



OLD MANOR FARM

BOCKLETON, TENBURY WELLS,
WORCESTERSHIRE, WR15 8PP



NICK
CHAMPION

R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

OLD MANOR FARM, BOCKLETON, TENBURY WELLS, WORCESTERSHIRE, WR15 8PP

A SUPERB COMMERCIAL MIXED FARMING ENTERPRISE WITH FIRST CLASS TURKEY UNIT, MODERN FARM BUILDINGS, GRADE 2 AND 3 ARABLE AND GRASSLAND, WOODLAND, TWO DWELLINGS AND SUPERIOR BRICK BARN WITH POTENTIAL. IN ALL ABOUT 264.44 ACRES – 107.01 HECTARES.

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN 4 LOTS.

APPROXIMATE DISTANCES (MILES)

Tenbury Wells - 3.5, Bromyard - 8, Leominster - 9,
Ludlow - 12.5, Hereford - 20, Ledbury - 21,
Worcester - 24, Birmingham - 40, Shrewsbury - 43.

SITUATION

Old Manor Farm is peacefully situated on the border with Herefordshire amidst the beautiful rolling and fertile countryside overlooking the Teme Valley.

The turkey unit and the modern and traditional farm buildings are all approached directly off the no through council lane just 150 metres off the Bockleton/Hampton Charles to Tenbury road which connects to the A4112 within 2.5 miles at Oldwood.

The land is mainly contained within two ringfenced blocks situated on either side of the Tenbury road and lies between the 110m and 190m contours.

DESCRIPTION

Old Manor Farm comprises of a commercial and diverse farming unit with a first class and profitable **24,955 bird turkey unit** producing for Avara Foods Ltd; a productive **mixed arable and livestock enterprise** with 39,450 square feet of excellent modern buildings and about **258 acres, 104 hectares** of Grade 2 and 3 mainly arable land; a superb range of traditional **brick barns with development potential and two farm dwellings**.

BY DIRECTION OF J B ADAMS (FARMS) LTD

LOT 1 – 24,955 BIRD TURKEY UNIT WITH GRAIN STORE, BIOMASS BOILER HOUSE, STRAW BARN AND 1 HILL COTTAGE AND ORCHARD.

ABOUT 6.50 ACRES, 2.63 HA.

See plan as outlined in blue.

NB. The successful buyer of Lot 1 will be purchasing the entire share stock of the Limited Company to include the property, fixtures and fittings, plant and machinery, stocks and cash in bank. A schedule of assets will be provided on request.

TURKEY UNIT

The **turkey unit** is currently in the top quartile for stag results in the last three crop cycles. Comprising of **5 modern poultry houses** extending to about 7,695 square metres of growing area and built between 1995 and 2001, three of which are 300' x 60' (2 Morspan and 1 Jacques & Hall) with a capacity of 5,425 birds each and two of 240' x 60' (Morspan) with a capacity of 4,340 birds each.

The Morspan houses have either 14 or 18 roof 710 extractor fans and the 'Jacques & Hall' house has 7 roof extractor fans and 6 maxi fans on the gable ends and all have Fancom computer controlled feeders, blenders, weighers and ventilation. House 1 has a built-in back-up generator and House 2 includes the turkey site office with Airband (Broadband) connected, rest room and WC. The houses are heated by the on-site 1 MW whole bale

residual biomass burner with two LPG back up burners in each house and 6 LPG storage tanks. There are 3 feed/wheat blending units and 14 silos serving the houses.

At the approach to the site is an enclosed **new 5 bay straw barn** (75' x 71') with an adjacent **3 bay boiler house** (45' x 51') with lean-to extension (33'6" x 16') housing a **Step Trutnov.Cz whole bale (240cm x 120cm x 90cm) 1 MW residual Biomass burner** generating a lucrative RHI payment with 10,000 litre hot water storage to heat all 5 poultry houses and for the grain drying, a Rank ORC hot water electric generator (27 kW/hour) and a 6 bale feeder conveyor.

Entrance to the site via a portacabin **gatehouse/office** with CCTV and leading on to a 50 tonnes capacity **weighbridge** and adjacent **new 4 bay shavings store** (60' x 20'6"). At the bottom of the site is a **new 500 tonnes capacity grain store** (60' x 66') with 7 metre eaves, roller shutter door, drive on drying floor and with TC5LO fan and 3 phase induction motor (40HP/30kW) which dries the grain with the aid of the heat from the Biomass boiler. On site are a 4,800 gallon (fibreglass) and a 6,400 gallon (steel) underground dirty water storage tanks and roof water is piped off site. 46 kW of roof mounted **solar panels** are situated on turkey house 4 and 35.28 kW on the straw barn providing valuable FiT payments.

