



# THE ELMS

BORASTON, TENBURY WELLS,  
SOUTH SHROPSHIRE



NICK  
CHAMPION

# THE ELMS, BORASTON, TENBURY WELLS, WORCESTERSHIRE, WR15 8LJ

AN ATTRACTIVELY SITUATED SMALL FARM WITH COTTAGE FOR IMPROVEMENT, TRADITIONAL AND MODERN FARM BUILDINGS, PASTURELAND AND WOODLAND – ABOUT 42.61 ACRES, 17.24 HECTARES.

**FOR SALE BY PUBLIC AUCTION IN 6 LOTS ON THURSDAY, 16<sup>TH</sup> SEPTEMBER 2021 AT 6.00PM.**

- COTTAGE FOR IMPROVEMENT WITH SUPER VIEWS
- TRADITIONAL 3 BAY BARN WITH POTENTIAL

## APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 1.8, Cleobury Mortimer – 7, Ludlow – 11.5, Bewdley – 13.5, Worcester – 20, Hereford – 24, Birmingham – 36, Shrewsbury – 40.

## SITUATION

The Elms is peacefully situated about 400 metres to the south of the village of Boraston alongside the lane leading down to the Peacock Inn and the A456. The farm is divided by the lane and lies on the border of Shropshire with Worcestershire with the Corn Brook forming both the farm and the county boundary.

Boraston is an historic village noted in the Domesday Book and has a 13<sup>th</sup> century church with Norman features and several historic buildings protected by a village conservation area. The Peacock Inn is a popular destination and is within walking distance, whilst the market town of Tenbury Wells, christened the 'little town in the orchard' by Queen Victoria is less than two miles away and offers 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. There are several excellent private preparatory schools in the locality including Abberley Hall, Lucton and Moor Park. The historic market town of Ludlow is also within easy reach as are the cathedral cities of Hereford and Worcester.

The M5/M42 motorway network is about 35 minutes away by car and local west country rail services are available at Leominster and Ludlow with connections at Droitwich, Kidderminster and Worcester to London Paddington and via

- 6,180 SQ FT LIVESTOCK AND FODDER FARM BUILDINGS
- VERSATILE PASTURELAND WITH GOOD ROAD FRONTAGE

Birmingham New Street to London Euston. Birmingham Airport is just 50 miles away and Shobdon Aerodrome which offers private and charter flights is about 30 minutes away by car and there is also a private airstrip nearby at Milson.

## DESCRIPTION

The Elms is a traditional small livestock farm with a detached brick cottage style residence requiring updating which offers some fine views to the south across the Teme Valley. An adjacent timber framed barn offers some potential either to incorporate into the house or as a separate dwelling (subject to planning). The modern farm buildings are set up for cattle, sheep and fodder storage but equally could suit a variety of alternative uses. The pastureland lies on both sides of the lane and is contained within easily managed enclosures and the farm adjoins the Corn Brook to the east.

The farm is considered to be ideally suited for diversification such as equestrian, glamping or leisure uses to increase the income potential (subject to planning).

## **LOT 1 – THE ELMS, BORASTON, TENBURY WELLS, WR15 8LJ FARMHOUSE, FARM BUILDINGS, PASTURELAND AND WOODLAND**

**ESTIMATED 19.72 ACRES – 7.98 HECTARES.**

**See plan outlined in red. Guide Price: £550,000.**

## FARMHOUSE

The painted brick and slate roof detached cottage style residence is mainly UPVC double glazed and although habitable will benefit from improving inside and out. The accommodation includes – sitting room; dining room;

- OPEN WOODLAND, ADJOINING THE CORN BROOK
- POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO PLANNING)

kitchen; pantry/dairy; lean-to washhouse/storage with well. Stairs from the sitting room to first floor landing; two double bedrooms; single bedroom through to bathroom.

The house is approached off the farm drive which provides informal parking and the level enclosed gardens extend around to the south side and include some outbuildings in need of repair.

## FARM BUILDINGS

The farm buildings are approached off the farm drive and include -

- A traditional 3 bay timber framed, weatherboarded and clay tiled barn (36' x 15'4") forming 2 bay cow shed and stable with loft over 2 bays.
- A 2 bay steel framed sheep shed/fodder barn (30' x 21') with lean-to extension on the south side (30' x 15') and steel framed lean-to cattle shed on the north side (30' x 30').
- A 4 bay steel framed Dutch barn (60' x 20') with lean-to extension on the south side (60' x 20') and a steel framed lean-to cattle shed on the north side (60' x 30').

## LAND

A useful block of Grade 3 pastureland contained within five enclosures and including an area of open grazed woodland with oak, ash and spruce against the Corn Brook. The land is level alongside the lane and ideal for mowing whilst the internal fields slope down to the Corn Brook which provides an abundant natural water supply.

## SERVICES (LOT 1)

Mains electricity, mains water, private drainage.

