

# BROOMBANK FARM

NEWNHAM BRIDGE, TENBURY WELLS,  
WORCESTERSHIRE, WR15 8NX



NICK  
CHAMPION

# BROOMBANK FARM, NEWNHAM BRIDGE, TENBURY WELLS, WORCESTERSHIRE, WR15 8NX

A SUPERBLY EQUIPPED SMALL FARM WITH A MODERN FARMHOUSE (AOC), ABOUT 5,660 SQ FT OF MODERN FARM BUILDINGS AND LEVEL PASTURELAND OVERLOOKING THE TEME VALLEY – ABOUT 24.53 ACRES (TBV).

- FARMHOUSE KITCHEN WITH RAYBURN
- TWO SPACIOUS RECEPTION ROOMS & GARDEN ROOM
- FARM OFFICE, UTILITY ROOM & CLOAKROOM

## APPROXIMATE DISTANCES

Tenbury Wells – 5.7 miles, Kidderminster – 13 miles, Ludlow – 15.5 miles, Worcester – 20 miles, M5 Junction 6 – 21 miles, Birmingham – 32 miles.

## DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the T-junction turn right onto the A456 in the direction of Kidderminster. Proceed for 3.4 miles before turning left at The Talbot Inn to stay on the A456 signed Kidderminster. Proceed for another 1.8 miles before turning right onto the layby just after passing Archfield Farm. The green gated driveway to Broombank Farm leads off the layby on past Frogs Hall as indicated by Nick Champion directional arrows.

## SITUATION & DESCRIPTION

Broombank Farm is conveniently and privately situated a short distance off the A456 in the parish of Lindridge. The farm is set well back and concealed from the road with the farmstead at its heart, and it enjoys far reaching views across the Teme Valley.

Broombank Farm provides a rare opportunity to acquire a superbly maintained modern farmhouse with quality farm buildings together with well fenced pastureland in excellent heart, in all about 24.53 acres, 9.93 hectares (tbv).

Broombank Farm will appeal to a wide range of purchasers including retiring, downsizing or hobby farmers and would also be ideally suited for a pedigree livestock breeding unit.

Broombank Farm is just a short drive from the market town of Tenbury Wells which offers many facilities including 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. The property is within the catchment area for Lindridge St Lawrence C of E Primary School and Tenbury High

- MASTER BEDROOM WITH ENSUITE & BALCONY
- THREE FURTHER BEDROOMS & FAMILY BATHROOM
- ATTRACTIVE GARDENS & ORCHARD

Ormiston Academy. There are several excellent independent prep schools in the locality including Moor Park and Abberley Hall. Kidderminster, Worcester, Birmingham and the M5/M42/M40 motorway networks are also all within commutable distance as are the mainline rail services at Kidderminster, Droitwich and Worcester connecting to Birmingham, Bristol and London.

## FARMHOUSE

The farmhouse was built circa 1990 of brick elevations under a clay tiled roof and a substantial and sympathetic extension was added and completed circa 2008 by the current owners who have completely refurbished and improved the house during their tenure.

The farmhouse is south west facing and enjoys far reaching views across the beautiful Teme Valley. The farmhouse offers comfortable and spacious accommodation over two floors featuring a farmhouse style kitchen with Rayburn and benefits from oil fired central heating, double glazing with some Pilkington Activ Blue glazing and low cost solar powered energy.

## ACCOMMODATION

The partially glazed entrance door with canopy porch opens into the oak floored entrance hall which leads to the reception rooms and farmhouse kitchen. The farmhouse style kitchen has a tiled floor, a range of light wood base and wall units with black granite worktops incorporating a sink/drain, a Rayburn and an integral Bosch electric hob with an extractor hood over, an integral Bosch eyeliner electric double oven, an integral dishwasher and Bosch microwave, and space for a small fridge/freezer. An opening from the kitchen leads to the oak floored dining room which has a decorative brick fireplace housing an electric fire. The sitting room has a Woodwarm stove on a stone hearth inset into a brick inglenook style fireplace, and two sets of French doors opening into the garden room and garden. The garden room has a tiled floor and has French doors and a single glazed door all opening onto the garden. The rear hall has a

- 5,660 SQ FT OF MODERN FARM BUILDINGS
- HARDSTANDING STORAGE
- PASTURELAND & PADDOCKS

tiled floor, a door to outside and a cloakroom with a vanity basin and wc. The adjacent farm office overlooks the garden. The utility room has a tiled floor, a stainless steel sink/drain, plumbing for a washing machine and space for a tumble drier and fridge/freezer, and houses the Worcester Danesmoor 20/25 central heating boiler.

