



WOOD HALL
BORASTON, TENBURY WELLS,
SHROPSHIRE, WR15 8NB



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AN INSPIRED SMALL COUNTRY ESTATE WITH APPROVAL FOR FURTHER DEVELOPMENT SET IN ABOUT 64 ACRES OF PARKLAND AND WOODLAND.

- 17TH CENTURY FARMHOUSE
- CHARACTER ACCOMMODATION
- THREE RECEPTION ROOMS
- FOUR BEDROOMS

- BATHROOM AND SHOWER ROOM
- CELLAR
- FORMAL GARDEN WITH HAHA, BOTHY & PUMP HOUSE
- SWEEPING DRIVEWAY AND AMPLE PARKING

- PARKLAND AND WOODLAND
- SPORTING FAMILY SHOOT WITH RIGHTS OVER ADJOINING LAND
- PLANNING FOR LARGE EXTENSION
- ABOUT 64.1 ACRES, 25.94 HECTARES

APPROXIMATE DISTANCES

Tenbury Wells - 3 miles, Cleobury Mortimer - 5 miles, Ludlow - 12.3 miles, Bewdley - 12.4 miles, Worcester - 22.7 miles, M5 Junction 6 - 23 miles.

DIRECTIONS

From Teme Bridge, Tenbury Wells turn left onto the A456 towards Ludlow and before the Rose & Crown Inn turn right onto Boraston Lane towards Cleobury Mortimer. At the end of the road turn left onto Boraston Bank and proceed for 2.3 miles. The gated entrance to Wood Hall will be found directly in front of you at the left turn for Tilsop.

SITUATION

Wood Hall is located amidst the glorious rolling countryside of South Shropshire and enjoys fine views from its private setting.

The local market towns of Tenbury Wells and Ludlow are within easy reach and offer a wide range of amenities, shops and services. There are several excellent preparatory schools in the locality including Abberley Hall, The Elms and Moor Park, as well as highly regarded public schools in Hereford, Malvern and Worcester. Wood Hall is also located within the catchment area for the popular Burford Primary School and Lacon Childe School, Cleobury Mortimer.

The A456/A443 provide access to the M5 motorway network, whilst Worcester and Kidderminster also have intercity rail connections to Birmingham New Street, London Paddington and Bristol Templemeads. Birmingham International airport is within about a one hour drive.

DESCRIPTION

Wood Hall comprises of a newly created and inspired

country estate in a most private setting. The historic restored farmhouse is approached by a gravel driveway meandering through park land flanked by both young and mature woodland. The house and grounds enjoy outstanding uninterrupted views across the surrounding rolling countryside. The parkland provides productive grazing interspersed with specimen hardwoods. Mature woodland on the eastern border is complimented by several blocks of young mixed plantation and parcels of game cover which provide the nucleus of a very sporting family shoot.

The property enjoys planning consent to considerably extend the farmhouse to create an exceptional country house with five bedrooms and five bathrooms (see proposed floor plans).

ACCOMMODATION

Wood Hall displays a host of character features including inglenook fireplaces in both the sitting room and dining room. The accommodation is generous and comfortable and the kitchen/breakfast room is well fitted. The study could be utilised as an extra guest bedroom along with the adjacent shower room.

The four first floor bedrooms are well proportioned and offer extensive storage space and are complimented by a well fitted bathroom. A double cellar with internal access provides fine wine storage.

OUTSIDE

The gardens are mainly laid to sweeping lawns extending all around the house and are enclosed by iron estate fencing with a wildflower area and a haha. The gravel driveway leads from the park land into an extensive parking and turning area with ample scope for the creation of ancillary/domestic outbuildings and

garaging. Within the gardens is an old bothy in use as general storage, and nearby in the parkland is a feature pump house.

LAND & SPORTING

The park land and two adjacent paddocks provide plentiful grazing and are well fenced with in parts iron estate fencing and newly planted hedging. The mature woodland situated alongside the eastern border is predominantly Oak and the new mixed mainly hardwood plantations form the borders to much of the remainder of the estate. Some parcels of game cover are incorporated amongst the woodland to enhance what is a very sporting high pheasant family shoot. The property also enjoys shooting rights over an adjoining 52 acres of land.

SERVICES

- Mains electricity, private borehole water and private drainage. Mains water is also available.
- Oil fired central heating.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme and 19.28 entitlements will be transferred to the purchaser. The 2017 Basic Payment will be retained by the vendor.

ENGLISH WOODLAND GRANT SCHEME

5.70 Hectares of woodland are eligible for annual and/or capital payments and the purchaser will take over the contracts for the remainder of the term. 2017 scheme year payments will be retained by the vendor.

FIXTURES & FITTINGS

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

NICK CHAMPION LTD

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EASEMENTS, WAYLEAVES & RIGHTS OF WAY

All prospective purchasers are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details available upon request.

