, CLIFTON-UPON-TEME, WORCESTERSHIRE, WR6 6HJ

TRULY A HIDDEN GEM – A FORMER MILL HOUSE WITH FARM BUILDINGS AND PASTURE LAND  
IN A BEAUTIFUL VALLEY SETTING – ABOUT 34.758 ACRES, 14.066 HECTARES

## FOR SALE BY FORMAL TENDER

- CHARACTERFUL MILL HOUSE
- PEACEFUL VALLEY SETTING

### APPROXIMATE DISTANCES

Clifton-upon-Teme – 1.2 miles, Bromyard – 7 miles, Tenbury Wells – 10.5 miles, Worcester – 13 miles, M5 Junction 7 – 15.5 miles, M5 Junctions 6 & 7 – 20 miles, Birmingham International Airport – 46 miles.

### DIRECTIONS

From Clifton-upon-Teme head west on Hope Lane in the direction of Harpley and proceed for 1.1 mile and the gated entrance to Hollands Mill will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

### SITUATION

Hollands Mill is simply situated in a most wonderful and tranquil valley setting amidst the beautiful rolling countryside on the Worcestershire and Herefordshire border.

The historic village of Clifton-upon-Teme offers a range of activities and local services including a Primary School, Post Office/Village Stores, Public House and 14<sup>th</sup> Century Church, and an 18 hole Golf Course is also situated nearby at Sapey. Bromyard and Tenbury Wells are local market towns within easy reach, whilst the cathedral cities of Worcester and Hereford are both within a 30-40 minutes' drive and provide intercity rail services to London Paddington, Birmingham New Street, Bristol and Cardiff.

### DESCRIPTION

Hollands Mill is truly a hidden gem providing simple country living in a most wonderful setting. Originally part of the Manor of Clifton, a water mill was recorded on the site in 1360. The property now comprises of a mill house and compact livestock and fruit farm. The character stone and slate roof extended house is in need of some updating and is set within south facing

- GARDENS OVERLOOKING THE SAPEY BROOK
- OUTBUILDINGS WITH POTENTIAL

sheltered gardens overlooking the meandering Sapey Brook. The original brick and timber framed outbuildings may offer some conversion potential (subject to planning) and a separate modern steel framed complex of farm buildings may also offer further Class Q conversion potential (subject to planning).

Hollands Mill lies at the heart of the farm and is encircled by old orchards and pasture land and will certainly appeal to lifestyle, equestrian and hobby farmer buyers as it provides such an increasingly rare opportunity to acquire an unspoilt part of "Old England". In all Hollands Mill extends to 34.758 acres, 14.066 hectares.

### ACCOMMODATION

The generous sitting room has an inglenook style fireplace with inset woodburner with back boiler, fitted cupboard and leads through to the farmhouse style kitchen which has a solid fuel Aga cooker. A rear hall has a cloakroom with basin and wc and a solid oak external door leading out to a perspex covered walkway providing log storage. Off the hall is a utility room with a Belfast sink, fitted cupboards, a quarry tiled floor and a solid oak side entrance door. From the hall an open tread staircase leads up to the first floor landing with ample space for a study/bedroom or an ensuite and off which are two very spacious double bedrooms, with one having a fitted airing cupboard. The bathroom has a shower over the bath, a basin and a wc.

### OUTSIDE

The farm drive leads off Hollybush Lane through a wooden entrance gate and winds along and above the Sapey Brook to a paved parking and turning area with an adjacent brick and slate original pony stable and traphouse with loft storage and now forming a garage and store.

- MODERN FARM BUILDINGS
- IDEAL EQUESTRIAN/HOBBY FARM

The gently sloping gardens from which evidence of the former mill race can still be seen are mainly laid to lawns and border the Sapey Brook over which there is a pedestrian footbridge.

Beyond the gardens is an original timber framed weather boarded and slate roof farm building now forming general storage and a workshop and possibly offering some potential for conversion (subject to planning) with an adjacent timber framed and sheeted roof barn/machinery shed.

