



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## **WALL HILLS FARM, ORLETON LANE, STANFORD BRIDGE, WORCESTERSHIRE, WR6 6SX ABOUT 38.75 ACRES, 15.683 HECTARES**

### **A DIVERSE FARMING UNIT WITH BUILDINGS, PASTURELAND AND WOODLAND**

- LIVESTOCK, FODDER & MACHINERY BUILDINGS
- POTENTIAL CLASS Q CONVERSION
- GRADE 3 PASTURELAND
- MATURE NATIVE WOODLAND & ARBORETUM
- HAVEN FOR WILDLIFE
- LEISURE, EQUESTRIAN & EDUCATIONAL POTENTIAL



**FOR SALE BY INFORMAL TENDER (SUBJECT TO PRIOR SALE)  
CLOSING DATE FOR TENDERS: FRIDAY, 30<sup>TH</sup> JULY 2021**

**GUIDE PRICE: £200,000 +**

#### **NICK CHAMPION LTD**

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



# WALL HILLS FARM, ORLETON LANE, STANFORD BRIDGE, WORCESTERSHIRE, WR6 6SX

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 7, Cleobury Mortimer – 9.5, Bromyard – 10, Stourport on Severn – 10.5, Bewdley – 12.5, Worcester – 16.

## SITUATION & DESCRIPTION

Wall Hills Farm is quietly situated alongside a country lane amidst beautiful Teme valley countryside. The farm besides being ideal for a starter livestock unit also provides the added potential for a diverse range of leisure, equestrian or educational uses or activities and perhaps even for Class Q development (subject to planning). The property is a haven for wildlife with an exceptional range of flora and fauna on display.

The Grade 3 roadside pastureland has a double gated entrance off the lane leading into two adjacent mowing and grazing fields with an adjacent recently established arboretum with chestnut, oak, walnut and fruit trees. The pastureland then rises steeply up through what once upon a time were productive damson and plum orchards and now on the upper reaches play host to a wonderful blanket of bluebells. Further on up is a block of valuable mature native woodland comprising of oak, ash, and birch being part of Wall Hills Wood which straddles the southern boundary.

The farm buildings are approached off the lane through a separate gated entrance with a driveway leading to a parking/turning area. The main block of buildings comprises of a south facing steel and sheeted two bay Dutch barn (30' x 25') with a steel, sheeted and brick two bay lean-to livestock shed (30' x 25') on the north side and a single bay tractor shed (15' x 15') beyond. On the west side is a lean-to sheep shed/store (40' x 10') and opposite is a steel and box profile two bay open fronted implement shed. The Dutch barn and lean-to may provide some potential for Class Q conversion subject to planning.

**In all Wall Hills Farm extends to about 38.75 acres, 15.683 hectares.** See plan as outlined in red attached.

## SERVICES

Mains water (metered). Spring water.  
Mains electricity is nearby but not connected.

## NITRATE VULNERABLE ZONE

Wall Hills Farm is not within a Nitrate Vulnerable Zone but is within a Drinking Water Safeguard Zone (Surface Water).

## BASIC PAYMENT SCHEME

The land is not registered on the Rural Land Register and the Basic Payment Scheme has not been claimed. No entitlements are included in the sale.

Rural Payments Agency – Tel: 03000 200 301

## STEWARDSHIP

The farm is not currently entered in any Environmental or Countryside Stewardship Scheme but is ideally suited.

## TIMBER, SPORTING & 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 Contract are included in the sale; all other items are excluded.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

A public footpath crosses over the farm. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

## PLANS & 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 will 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.

## PLANNING

No formal applications have been made to the planning department in respect of any development on the farm. Applicants are advised to make their own enquiries as to the planning potential specific to their own requirements.

## TENURE

Freehold with vacant possession on completion.  
Land Registry Title Number WR183945.

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151

## METHOD OF SALE

The property is for sale by informal tender as a whole with offers invited on the Official Tender Form (available on request from the selling agents) from proceedable applicants on or before the closing date at **12 NOON on FRIDAY, 30<sup>TH</sup> JULY 2021** (subject to prior sale).

## ANTI MONEY LAUNDERING

The Money Laundering Regulations 2017 require all bidders for the property to include certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) with their Tender Form – please contact the agents for further information.

## VIEWING

**By prior appointment with Nick Champion, Sole Selling Agents:-**

Tel: 01584 810555 or E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

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

## VENDORS' SOLICITORS

Quality Solicitors Parkinson Wright  
Haswell House, St Nicholas Street, Worcester, WR1 1UN  
Attention of Douglas Godwin  
Tel: 01905 721600  
E-mail: [drg@parkinsonwright.co.uk](mailto:drg@parkinsonwright.co.uk)

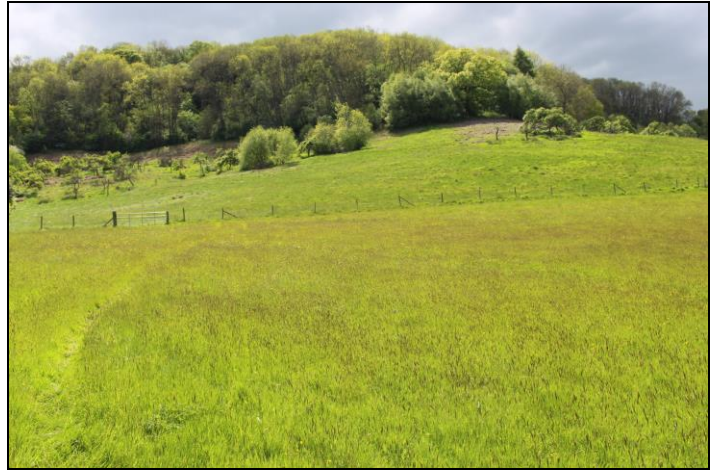
## LONDON SHOWROOM

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

Photographs taken on 25<sup>th</sup> May 2021

Particulars prepared: May 2021.







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.