1 HILL COTTAGE (3 BEDROOMS)

Situated 150 metres to the south along the Bockleton road is an appealing and well-maintained UPVC double glazed

semi-detached part rendered brick and tile roof cottage set in attractive level gardens, with a detached brick and tile roof double garage and an orchard/paddock.

Accommodation: - porch, sitting room, dining room, kitchen/breakfast room, utility, cloakroom. Stairs from sitting room to first floor landing, double bedroom, single bedroom, inner landing, bathroom, double bedroom.

Outside: - stoned driveway with abundant parking leading off to a double garage with loft, store and workshop space; patio, lawn and borders, brick and tile roof pig sty, garden store, orchard/paddock. The whole about 0.72 acre – 0.29 hectare.

BY DIRECTION OF THE RMA SETTLEMENT

LOT 2 – MODERN CATTLE, SHEEP AND FODDER/STORAGE BUILDINGS, ARABLE, GRASSLAND AND WOODLAND ABOUT 145.66 ACRES, 58.94 HA.

See plan as outlined in red.

FARM BUILDINGS

Situated at the entrance to the farm are a comprehensive range of quality modern livestock and fodder storage buildings constructed between 1991 and 1996 of galvanised steel portal frames with Yorkshire boarding and fibre cement sheeted roofs with adjacent concrete service road and yards.

- **7 bay straw barn** (105’ x 35’) with concrete floor to first two bays, approached over an expanse of concrete open yard with mass concrete walling (9’9”) and an open fym/root storage clamp.
- **A triple range of 4 bay silage barns** (60’ x 30’) with mass concrete walling (to 10’ and 12’) and asphalt floors and underground effluent storage tank.
- **6 bay sheep/cattle shed** (90’ x 35’) with central concrete feed passage (11’3”).

- **6 bay cattle shed** (90’ x 65’) with central concrete feed passage (14’4”) to form two rows of triple penning with barrier feeder/troughs.
- **6 bay sheep shed/straw barn** (90’ x 61’) with central concrete feed passage (15’4”) and under eaves storage.
- **6 bay cattle/sheep shed** (90’ x 70’) with concrete floor to one side and concrete manger and feed barrier, forming 3 pens and with central concrete feed passage (15’4”).
- A concrete **sheep handling yard** with fitted IAE handling unit including collecting and holding pens, forcing pen, race with guillotine and drafting gates and a sealed dip.
- A covered **3/4 bay cattle handling unit** (63’3” x 34’ max) with fitted collecting, forcing and drafting pens, race and Ritchie electronic weigh crush.

To the side of the service road are a 17,500 litres tractor diesel bunded steel cylinder storage tank and a bunded fibreglass liquid fertiliser storage tank.

To the south-west corner of the straw barn is a 120’ deep **borehole** with 4” bore and an electric submersible pump at about 90’ with plentiful water between 50’/60’.

Adjacent to NG1577 is a **new 6 bay covered muck store** (90’ x 36’6”) with concrete floor and mass concrete walling to 12’.

LAND

The productive level to sloping block of Grade 2 and 3 **mainly arable land** is all served by an internal stoned farm track or has road frontage. The land mostly extends beyond the farm buildings to the north with a single arable field adjoining Cheaton Brook situated on the south side of the by road. The soil is predominantly described as free draining loamy rich soils and is well suited for growing a

wide range of crops and is in good heart. The **arable land** extending to almost 126 acres is currently in a rotation of cereals and oilseed rape with wheat yields achieved well in excess of 4 tonnes/acre and includes 3.60 acres of **miscanthus** which is presently supplied to the biomass burner. The block includes about 12.5 acres of **permanent pasture** and some valuable mature mixed hardwood **woodland** (including oak, ash and cherry planted circa 2000) providing some **sporting potential**.

Field No.	Crop area	Perm. Grass	Other
6342	3.3604		
7170	12.9640		
7529	3.6775		
8625		0.7913	
8838			0.0607
8953	1.4595		
9431		0.0646	
9616	7.5680		
9889		3.9226	0.0811
8904	2.4755		
9605			0.3778
0157	1.7988		
0192			0.1284
0754			0.1373
1284			1.0097
1467			0.2581
1577	4.9331		0.0915
1786			0.0915
1884		0.2857	
2667	7.3344		
1002	5.3801		
7302			0.2400
Farm buildings, roads, etc			0.6920
		50.9513 ha	5.0642 ha
		125.91 ac	12.51 ac
			2.9281 ha
			7.24 ac

LOT 3 - A VALUABLE BLOCK OF MAINLY ARABLE LAND ALSO GRASSLAND, WOODLAND AND A STONE FIELD BYRE.
ABOUT 108.68 ACRES, 43.98 HECTARES.
See plan as outlined in green.