### **LOT 2 – A SINGLE PASTURE FIELD**

**EST 5.17 ACRES - 2.09 HA.**

**See plan outlined in blue. Guide Price: £50,000**

A useful roadside field partly suitable for mowing and bordered by the Corn Brook. An overhead electricity transmission line pylon provides additional wayleave income.

### **LOT 3 – A SINGLE PASTURE FIELD AND TRACK**

**EST 3.42 ACRES – 1.38 HA.**

**See plan outlined in yellow. Guide Price: £50,000**

A choice level roadside grazing/mowing field ideal for equestrian use with adjacent track. The field may offer some long-term strategic potential being situated on the edge of the village. Metered mains water to a trough (tbv).

### **LOT 4 – A SINGLE PASTURE FIELD**

**EST 6.70 ACRES – 2.71 HA.**

**See plan outlined in green. Guide Price: £65,000**

A first-class level roadside mowing/grazing field.

### **LOT 5 – A SINGLE PASTURE FIELD**

**EST 4.55 ACRES – 1.84 HA.**

**See plan outlined in purple. Guide Price: £50,000**

An excellent level to gently sloping roadside mowing/grazing field.

### **LOT 6 – A SINGLE PASTURE FIELD**

**EST 3.05 ACRES – 1.24 HA.**

**See plan outlined in orange. Guide Price: £40,000**

An appealing gently sloping roadside grazing field.

### **SERVICES (LOTS 2 – 6)**

A water main is in the verge/field on the west side of the lane. Lots 4 and 5 currently have a shared trough with a meter in the verge adjacent to the Lot 5 entrance gate. Lot 4 will retain the right to the supply. Lot 6 has a trough and stop tap and is believed to connect direct to the main. See Legal Packs for further details.

### **TIMBER, SPORTING AND MINERAL RIGHTS**

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

### **NITRATE VULNERABLE ZONE**

The farm is not in a Nitrate Vulnerable Zone but is within a Drinking Water Safeguard Zone (Surface Water).

### **BASIC PAYMENT SCHEME (BPS) AND STEWARDSHIP**

The Elms is registered on the Rural Land Register and the 2021 Basic Payment will be retained by the Vendor. The entitlements will be included in the sale for each lot at an additional charge of £180 inclusive of VAT per entitlement payable on completion. See the Legal Packs for further details. The farm is not currently in a Countryside Stewardship scheme.

Rural Payments Agency – Tel: 03000 200 301.

### **ENERGY PERFORMANCE CERTIFICATE**

The Elms – EPC Rating G

Further details are available upon request or by following the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2510-3001-2207-5249-8204>

### **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 public footpath crosses over Lot 1. Land to the west of Lot 3 has a right of way over the track from the lane. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

### **PLAN 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 Vendor nor the Vendor's Agents will be responsible for defining boundaries or ownership thereof.

### **PLANNING**

No enquiries have been made by the Vendor 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.

### **OVERAGE**

No uplift clauses will be included on any of the Lots.

### **LOCAL AUTHORITY**

Shropshire Council – Tel: - 0345 678 9000

The Elms - Council Tax – Band D

### **CONDITIONS OF SALE**

The Elms is for sale by Public Auction in 6 lots at Knighton on Teme Parish Room, WR15 8LY on Thursday, 16th September 2021 at 6.00pm. The property will, unless previously withdrawn, be sold subject to the Common Auction Conditions (4th Edition, 2018) and the special and general conditions of sale which have been settled by the Vendor's Solicitors. These Conditions will be available from the Vendor's Solicitors from 1<sup>st</sup> September 2021. These Conditions may also be inspected in the saleroom at the time of the sale, but they will not be read. Purchasers will be deemed to bid on the terms contained in the Common Auction Conditions (4th Edition, 2018) and the Special and General Conditions and shall be deemed to have purchased with full knowledge thereof, whether or not they shall have read the said Conditions.

### **MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017**

To comply with the Regulations, Purchasers will be required to provide proof of identity and proof of address on the fall of the hammer and provide details of funding of the purchase. We recommend a current signed passport as proof of identity and a UK or EEA photocard driving licence as proof of address and can provide a list of other acceptable documents upon request.

### BUYER'S ADMINISTRATION FEE AND REGISTRATION

All bidders must pre-register with the Auctioneers and collect a bidding number. The successful Purchasers will be liable to pay a Buyer's Administration Fee of 1.2% inclusive of VAT of the hammer price with a minimum charge of £600 inclusive of VAT per lot to Nick Champion on the fall of the hammer.

### TENURE

Freehold, with vacant possession on completion, which is scheduled for Friday, 15<sup>th</sup> October 2021 (or earlier if required).