### MODERN FARM BUILDINGS

Approached by the farm drive which leads on up past the farmstead are a complex of modern steel framed farm buildings with spring water and electricity connected. On the east side is a 3 bay cattle shed (45' x 35') with concrete floor and feed barrier, adjoining is a 2 bay sheep handling shed (32'6" x 15') with dip, concrete floor and raised full length feed trough and on the west side is a 2 bay barn/workshop (32'6" x 18') enclosed with corrugated iron sheeted walling. Adjacent on the north side is a 3 bay Dutch barn (45' x 18').

### LAND

The mainly south and west facing pasture land and old orchards encircle the farmstead and range from level along the eastern side of the farm and sloping down to the Sapey Brook towards the west side, contained within easily managed enclosures with access to spring fed trough water and to the Sapey Brook and with ample shade and shelter for grazing livestock. Part of the farm lies across Sapey Brook and has independent vehicular access and road frontage to Hollybush Lane. Parcels of old apple orchards and damson orchards are dispersed around the farm. An area of dingle woodland extends part way along the southern boundary against Hollybush Lane.

## SERVICES

Mains electricity (single phase).  
Spring fed water (N.B. Mains water is available in Hollybush Lane subject to Severn Trent water connection charges).  
Private drainage.

## BASIC PAYMENT SCHEME (BPS) AND STEWARDSHIP

Hollands Mill is registered on the RLR and eligible for the BPS. The Vendors have claimed and will retain the 2019 Basic Payment and the Purchaser will be required to purchase the 13.07 BPS Entitlements at an additional cost of £180 (£150 + VAT) per Entitlement (£2,352.60).

Hollands Mill is not currently entered into any of the Countryside Stewardship schemes.

Rural Payments Agency – Tel: 03000 200 301

## NITRATE VULNERABLE ZONE

The farm is not currently within a Nitrate Vulnerable Zone.

## TIMBER, SPORTING AND MINERAL RIGHTS

So far as they are owned these are included in the sale.

## FIXTURES AND FITTINGS

Only those specifically mentioned in the particulars and Legal Pack are included in the sale; all other items are excluded.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Public footpaths cross the farm. Applicants are advised to inspect the Legal Pack and 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 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 CERTIFICATE

EPC Rating F - Full details are available upon request.

## LOCAL AUTHORITY

Malvern Hills District Council – Tel: 01684 862151  
Council Tax - Band E

## METHOD OF SALE

The property is for sale by Formal Tender and the Legal Pack and Official Tender Form will be available on request from the Vendors' Solicitors. Tenders must be submitted on the Official Tender Form to be accompanied by a cheque or bank draft for **10% of the total bid price** (excluding SDLT) made payable to "**Enoch Evans LLP**" and returned in a sealed envelope marked "**Hollands Mill, Clifton-upon-Teme**" to the office of Nick Champion at 16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA **NO LATER THAN 12 NOON on FRIDAY, 13<sup>th</sup> SEPTEMBER 2019.**

## ANTI MONEY LAUNDERING

The Money Laundering Regulations 2017 require all bidders for the property to include certified copies of proof of name and proof of address documentation with their Tender Form – please contact the Agents for further information.

## TENURE

Freehold, with vacant possession on completion scheduled for **Friday, 1<sup>st</sup> November 2019** or earlier by agreement.

## VENDORS' SOLICITORS

Enoch Evans LLP  
St Paul's Chambers, 6-9 Hatherton Road, Walsall, WS1 1XS  
For the attention of **Rachel Turner**  
Tel: 01922 705951  
E-mail: [rlt@enoch-evans.co.uk](mailto:rlt@enoch-evans.co.uk)

## VIEWING

**Strictly by prior appointment** with Nick Champion (Sole Agent)  
Tel: 01584 810555 – E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

All parties viewing the property do so at their own risk and neither the Selling Agents nor Vendors accept any responsibility or liability for any injuries howsoever caused.