Stairs from the entrance hall rise up to the first floor landing with airing cupboard. The generous master bedroom suite has a glazed door opening out onto a balcony with space for a bistro table and chairs and the ability to enjoy an al fresco breakfast with a view, an extensive range of built in wardrobes, and an ensuite with a rain shower head in an extra large cubicle, a vanity unit incorporating a basin and wc, a bidet and a heated towel rail. There are two further double bedrooms each with built in wardrobes, and one with a hand basin. The cosy fourth bedroom has space for a single bed but could also be utilised as a study or ironing/dressing room. The family bathroom has a bath with a Triton T80xr shower over, a pedestal basin, wc and vanity unit.

## GARDENS

The attractive and well kept sunny cottage style gardens lie mainly to the south side of the farmhouse and incorporate an Indian sandstone patio entertaining area adjacent to the property with a three tier stone water feature and a covered seating area under the master bedroom balcony which is host to a lovely display of wisteria. The level gardens are mostly laid to lawn with well stocked shaped beds with many perennial flowers and shrubs, and several specimen ornamental trees provide shade. There is a productive vegetable garden bordered by shrub and rose beds with an adjacent trellis host to a variety of beautiful and fragrant climbing roses and clematis. On the east side of the formal gardens a wicket gate leads to the well tended orchard which has a selection of bush and half standard apple, plum, damson and pear trees and the orchard is also home to the owners' rare breed free range hens.

## FARM BUILDINGS

The modern steel framed farm buildings are approached off the farm drive leading on past the farmhouse and are surrounded by concrete aprons and hardstanding. Extending to about 5,660 square feet the complex of adjoining buildings have been exceptionally well maintained and provide for machinery and fodder storage and cattle/sheep housing and handling.

On the west side is a 4 bay lean to (60' x 24'9") forming a 2 bay open fronted tractor shed/garage with a lock up workshop and storage bay with mezzanine. Adjacent is an open gable ended 4 bay silage barn (60' x 24'9") with mass concrete walling and at the closed gable end are twin built in dog penning with loft storage over. Attached on the east side is a triple 3 bay range currently forming a lean to sheep shed (45' x 24'9") with feed barrier, a central raised feed passage/fodder store (45' x 15'6") and a sheep shed/handling unit (45' x 19'6") with built in diesel stand.

Beyond is a hardcore collecting yard and open machinery storage compound.

## LAND

The mainly level to gently sloping pastureland is well fenced with some strong hedge boundaries and extends around the farmstead on three sides. The conveniently sized grazing paddocks provide for ease of management and movement of stock with the benefit of mains fed water troughs and shade and shelter both from field boundary oak trees and from neighbouring Ash Coppice to the east. The pastureland is classified Grade 3 and extends in total to about 22.93 acres, 9.28 hectares (tbv).

## SERVICES

Mains water (metered) and single phase electricity. Private drainage. Oil fired central heating. Compound of ground level mounted "Good Energy" 4kW solar panels generating circa £1,500 pa (tbv).

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D - Further details are available upon request.

## TENURE

Freehold with vacant possession on completion.

## FIXTURES & FITTINGS

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

## LOCAL AUTHORITY

Malvern Hills District Council - Tel: 01684 862151  
Council Tax Band E

## PLANNING

The farmhouse was granted planning permission Application Number 90/00064/TEN on 19<sup>th</sup> March 1990 subject to an Agricultural Occupancy Condition (AOC) in which it states "The occupation of the dwelling shall be limited to persons employed or last employed in agriculture as defined in Section 290 (1) of the Town and Country Planning Act, 1971, or forestry, or the dependants of such persons residing with him (but including the widow or widower of such person)." – Copies are available from the Agent upon request.

## BASIC PAYMENT SCHEME (BPS)

Broombank Farm is registered on the Rural Land Register (RLR) and 9.37 Non-SDA entitlements will be taken to by the Purchaser at a cost of £180 (£150 + VAT) per entitlement. The Vendors will retain the BPS 2020 payment.

