



ARCHFIELD FARM,
NEWNHAM BRIDGE, TENBURY WELLS,
WORCESTERSHIRE, WR15 8NX



NICK
CHAMPION

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A SMALLHOLDING WITH A MODERN FARMHOUSE (AOC), A 3,360 SQ FT MODERN GENERAL PURPOSE FARM BUILDING AND LEVEL PASTURE LAND OVERLOOKING THE TEME VALLEY – ABOUT 9.778 ACRES (TBV).

- KITCHEN/DINER
- SITTING ROOM AND CONSERVATORY

APPROXIMATE DISTANCES

Tenbury Wells – 5 miles, Kidderminster – 13 miles,
Ludlow – 15 miles, Worcester – 20 miles,
M5 Junction 6 – 21 miles, Birmingham – 32 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the T-junction turn right onto the A456 in the direction of Kidderminster. Proceed for 3.4 miles before turning left at The Talbot Inn to stay on the A456 signed Kidderminster. Proceed for another 1.8 miles and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Archfield Farm has direct access off the A456. The house and buildings are set back off the road with the level pasture land extending to the north and west of the farmstead.

Archfield Farm is just a short drive from the market town of Tenbury Wells which offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, a cinema, swimming pool, primary and secondary schools and a range of clubs and societies. The property is within the catchment area for Lindridge St Lawrence C of E Primary School and Tenbury High Ormiston Academy. There are several excellent independent schools in the locality including Moor Park and Abberley Hall. Kidderminster, Worcester and Birmingham are also all within a commutable distance from the property.

Archfield Farm provides a rare opportunity to acquire a modern farmhouse (AOC), with a range of modern farm buildings together with level pasture land and oak woodland extending to about 9.778 acres (tbv) in total.

Archfield Farm will be of interest to a wide range of purchasers including retiring and downsizing or hobby farmers. The property is offered for sale with no upward chain.

- THREE BEDROOMS AND BATHROOM
- UTILITY ROOM AND CLOAKROOM

The farmhouse is south facing and enjoys fine rural views to the Clee Hill and was constructed circa 1991 of brick elevations under a tiled roof and provides generous family accommodation. The house is set within attractive level gardens with an attached double garage and a large area of hardstanding in front of the property and the farm buildings providing ample additional parking space.

The range of modern farm buildings may well be adaptable (subject to planning) to a variety of commercial uses.

The level pasture land is well fenced into individual paddocks and there is a parcel of valuable maturing oak woodland against the western boundary.

ACCOMMODATION

A partially glazed door opens into the entrance hall leading to the spacious sitting room with Valor Homeflame Super gas fire and sliding patio doors to the conservatory which in turn has sliding patio doors to outside. The kitchen/diner has a range of pine fronted base and wall units incorporating a sink/drain, a Creda electric double oven and Creda gas hob, space for an undercounter fridge, and a useful understairs store cupboard. The utility room has a range of base and wall units, a stainless steel sink/drain, plumbing for a washing machine and houses the Warmflow oil fired central heating boiler. Beyond is a porch with a sliding patio door to outside, a cloakroom with a pedestal basin and wc, and a double garage with two metal up and over garage doors.

Stairs from the entrance hall rise up to the first floor landing with store cupboard. There are three double bedrooms, one of which has fitted wardrobes. The family bathroom has a bath, an Essentials electric shower in a separate cubicle, a pedestal basin and wc.

OUTSIDE

The gated driveway leads to the large parking and turning area in front of the farmhouse and farm buildings with adjacent

- GARDENS, DOUBLE GARAGE AND PARKING
- PASTURE LAND, WOODLAND AND MODERN FARM BUILDING

chicken run/vegetable plot with greenhouse and a soft fruit plot beyond.

The attractive level gardens incorporate lawns with flower and shrub borders and a pond.

A large modern 8 bay general purpose agricultural building (120' x 28') with adjacent workshop and dilapidated lean-to handling and storage area adjoins the level pasture land which is split into three enclosures with an adjacent parcel of oak woodland against the western boundary providing shade and shelter for livestock.

TENURE

Freehold with vacant possession on completion.

FIXTURES & FITTINGS

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

SERVICES

Mains Water (metered) and Electricity. Private Drainage. Oil Fired Central Heating. Bottled Gas to Hob.

LOCAL AUTHORITY

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

PLANNING

We are informed that the house is subject to an Agricultural Occupancy Condition (AOC) which states "The occupation of the dwelling shall be limited to persons employed or last employed in agriculture as defined in Section 336 (1) of the Town and Country Planning Act, 1990, or forestry, or the dependants of such persons residing with him (but including the widow or widower of such a person).