To view all of our properties for sale and to let, go to:-  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

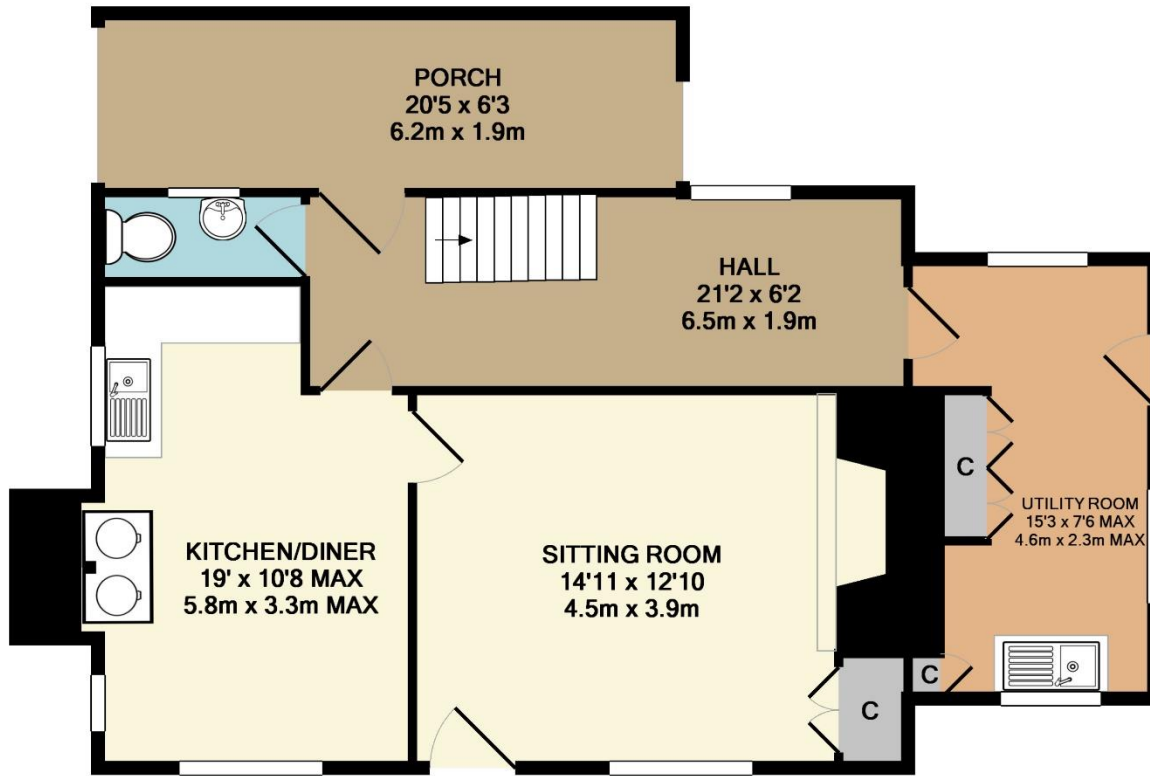
## LONDON SHOWROOM

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

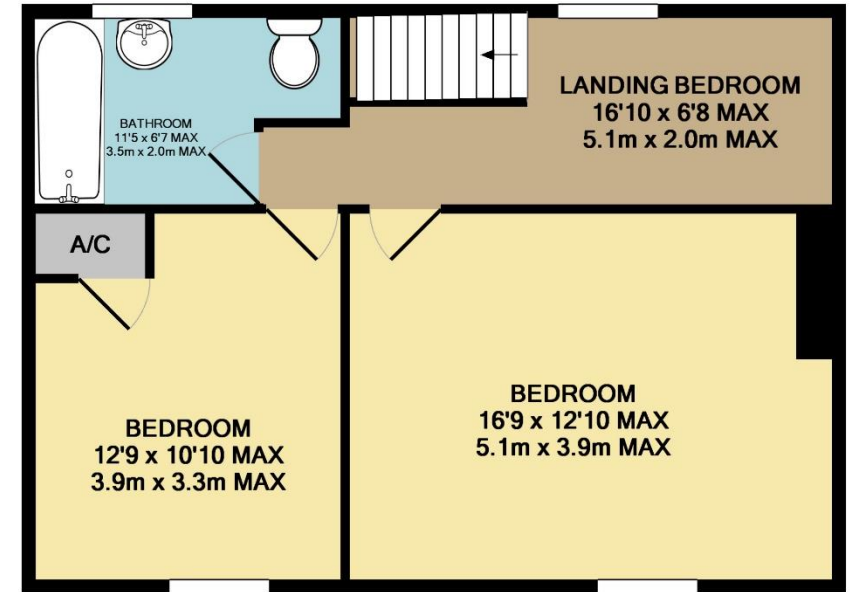


Photographs taken on 2<sup>nd</sup> May 2019  
