



THE HEMN
NASH, LUDLOW, SHROPSHIRE, SY8 3AZ



NICK
CHAMPION

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A DELIGHTFULLY SITUATED RESIDENTIAL FARM WITH HISTORIC FARMHOUSE, MODERN BUILDINGS, CARP POOLS AND PASTURE LAND – ABOUT 43.413 ACRES (17.568 HECTARES).

FOR SALE BY FORMAL TENDER IN TWO LOTS, OR AS A WHOLE.

- HISTORIC EXTENDED FARMHOUSE
- TWO RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS

APPROXIMATE DISTANCES

Tenbury Wells - 4 miles, Cleobury Mortimer – 6 miles, Ludlow – 10 miles, Bewdley – 14 miles, Worcester – 23 miles, M5 J6 – 25 miles, Birmingham International Airport – 50 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 signed Leominster/Shrewsbury. Proceed for 0.2 mile before turning right onto Clee Hill Road/B4214. After 2.3 miles turn right signed Nash/Boraston and with the junction's grass triangle on your left hand side proceed straight over for Shear/Cadbury onto the downward sloping council lane and proceed for about 1 mile and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION

The Hemn is charmingly situated amidst rolling pastoral countryside at the foot of the Clee Hill. The market town of Tenbury Wells is within easy reach and access to the M5/M42 is best via Junction 5 Droitwich and M5 south via Junction 6 or 7 at Worcester. Local West Country rail connections are available at Ludlow and Leominster, whilst Kidderminster and Droitwich provide intercity connections via Birmingham New Street to London Euston or via Worcester to London Paddington. Birmingham International Airport is around a one hour drive away and there is a private light aircraft landing strip at Milson within a ten minutes' drive away from the property.

DESCRIPTION

The Hemn is a delightful residential farm with equestrian and leisure potential. The handsome mellow red brick extended and part timber frame historic farmhouse occupies a site noted in the Domesday Book and provides far reaching views across the surrounding glorious rolling countryside. The farmhouse is in need of some updating but offers extremely generous and airy accommodation with original features and also incorporates a self contained apartment ideally suited for staff or AIRBNB accommodation.

- SELF CONTAINED APARTMENT WITH TWO BEDROOMS
- MODERN STEEL FRAMED FARM BUILDINGS
- BRICK STABLE BLOCK AND YARD

The farmhouse is approached on past the farm buildings by a part brick paved driveway with ample parking and is set within extensive part walled gardens.

The modern farm buildings have been well maintained and provide livestock housing and secure machinery & fodder storage.

A traditional brick cow house and granary/feed block has been converted to provide stabling but may also provide some development potential and the equestrian element is further complimented by a purpose built timber stable block and a woodchip arena.

The gently sloping grade 3 pasture land is comprised within two ring fenced blocks on either side of the council lane and to the east of the farmstead are three delightful carp & wildfowl pools offering additional income potential.

In all, The Hemn extends to 43.413 Acres, 17.568 Hectares.

LOT 1 FARMHOUSE, FARM AND EQUESTRIAN BUILDINGS, PASTURE LAND AND CARP POOLS ABOUT 25.573 ACRES, 10.349 HECTARES.

FARMHOUSE ACCOMMODATION

French doors open into the porch leading through to an entrance hall. The sitting room has a Clearview woodburning stove on a multi-coloured marble hearth with a copper back and a wooden surround, and a wide window with a window seat. An inner hall with a cloakroom and staircase leads through to the dining room which has a marble open fireplace, and a decorative corner display unit. Steps from the entrance hall lead down to the kitchen/breakfast room which has wooden base and wall units, a stainless steel double sink and drainer, an integral Hoover electric double oven and New World electric hob, a heated towel rail, Grant oil fired boiler, two partially glazed doors to outside and doors leading through to the dairy/utility

- WOODCHIP ARENA
- PRODUCTIVE PASTURE LAND
- THREE CARP POOLS

room, and to an inner hall with two store cupboards and a door opening onto steps leading down to a large conservatory/garden room with a glazed roof and two pairs of French doors to outside.