LAND
 A similar level to sloping Grade 2 and 3 ring fenced block of **mainly arable land** situated on the east side of the Tenbury road benefitting from good road frontage as well as an internal stoned farm track. Comprising of **five arable fields** extending to over 91 acres which is currently in a rotation of cereals and oilseed rape with wheat yields achieved well in excess of 4 tonnes/acre.

The block also includes about 10 acres of **permanent pasture** and some parcels of mainly mature mixed hardwood **woodland** providing some **sporting potential**. The land is bordered in part along the northern boundary by the Cadmore Brook. Within NG7180 is a stone and tiled roof open fronted **cattle byre** with potential for alternative use (subject to planning).

<u>Field No.</u>	<u>Crop area</u>	<u>Perm. Grass</u>	<u>Other</u>
2237	2.7772		
4380		0.5607	
4458	5.8286		
4474			0.3829
4785			0.1018
5277		2.2374	
5974			0.4485
5984			0.1533
6445	10.7909		
7180	7.2005		0.0132
7979		1.2730	0.5146
8280			0.4521
9095			0.0315
9593			0.1677

9978	10.3870		
7302			0.2812
Farm road			0.3793
	36.9842 ha	4.0711 ha	2.9261 ha
	91.39 ac	10.06 ac	7.23 ac

LOT 4 – A SUPERIOR RANGE OF TRADITIONAL BRICK BARNs WITH DEVELOPMENT POTENTIAL, ALSO GRAIN STORE, PADDOCK, PONDS AND A SINGLE STOREY BARN CONVERSION KNOWN AS THE HAVEN.
ABOUT 3.60 ACRES, 1.46 HECTARES.
See plan as outlined in black.

FARM BUILDINGS
 The **traditional main block of two storey brick and tile roof barns** are well maintained and ideally suited for conversion into two and three storey quality country homes (subject to planning) and comprise of three wings facing onto a central yard with cart horse stabling, threshing barn, cow housing and granary with loft over parts and extending to about 4,935 square feet gross external ground floor area.

Across the yard, is a **traditional brick and stone building** with weatherboarding and tile roof extending to about 1,496 square feet gross external floor area and forming a workshop with crane and hoist, chemical store, garage and dog kennelling. These are attached to buildings which join the Old Manor House (in separate ownership).

Across the access drive is an enclosed modern steel framed **5 bay barn/grain store** with twin 30’ lean-tos (75’ x 84’ overall) with concrete floor grain storage. There may be some possibility of Class Q conversion potential (subject to planning).

THE HAVEN (2 BEDROOMS)
 Attached to the main block of brick buildings is a sympathetic single storey L-shaped brick, stone and tile roof barn conversion, with gardens and front courtyard.

Accommodation: - entrance hall, double bedroom, bathroom, living room, kitchen, second double bedroom and shower room.

Outside: - attached garage/laundry with Myson oil-fired boiler, tarmac courtyard providing ample parking and a level east facing garden.

LAND
 Across the lane is a grass paddock with two adjacent spring water fed ponds and a reed bed of about 2.20 acres.

SERVICES
Lot 1: Turkey Site – mains electricity (3 phase), mains water (metered, shared), borehole water (shared), private drainage, biomass hot water heating, LPG (Calor), solar panels, Airband.
1 Hill Cottage – mains electricity, mains water (shared), private drainage (shared), exterior oil-fired central heating boiler with underfloor heating, (mains gas adjacent but not connected), Airband.
Lot 2: mains electricity (3 phase), mains water (metered, shared), borehole water (shared).
Lot 3: mains water (metered, shared), borehole water (shared).
Lot 4: Farm buildings – mains electricity with 3 phase convertor, mains water (metered, shared), borehole water.
The Haven – mains electricity, mains water (metered, shared), borehole water (shared), private drainage shared with Old Manor House, oil fired central heating, Airband.

AIRBAND (BROADBAND)

An Airband mast is located on Lot 2, straw barn roof (without rent payable). Lot 1 has two connections of which one is free of charge. Lot 4 has one free connection.