### VENDOR'S SOLICITORS

Norris and Miles

6 Market Square, Tenbury Wells, Worcestershire, WR15 8BW

Tel: 01584 810575

E-mail: [post@norrismiles.co.uk](mailto:post@norrismiles.co.uk)

Attention: Nick Walker

### VIEWING

**Strictly by prior appointment with Nick Champion the Sole Agent: –**

Tel: 01584 810555

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)

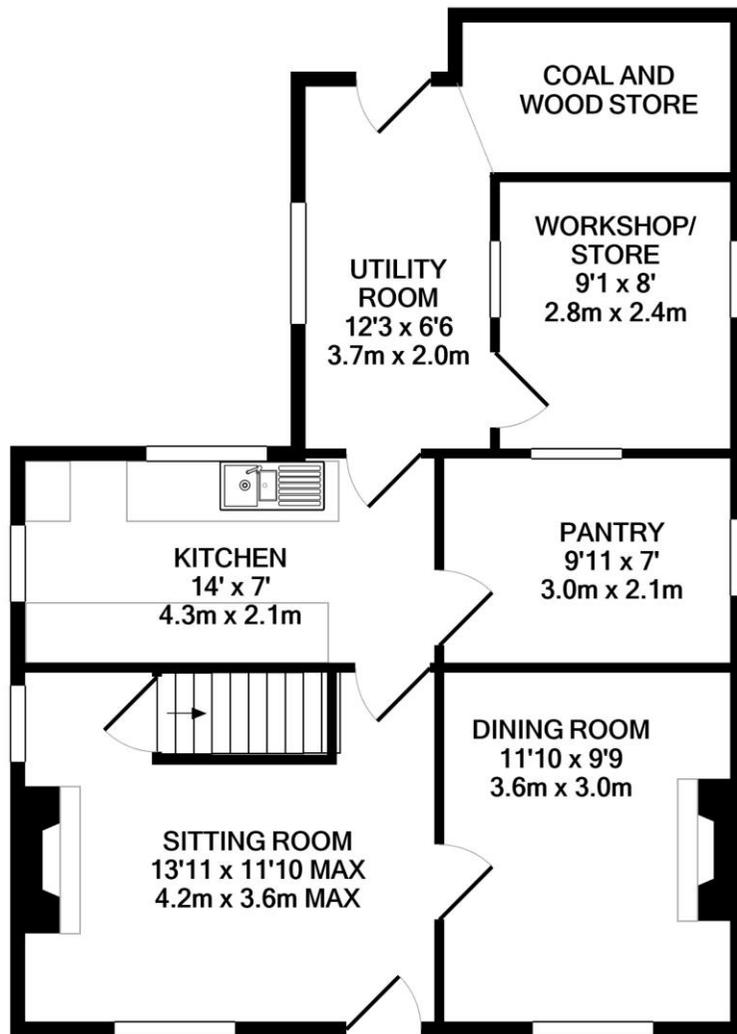
PHOTOGRAPHS TAKEN: 24<sup>th</sup> March 2021 & 17<sup>th</sup> May 2021 & 18<sup>th</sup> May 2021

PARTICULARS PREPARED: August 2021

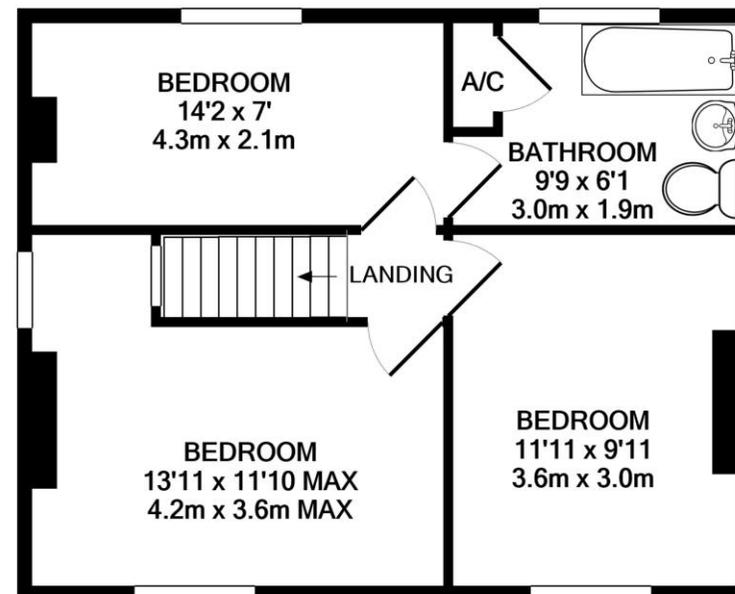


These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should 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.



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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LOT 1



LOT 1



LOT 1



LOT 1



**LOT 3**



**LOT 4**



**LOT 5**



**LOT 6**



Cattle Grid

Rough Coppi

Corn Brook

Lot 2

Area: 5.17 acres (2.092 ha)

Co-Op  
Co-Op  
Co-Op

Area: 3.42 acres (1.382 ha)

Lot 3

ETL

Lot 4

Area: 6.7 acres (2.711 ha)

Elm Cottage

Area: 19.72 acres (7.98 ha)

Lot 1

Lot 5

Area: 4.55 acres (1.841 ha)

Lot 6

Area: 3.05 acres (1.236 ha)

Track



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