From the inner hall stairs rise up to the first floor landing off which are two double bedrooms, one of which has fitted wardrobes, and a bathroom with a bath, separate shower, vanity basin unit and wc. Stairs from the first floor landing rise up to the second floor landing and to two further double bedrooms, a wc and a separate cupboard housing a water tank.

From the entrance hall a door opens onto steps rising up to the self-contained apartment. The sitting room has an open fire with a metal surround and a built in oak cupboard and display cabinet. The kitchen/dining room has a range of wooden base units, a stainless steel sink/drain, an integral electric oven and hob, a fitted cupboard behind oak shelving, an airing cupboard behind oak shelving, and a part glazed door leading out onto a flat roof. Stairs rise up from the kitchen/dining room to a landing with a cloakroom with wc and small vanity basin unit. Openings lead through to two bedrooms, the larger of which has an ensuite with a Bristan Glee shower and a small vanity basin unit (to be completed).

OUTSIDE

The farm drive leads off the lane to an extensive brick paved parking and turning area set at the approach to the farmhouse.

The formal part walled gardens extend all around the house and include a terrace with an old well and external steps leading down to two cellar rooms. The gardens also include lawns, borders, shrubberies, ornamental trees and an old pear orchard with vegetable and soft fruit plots. The large timber framed conservatory/garden room is attached to the gable end of the south wing of the farmhouse and is in need of replacement and beyond is a brick/stone & tile lock-up garden store/workshop. There is also external access to a garden WC.

FARM AND EQUESTRIAN BUILDINGS AND ARENA

Adjoining the north side of the drive is a 5 bay (56' x 46' 6") lock up machinery shed/workshop of block with brick faced and weatherboarded elevations under a box profile sheeted roof with roller shutter door and attached garage.

Opposite is a 3 bay Mifflin cattle shed with feed barrier passage and barn (45' x 30' 6") of steel framed construction with Yorkshire boarding over block walls, galvanised iron sheeted and corrugated sheeted roof.

A traditional brick & tile roof single storey cow house has been converted into 3 stables and an attached two storey feed store and loft has been converted to form additional loose boxes (demountable internal stabling not included) with a loft over.

Below is a timber and felt roof twin stable block facing onto the brick paved yard and adjacent is a part open fronted 3 bay garage/tractor shed, and feed/fodder store constructed of a steel frame, block and brick faced walling, concrete floor and a box profile sheeted roof. The woodchip arena (25 m x 15 m) is set to the rear with access off the brick paved yard area.

LAND

About 21 acres of productive Grade 3 pasture land extends mainly to the south and east of the farmstead and includes a parcel of old orchard on the north side. The land has access to mains water fed field troughs and to streams running through the farm.

CARP POOLS

The three fresh water carp pools are stepped down through the farm and are fed by two separate streams and host a variety of resident and visiting wild fowl. In total the pools extend to about 2 acres.

LOT 2

PASTURE LAND AND WOODLAND ABOUT 17.840 ACRES, 7.219 HECTARES

A useful block of Grade 3 ring fenced pasture land contained within two enclosures and situated across the lane to the west of Lot 1. Gently sloping, undulating and free draining with trough fed water and access to stream water, together with two parcels of woodland providing shelter along the northern edge.

SERVICES

Lot 1 – Mains electricity (single phase) and mains water (metered), private drainage and oil fired central heating.

Lot 2 – Mains water (metered).

BASIC PAYMENT SCHEME AND STEWARDSHIP

The Hemn is registered on the RLR and about 15.37 hectares are eligible for the BPS. No BPS entitlements are included in the sale (see Contract). The Vendors if claiming will retain the 2019 Basic Payment.

The farm is not entered into any Countryside Stewardship Schemes.