Application No. 91/00138/TEN – Approved 29/05/1991 – copies available upon request.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E

Further details are available upon request.

PLANS, SCHEDULES & BOUNDARIES

The plan with 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 Vendor nor the Vendor's Agents will be responsible for defining boundaries or ownership thereof.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

NITRATE VULNERABLE ZONE

Archfield Farm is within a Drinking Water Safeguard Zone (Surface Water).

METHOD OF SALE

The property is for sale by private treaty as a whole.

VIEWING

By prior appointment with the Sole Agent: –

Nick Champion – Tel: 01584 810555

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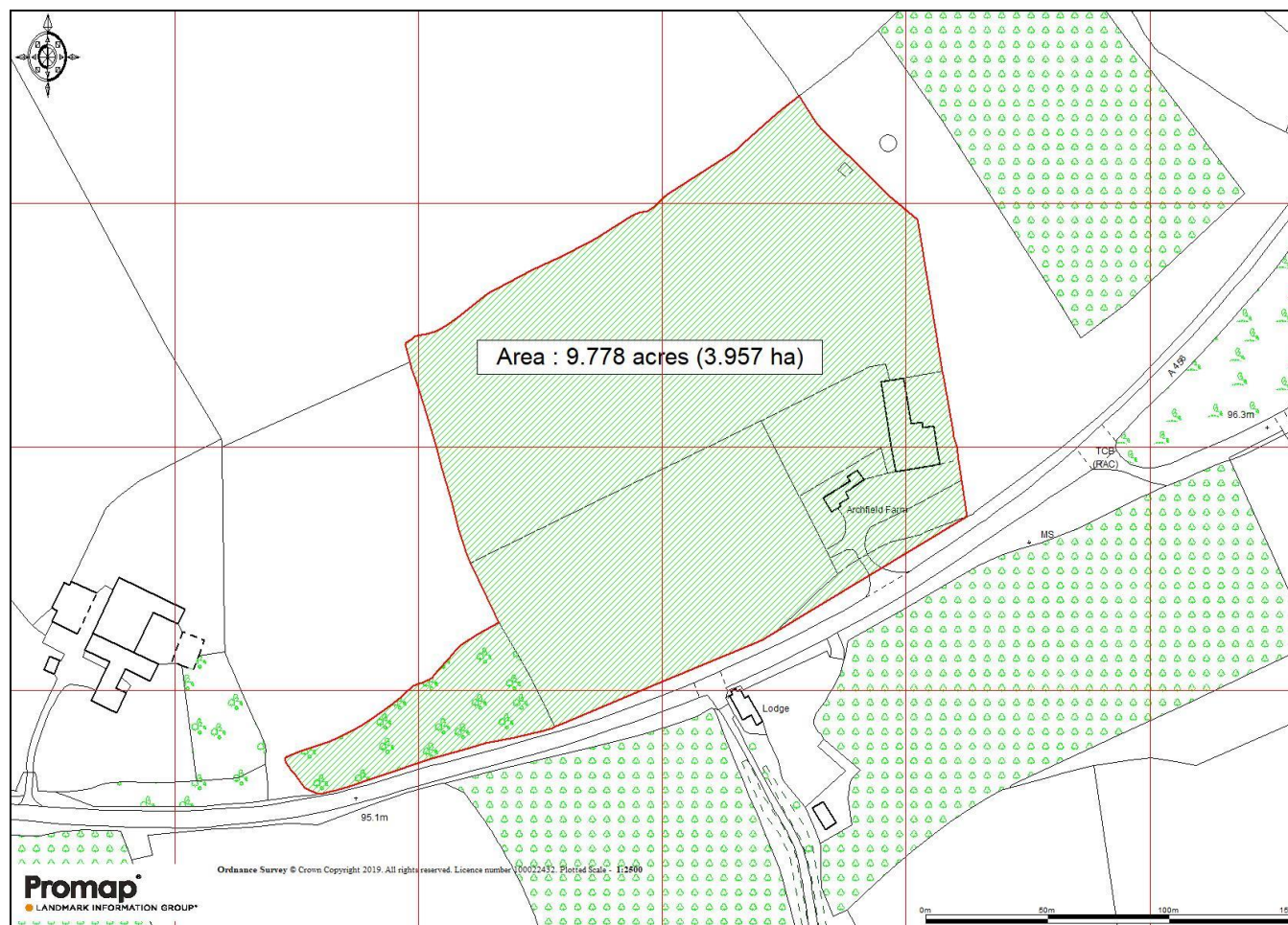
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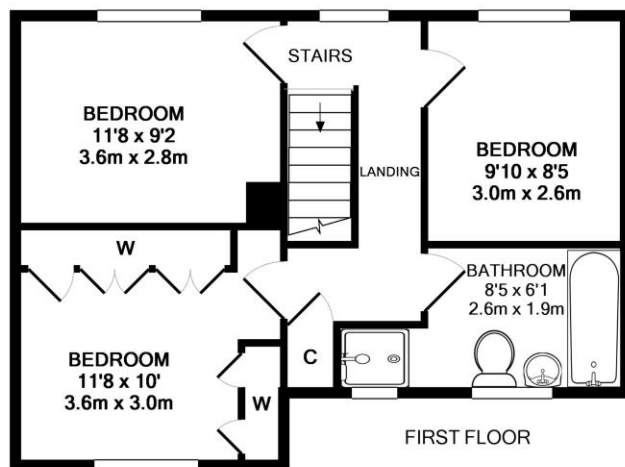
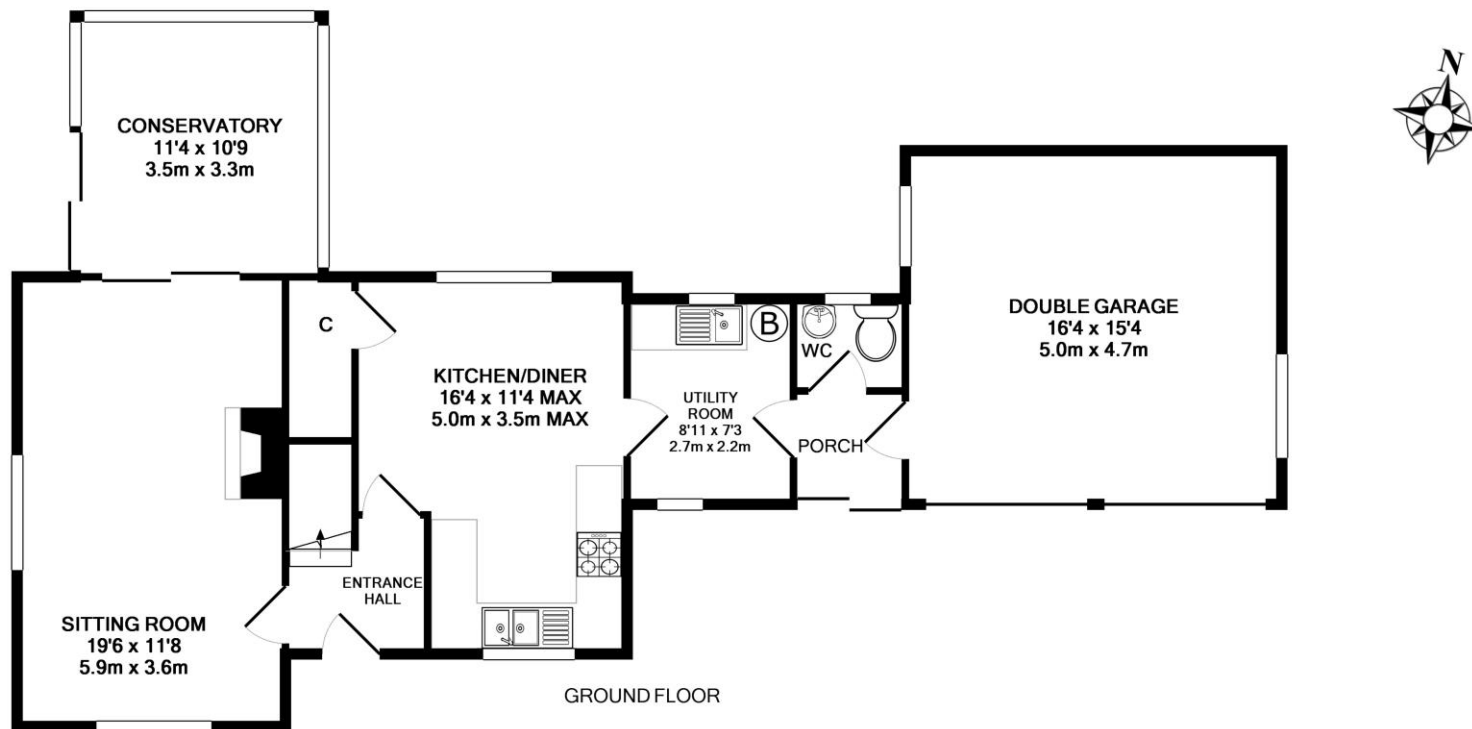
121 Park Lane, Mayfair, London, W1K 7AG

Tel: 020 7318 7082

PHOTOGRAPHS TAKEN: 26th July 2019

PARTICULARS PREPARED: August 2019





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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