RENEWABLE HEAT INCENTIVE AND FEED IN TARIFF (LOT 1)

1 MW biomass boiler - 20 years contract commenced 22/08/2012.

5 year average to 18/05/2021 = £49,306.47 per annum.

Solar panels – Net capacity 35.28 kW – 25 years contract commenced 23/02/2012, FiTs (EON) 32.9p and Net capacity 46 kW – 20 years contract commenced 02/12/2015, FiTs 9.63p.

5 year average to 30/09/2020 = £16,835.13 per annum.

MISCANTHUS AND STRAW

The Purchaser of Lot 1 will have the opportunity to agree a contract for the supply off 25 acres at neighbouring Birchley Mill Farm and for straw for muck from Kyre Green Farm.

FARM BUSINESS TENANCY

A Farm Business Tenancy on Lots 2, 3 and Lot 4 (grain store) terminates on 28th September 2021 with the Tenant having a right of holdover to store straw in the barn and farmyard manure in the silage barns and muck store for 3 months.

INGOING

There will be no ingoing valuation on Lots 2 and 3.

BASIC PAYMENT SCHEME AND STEWARDSHIP

55.70 entitlements will be included with Lot 2 and 41.05 with Lot 3. The Purchaser(s) will be liable for cross compliance from the completion date to 31st December 2021. The Tenant will retain the 2021 Basic

Payment. The farm is not entered in any Countryside Stewardship scheme.

NITRATE VULNERABLE ZONE

1 Hill Cottage and orchard (Lot 1), the farm buildings and about 29.75 acres in 3 fields of Lot 2 and part of Lot 4 is within the NVZ and the remainder of the farm is within a Drinking Water Safeguard Zone (Surface Water).

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Lot 1 presently has right of access along the service road in front of Lot 2 modern farm buildings and will have a right reserved to install a replacement access road across NG8953, 0157, 0754 and 2667 within Lot 2, (if purchased separately) to follow the most direct and reasonable route (subject to planning).

Lot 2 has an agricultural right of access along The Old Manor House (in separate ownership) eastern track.

Two bridlepaths and one footpath cross over Lot 3. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

TIMBER, SPORTING AND MINERAL RIGHTS

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

FELLING LICENCE

A Felling Licence – Application Ref 015/1795/2019 for thinning woodland parcels on Lot 1 – 0.19 ha, Lot 2 – 0.71 ha and Lot 3 – 1.69 ha and on other land not included in the sale expires on 6th August 2024. Further details are available on request.

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. Applicants 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. See Legal Packs for the boundaries between Lots 1, 2 and 4.

FIXTURES AND FITTINGS

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

LOCAL AUTHORITY

Malvern Hills District Council: Tel: 01684 862151

1 Hill Cottage – Council Tax Band C

The Haven – Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

1 Hill Cottage - Rating E

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2048-9066-7262-3660-1244>

The Haven - Rating E

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0868-2894-7422-2620-4651>

TENURE

Freehold, with vacant possession on completion (subject to FBT holdover) which is scheduled for 29th September 2021.

1 Hill Cottage is occupied by the Assistant Poultry Manager and his partner on an Assured Shorthold Tenancy.

The Haven is occupied by the Poultry Manager and his family on a Contractual Periodic Tenancy.