NITRATE VULNERABLE ZONE

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

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

Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

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. The Purchaser(s) 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 ownership thereof.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F

Full details are available upon request.

LOCAL AUTHORITY

Shropshire Council – 0345 678 9000

Council Tax Band E

METHOD OF SALE

The property is for sale by formal tender in 2 lots, or as a whole. All tenders must be submitted on the official tender form which is available on request from the Vendors' Solicitors and is to be accompanied by a cheque or bank draft for 10% of the total bid price and returned in a sealed envelope marked "The Hemn, Nash" to the Vendors' Solicitors – Norris and Miles Solicitors by 12 noon on Thursday, 6th June 2019.

TENURE

Freehold with vacant possession on completion on 1st August 2019 or earlier by agreement.

VIEWING

By prior appointment with the Sole Agent: –
Nick Champion

Tel: 01584 810555

E-mail: info@nickchampion.co.uk

To view all of our properties for sale and to let, go to:-
www.nickchampion.co.uk

VENDORS' SOLICITORS

Norris & Miles Solicitors

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

For the attention of Harvey Griffiths – Tel: 01584 810575

E-mail: post@norrismiles.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

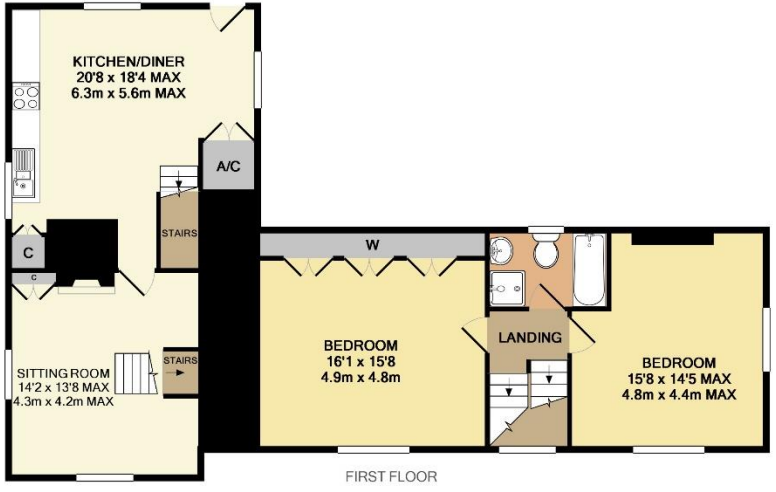
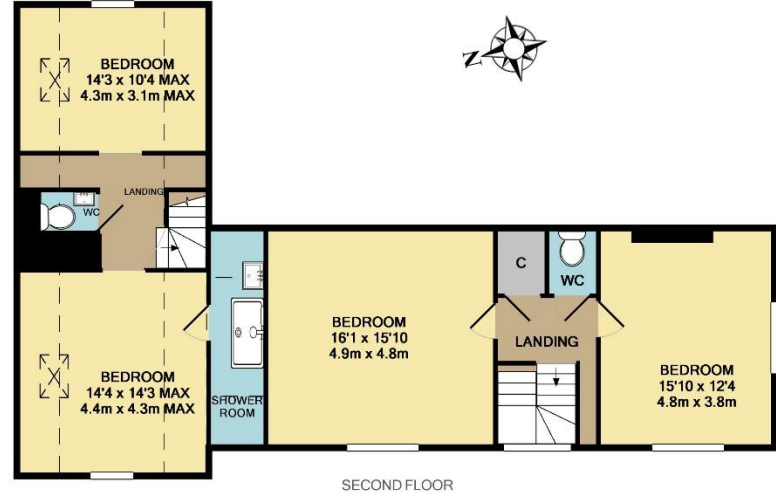
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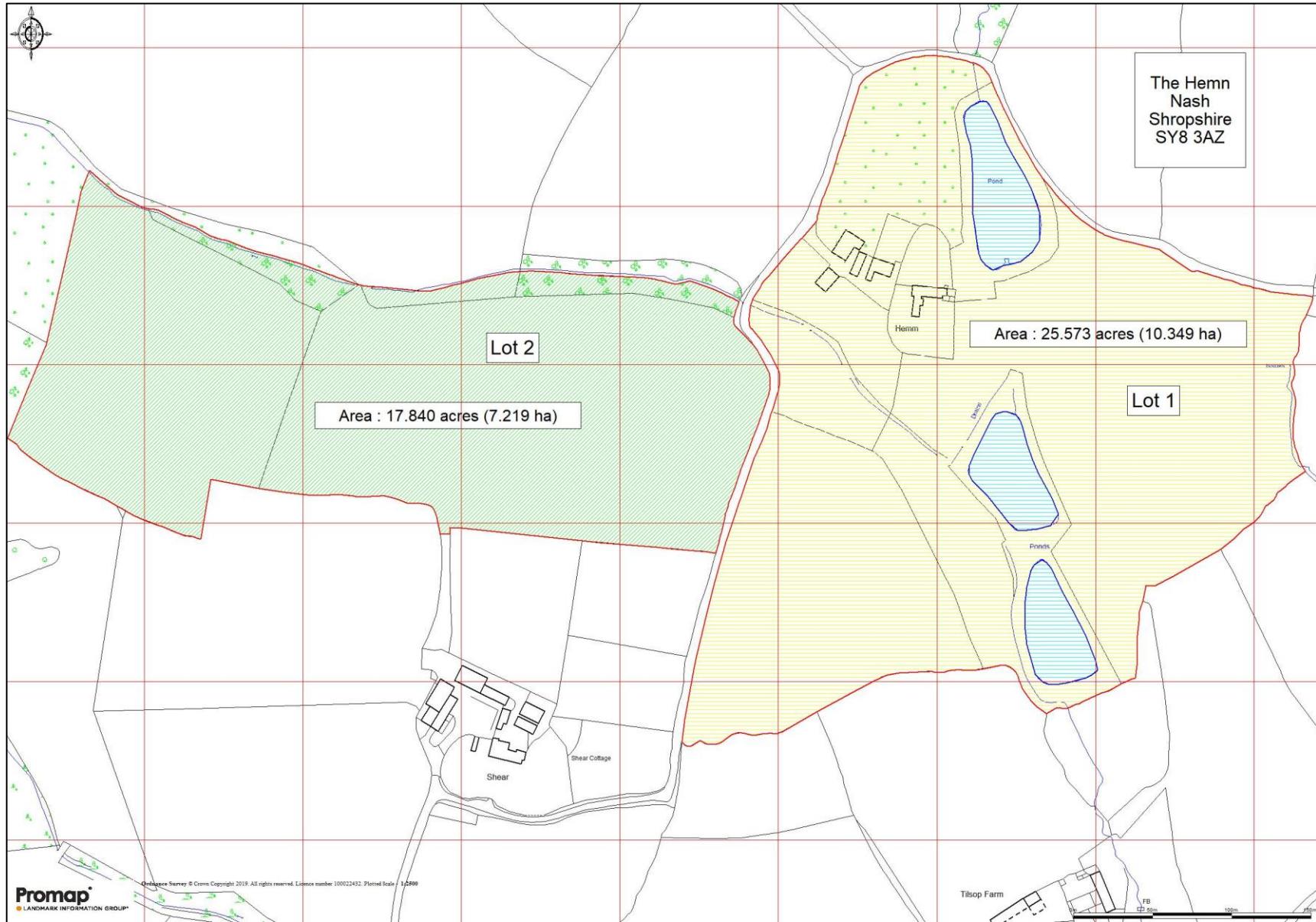
Photographs taken on 14th March 2019.

Particulars prepared: April 2019.



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.
 Made with Metropix 6/2019





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.





