



LOWER HOUSE FARM

BORASTON, TENBURY WELLS,
SOUTH SHROPSHIRE



NICK
CHAMPION

LOWER HOUSE FARM, BORASTON, TENBURY WELLS, WORCESTERSHIRE, WR15 8LH

AN AMAZING OPPORTUNITY TO ACQUIRE A CHARMING GRASS FARM SET ON THE EDGE OF A DESIRABLE AND HISTORIC VILLAGE. GRADE II* LISTED LATE 16TH CENTURY FARMHOUSE FOR RESTORATION, RANGES OF TRADITIONAL AND MODERN FARM BUILDINGS WITH DEVELOPMENT POTENTIAL AND ROLLING PASTURELAND - ABOUT 32.32 ACRES, 13.078 HECTARES.

FOR SALE BY PUBLIC AUCTION ON THURSDAY, 22ND MAY 2025 AT 6.00PM AT NASH VILLAGE HALL, NASH, LUDLOW, SY8 3AL
(SUBJECT TO THE AUCTION AND GENERAL CONDITIONS OF SALE) – AUCTION GUIDE PRICE: £500,000

APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 2, Cleobury Mortimer – 6.5, Ludlow – 9.5, Bewdley – 14, Worcester – 22.5, Hereford – 25, Birmingham – 36, Shrewsbury – 37.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and turn right onto the A456 in the direction of Kidderminster. Proceed for 1.2 miles and just before The Peacock Inn turn left signed Boraston and after 0.7 mile in the village the drive to Lower House Farm will be found on the right-hand side next to the village green and red telephone box as indicated by a Nick Champion 'For Sale' board.

what3words: ///bulge.sling.parent

SITUATION

Lower House Farm is situated in Shropshire on the border with Worcestershire with the Corn Brook forming both the farm and the county boundary. The farmhouse, which is approached off the village green, nestles within the village Conservation Area and enjoys an open outlook across the glorious rolling countryside of the Teme Valley.

Boraston is an historic village noted in the Domesday Book and has a 13th Century church with Norman features and several historic buildings protected by the village Conservation Area. The Peacock Inn is within walking distance, whilst the market town of Tenbury Wells, christened the '**little town in the orchard**' by Queen Victoria offers a range of shops and services, as does nearby historic

Ludlow. Private preparatory schools in the locality include Moor Park, Lucton and The Elms.

The M5/M42 motorway network is about 35 minutes away and local west country rail services are available at Leominster and Ludlow with intercity connections from Worcester to London Paddington and from Droitwich/Kidderminster via Birmingham New Street to Birmingham International Airport and London Euston.

DESCRIPTION

Lower House Farm comprises of a truly historic and charming Grade 2* Listed part black and white timber framed farmhouse originating from circa 1571 and extended in the 17th and 19th Centuries and what you see today is part of what was a larger manor house partially destroyed by fire in the latter part of the 19th Century. Evidence of its earlier 19th Century appearance prior to the fire is contained within a watercolour painted by the Hon. Harriet Rushout in 1844 as reproduced herein. The farmhouse requires sympathetic restoration to preserve and enhance what should be a fine family home.

Oliver Cromwell is reputed to have stayed in Lower House Farm before the Battle of Worcester in 1651 as parliamentarian forces were being mustered close by on the banks of the River Teme just a mile or so away to the south. The farm may originally have been the property of the Earls of Shrewsbury, and the house features three original wall mounted heraldic shields of **rampant lions**.

Lower House Farm includes extensive ranges of traditional and modern farm buildings offering valuable redevelopment potential (subject to planning) including a substantial brick and stone hop kiln/cider house and granary/wainhouse range, a large, detached timber framed threshing barn and several modern steel framed farm buildings with Class Q potential. The farmstead enjoys fine views out across rolling pastoral countryside and the farm's land which runs down to the Corn Brook a tributary to the River Teme.

FARMHOUSE

The farmhouse is set over three floors with a cellar under part and requires restoration throughout. Front door to entrance hall with dining room and panel divide to form a sitting room with feature original wall mounted heraldic shield of a **rampant lion**. Inner hall through to back door entrance and yard. Steps from hallway down to the cellar (caution) and doors to a parlour and to a kitchen/scullery. Stairs from between the kitchen and hall rise to the first-floor split level landings off which there are four bedrooms, one of which features a pair of wall mounted heraldic shields of **rampant lions**, also a storeroom, a bathroom and separate WC. A second staircase rises to a fully boarded attic room.

The farmhouse is approached off the farm drive through a part walled rear garden with a well. A pedestrian gate opens onto a small courtyard flanked by domestic outbuildings. Side and front gardens encircle the house on three sides. Brick and weatherboarded **Garage** (18' x 16'9") and informal parking.

FARM BUILDINGS

Set to the north-east of the farmhouse are extensive ranges of traditional and modern farm buildings mainly grouped around the central driveway and include:

- 6 bay traditional timber frame and weatherboarded **Threshing Barn** and **Cowhouse** range (87'6" x 20') with loft over parts and flagstone floor to one bay.
- Attached 2 bay timber and weatherboarded **Calf Shed** (20' x 15').
- Brick and part weatherboarded **Wainhouse** (18' x 16').
- 3 bay steel framed **Dutch Barn** (44'6" x 21') and lean-to (15'6").
- 3 bay steel framed **Cattle Shed** (45' x 30'), concrete floor.
- 3 bay steel framed **Cattle Shed** (45' x 30'), concrete floor, manger/trough and lean-to covered feed passage (6').
- 2 bay steel framed **Cattle Shed/Workshop** (30' x 20'), concrete floor and **Cattle Shed extension** (30' x 31'6"), concrete floor.
- **Nissen** poultry/storage/lambing hut.
- Traditional brick and clay tile roof **Granary/Wainhouse** (35' x 21'), external steps to loft and an attached stone and clay tile/slate roof **Hop Kiln/Cider House** (36' x 18'8") with part of a cider press dated 1740 and external steps to loft.