Rural Payments Agency – Tel: 03000 200 301.

## COUNTRYSIDE STEWARDSHIP (CS)

No application has been made to enter into any CS Scheme.

## DRINKING WATER SAFEGUARD AND NITRATE VULNERABLE ZONES

Broombank Farm is situated within a Drinking Water Safeguard Zone for Surface Water but not for Ground Water. Broombank Farm is not currently within a Nitrate Vulnerable Zone.

## PLANS, SCHEDULES & BOUNDARIES

The plan with these particulars is taken from the Land Registry Title Plan (WR99550) 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 ownership thereof.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

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

A public footpath crosses over the south east corner of Broombank Farm.

## METHOD OF SALE

The property is for sale by private treaty.

## VIEWING

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

Tel: 01584 810555 or E-mail: [info@nickchampion.co.uk](mailto:info@nickchampion.co.uk)

To view all of our properties for sale and to let go to:-  
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## LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

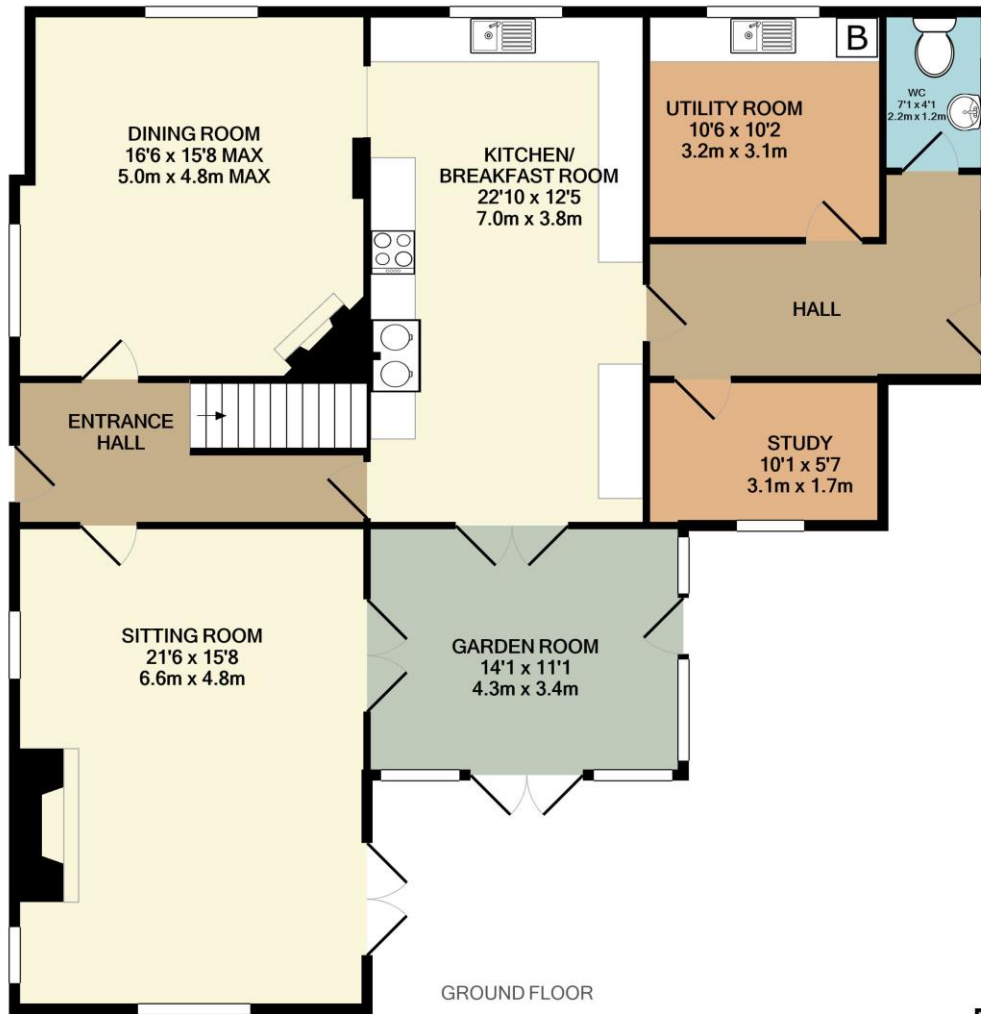
Tel: 020 7318 7082

INTERNAL PHOTOGRAPHS TAKEN: 11<sup>th</sup> October 2018.