Particulars prepared: July 2019



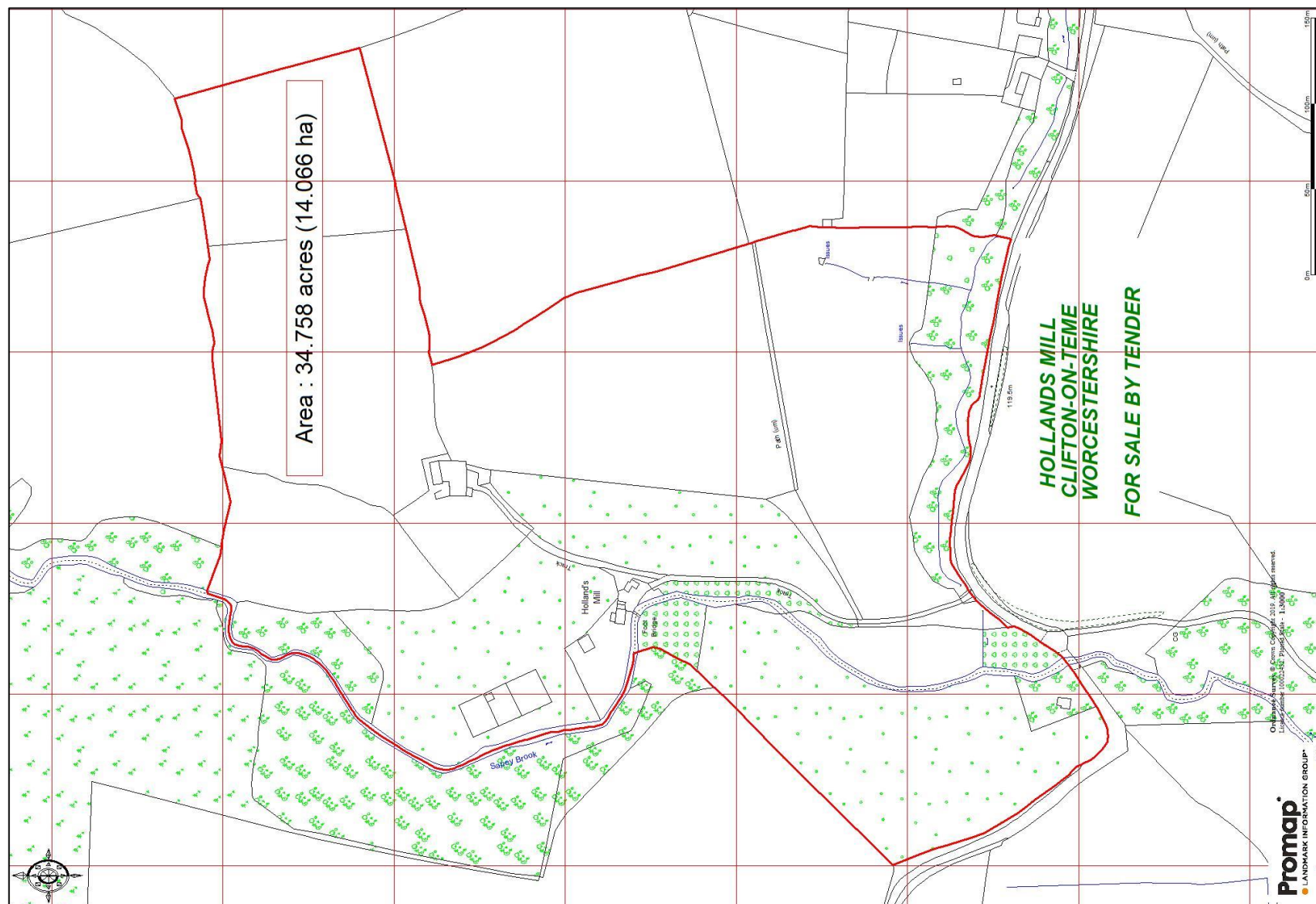


GROUND FLOOR



FIRST FLOOR

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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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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