LAND

The Grade 3 ring fenced pastureland is divided into several paddocks and is accessed either off a track from the village green or via the farm drive. The land gently slopes down to the Corn Brook on the eastern flank (see plan) and is also fed by spring water to field troughs.

SERVICES

Mains water and electricity.
Private drainage. Spring water.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

No EPC – Listed Building Exemption.

HISTORIC ENGLAND

Lower House Farm - Grade II* Listed

List Entry Number: 1383412

<https://historicengland.org.uk/listing/the-list/list-entry/1383412>

TIMBER, SPORTING AND MINERAL RIGHTS

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

COUNTRYSIDE STEWARDSHIP/SFI

The farm is not in a Countryside Stewardship scheme or Sustainable Farming Incentive agreement.

Rural Payments Agency – Tel: 03000 200 301

NITRATE VULNERABLE ZONE

The farm is not in a Nitrate Vulnerable Zone.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Public footpaths cross over the farm. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor and/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 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 the ownership thereof.

PLANNING

Applicants are advised to make their own enquiries as to the planning potential specific to their own requirements.

PLANNING UPLIFT

No overage will apply to this property sale.

STRUCTURAL AND TOPOGRAPHICAL SURVEYS

A Structural Report prepared by Frank Haywood and Associates and a Topographical Survey are available by e-mail upon request.

FIXTURES & FITTINGS

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

CONDITIONS OF SALE

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 Vendors' Solicitors. These Conditions are available on request by email from the Vendors' Solicitors and may also be inspected in the Saleroom prior to the time of the sale, but they will not then be read. The Purchaser will be deemed to bid on the terms contained in the Conditions and shall be deemed to have purchased with full knowledge thereof, whether or not they shall have read the said Conditions.

TENURE, EXCHANGE OF CONTRACTS AND COMPLETION

Freehold, with vacant possession on completion, which is set for **Thursday, 17th July 2025** (subject to variation by agreement). The successful Purchaser (or their Agent) will be required to sign the contract of sale immediately after the auction and pay a 10% deposit by debit card or by cheque or bankers draft payable to **Norris and Miles Solicitors**.

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

To comply with the Regulations, the Purchaser(s) will be required to provide proof of ID and address on the fall of the hammer and provide details and evidence of funding for the purchase. We recommend a current signed passport/current UK photocard driving licence as proof of identity and the most recent council tax bill or utility bill (not mobile phone bill) or bank statement as proof of address. For further clarification please contact the Agent.

BUYER'S ADMINISTRATION FEE AND REGISTRATION

All bidders must pre-register with the Auctioneer, provide proof of ID and address and details and evidence of funding and collect a bidding number in the Saleroom. The successful Purchaser will be liable to pay a Buyer's Administration Fee of 1.2% inclusive of VAT of the sale price with a minimum charge of £6,000 inclusive of VAT to Nick Champion Limited on the fall of the hammer.

INTERNET BIDDING AND PROXY BIDDING

No internet bidding is available. Bidders may appoint a proxy to bid on their behalf (for example, the Auctioneers, an Agent or a Solicitor) and should request a proxy bidding form in advance from Nick Champion.

VENDORS' SOLICITORS

Norris and Miles Solicitors
6 Market Square, Tenbury Wells, WR15 8BW
Contact: Nick Walker
Tel: 01584 810575 E-mail: post@norrismiles.co.uk

AUCTIONEER

Nick Champion – FNAEA, FNAVA
Nick Champion Limited, 16 Teme Street, Tenbury Wells,
Worcestershire, WR15 8BA
Tel: 01584 810555 E-mail: info@nickchampion.co.uk

VIEWING

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

RESERVE PRICE

The property will be offered with a fixed reserve of £500,000 (subject to the Conditions of Sale and to the Vendors' sole rights to sell or amend prior to sale).

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www.nickchampion.co.uk

PHOTOGRAPHS TAKEN: 20th March 2025

PARTICULARS PREPARED: April 2025



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



**Watercolour painting of Lower House Farmhouse, Boraston, Tenbury Wells
by the Hon. Harriet Rushout – 1844**

This watercolour is of the spectacular late 16th Century farmhouse in the heart of the village of Boraston and was, in the year 1844, the home of the artist's neighbour, a Mrs Goode. It was painted by the artist, the Hon. Harriet Rushout who lived nearby at Burford House in Tenbury Wells. The painting is inscribed to the reverse 'Miss Goode's House, Boraston', HR and dated July 10th, 1844.

Boraston is a small village and civil parish in Shropshire, around two miles from both Tenbury Wells and Burford with reference made to it in the Domesday Book.

Of the seven listed dwellings in the village, one is Lower House Farmhouse.

It is mentioned in the Parish Register Books of Shropshire (1558 – 1812): "The Lower House has black and white timber gables and a fine stack of red brick Jacobean chimneys..." and it is described within its graded state as being late 16th Century with extensions in the 17th and 19th Centuries. It has a painted timber frame with painted brick and rendered infill on a stone plinth, brick cross wing with crow-stepped gable and brick extensions. Notably the large projecting eaves stacks with spurred brick shafts and 19th Century caps. It was part of a larger manor house, part of which was destroyed by fire in the 19th Century.