EXTERNAL PHOTOGRAPHS TAKEN: 21<sup>st</sup> May 2020.

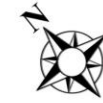
PARTICULARS PREPARED: May 2020.





GROUND FLOOR

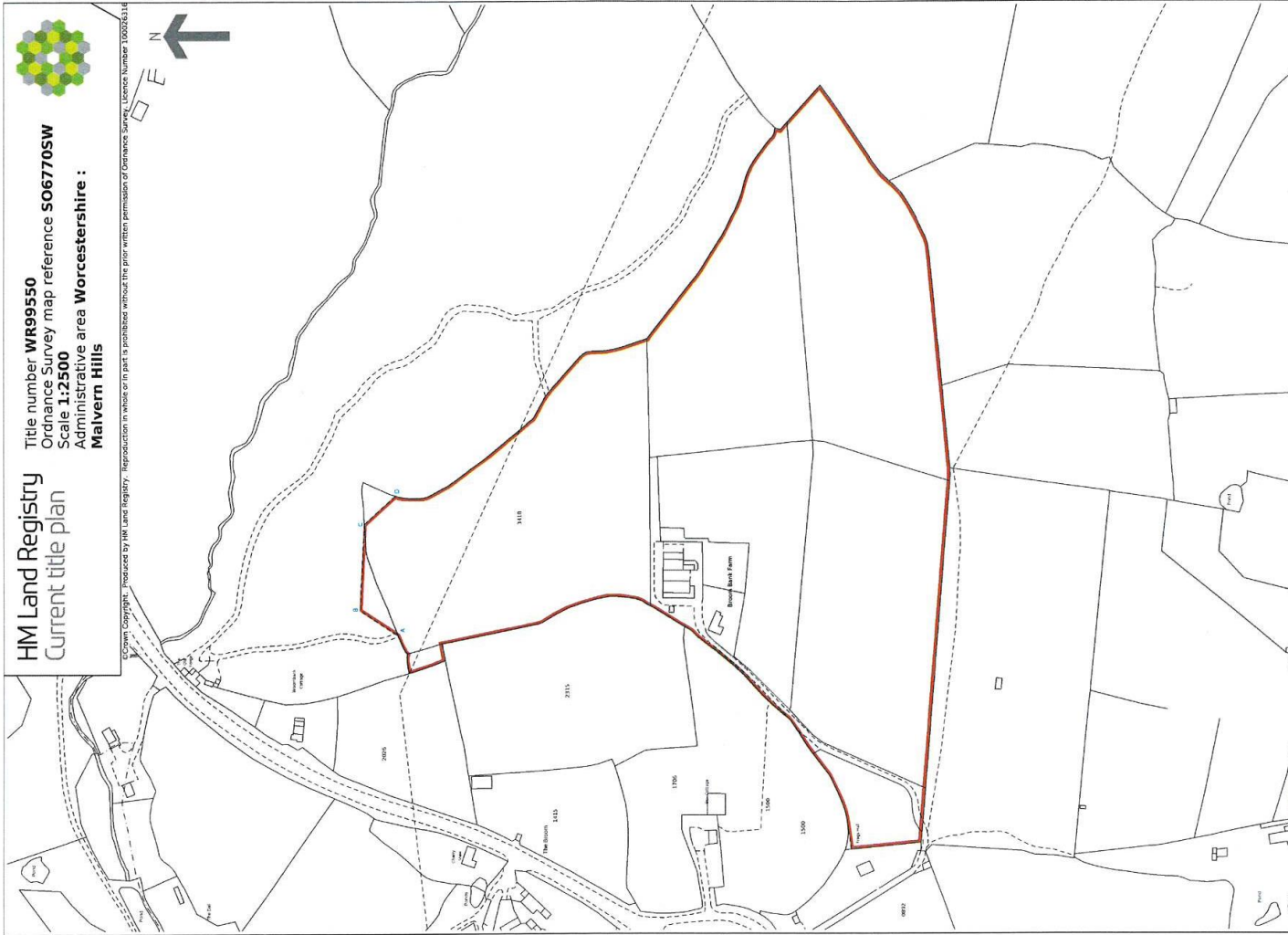
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR

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