LOCAL AUTHORITY

Shropshire Council - Tel: 03456789000
Council Tax Band - E

PLANNING REFERENCES

17/01972/FUL
15/02187/FUL
14/02622/FUL
12/03046/FUL
12/02737/FUL
12/01302/FUL
11/01992/FUL
11/01298/FUL
10/03614/FUL

TENURE

Freehold.

VIEWING

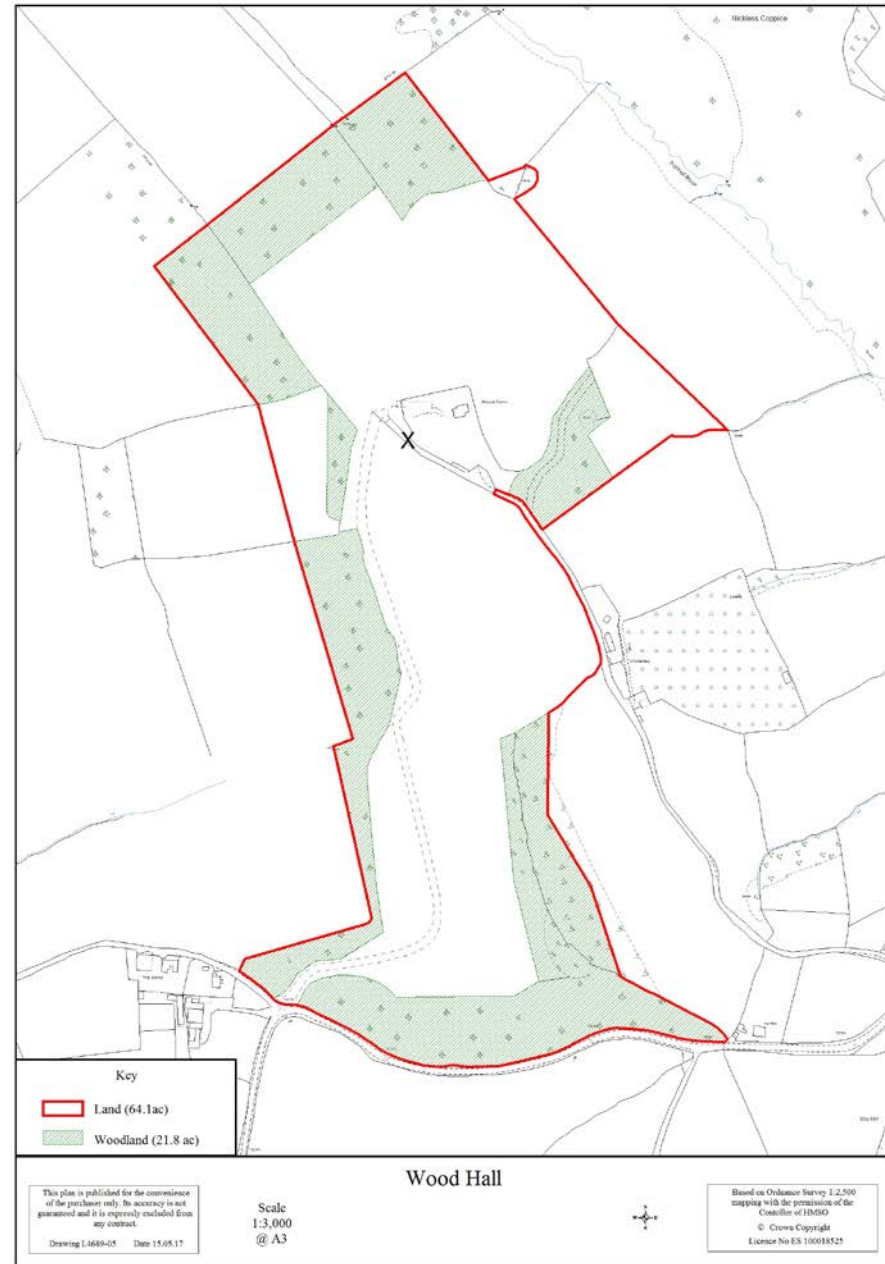
By prior appointment with the Joint Sole Agent: –
Nick Champion – Tel: 01584 810555
To view all of our properties for sale and to let, go to:-
www.nickchampion.co.uk

LONDON SHOWROOM

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

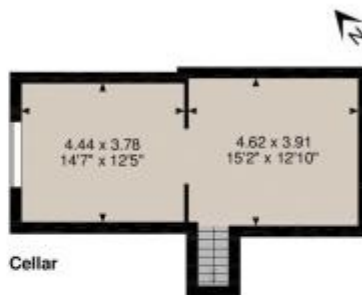
MORTGAGES

For a mortgage calculation visit: www.nickchampion.co.uk



Existing Floor Plans

Wood Hall, Boraston, Tenbury Wells
 Main House internal area 2,684 sq ft (249 sq m)
 Boiler Room internal area 33 sq ft (3 sq m)
 Total internal area 2,717 sq ft (252 sq m)



Proposed Floor Plans

Wood Hall, Boraston, Tenbury Wells
 Internal area 3,586 sq ft (333 sq m)



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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.





Artist's Impression