VENDORS' SOLICITORS

Thursfields, 9-10 The Tything, Worcester, WR1 1HD

For the attention of Tony Gibb

Tel: 01905 677042 or E-mail: tgibb@thursfields.com

VIEWING

Strictly by prior appointment with the Joint Sole

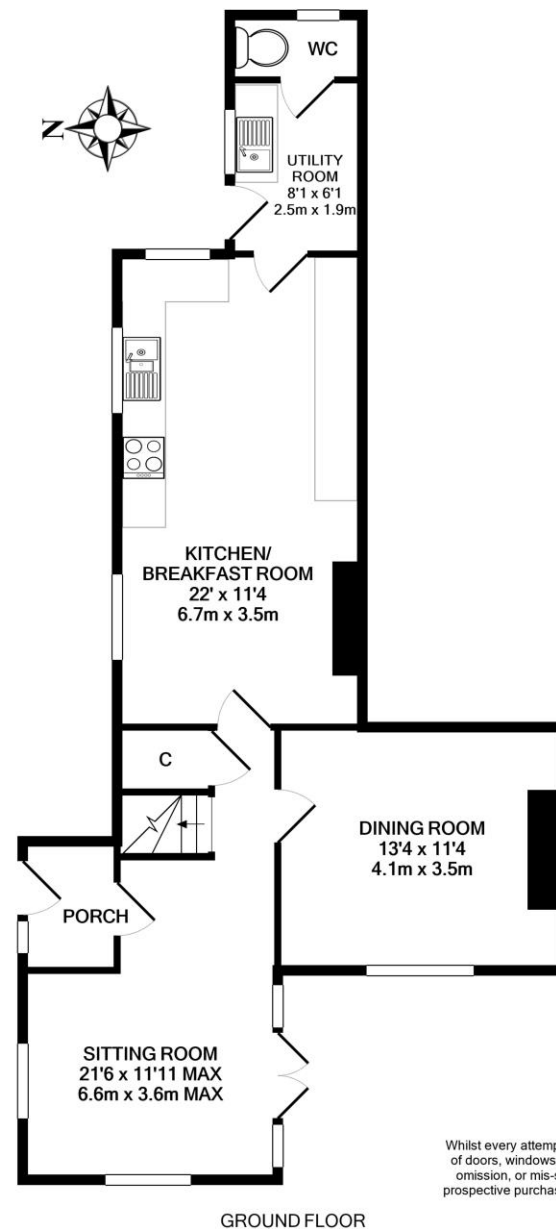
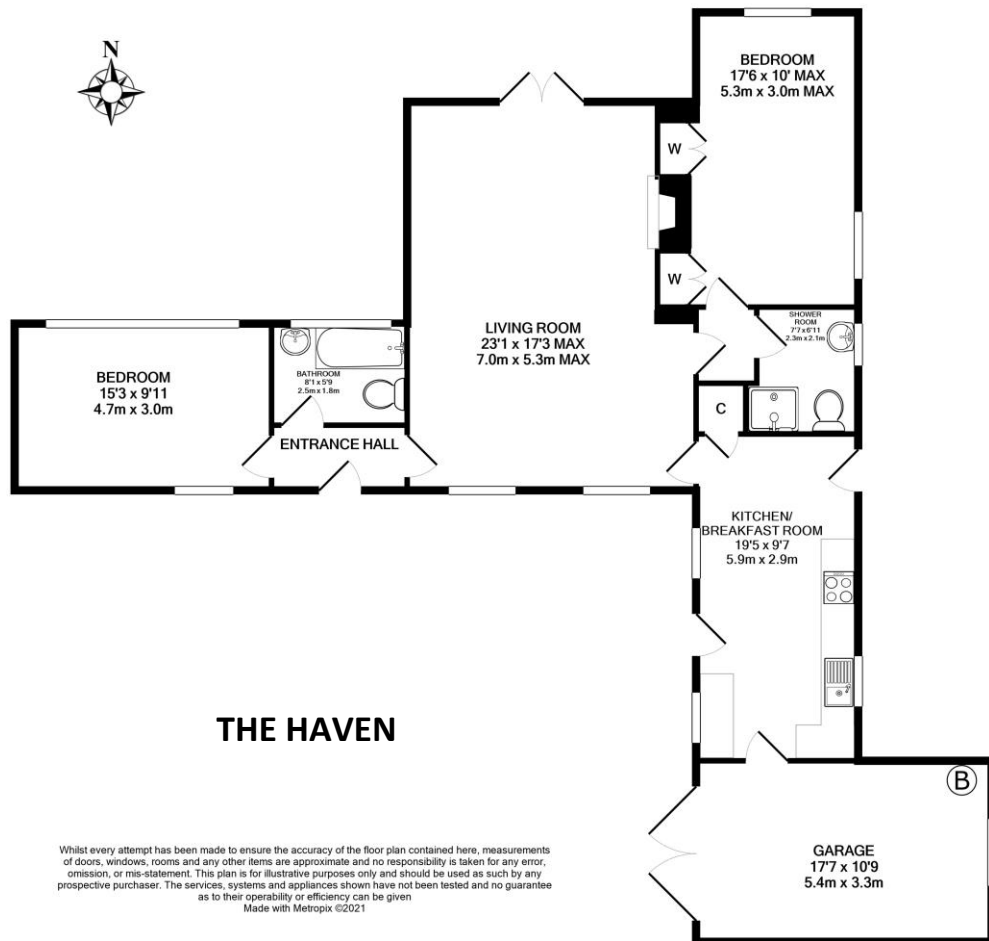
Agents:

Nick Champion – Tel: 01584 810555

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or RG & RB Williams – Tel: 01989 567233

E-mail: info@rgandrbwilliams.co.uk



1 HILL COTTAGE



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.

