



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## THE CORN MILL

WOODHALL FARM BARN, WICHENFORD,  
WORCESTER, WR6 6YE

TO LET UNFURNISHED ON AN  
ASSURED PERIODIC TENANCY

**RENT £1,250 PCM + FEES**

EXCLUSIVE & PAYABLE IN ADVANCE



### A SUPER BARN CONVERSION IN AN ACCESSIBLE RURAL LOCATION.

- KITCHEN/BREAKFAST ROOM • DINING ROOM • SITTING ROOM • THREE DOUBLE BEDROOMS
- BATHROOM • SHOWER ROOM • GARDEN • PARKING • EPC RATING D

#### NICK CHAMPION LTD

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



# THE CORN MILL, WOODHALL FARM BARN, WICHENFORD, WORCESTER, WR6 6YE

## ACCOMMODATION

A part glazed door leads into the kitchen/breakfast room which has a ceramic tiled floor, a range of oak units incorporating a stainless steel sink/drain, a freestanding Zanussi cooker with an extractor hood over, space for a fridge, freezer, dishwasher and washing machine, and housing for the Worcester boiler. The dining room also has a ceramic tiled floor, an understairs cupboard, a part glazed door to outside and an opening through to the spacious sitting room. The ground floor shower room has a ceramic tiled floor and walls, a large shower cubicle, a pedestal basin, wc and heated towel rail.

Stairs from the dining room rise up to the first floor landing off which there are three generous double bedrooms. The bathroom has a bath with a Grohe shower over, a pedestal basin, wc and heated towel rail.

## OUTSIDE

The property is approached via a shared driveway which leads to the courtyard development with ample parking and turning space. To the rear of the property is an enclosed garden with a patio entertaining area and lawn.

## SERVICES

Mains water and electricity are connected.  
Shared private drainage.  
LPG gas fired central heating – Worcester boiler.  
Double glazing throughout.

## FIXTURES & FITTINGS

All items in the nature of fixtures and fittings not mentioned within these particulars or the inventory are excluded.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D - Full details available upon request or follow the link:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/3900-1048-0922-6394-3643>

## TENANCY

The property is to be let on an Assured Periodic Tenancy.

## TENANT FEES

See attached Tenant Fees Schedule for information.

## SECURITY DEPOSIT

A refundable security deposit of £1,435 is required at the commencement of the tenancy to be held in the Tenancy Deposit Protection Scheme (Custodial) provided by the Deposit Protection Service. The deposit is returned at the end of the tenancy subject to the terms having been satisfactorily met and subject to any dilapidations.

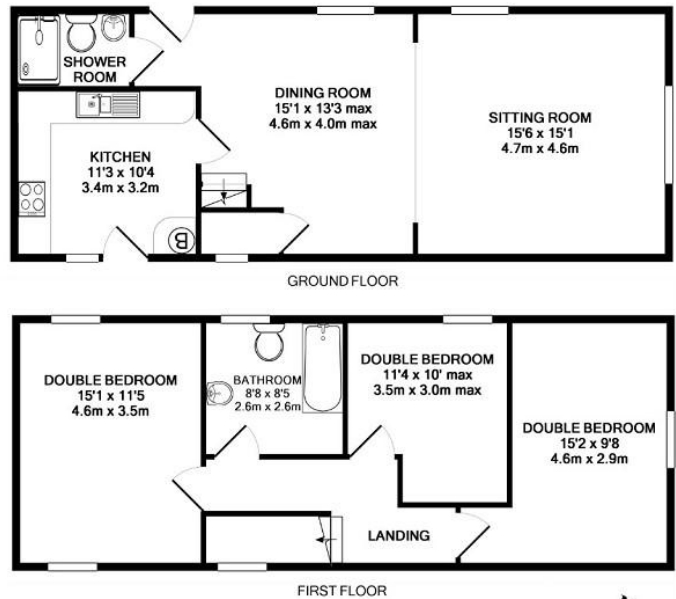
## SPECIAL TERMS

The Tenant to keep the property and garden in a reasonable and tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

## VIEWING

By prior appointment with the Agent: -  
Nick Champion – Tel: 01584 810555

View all of our properties for sale and to let at: -  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



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 5/2014



what3words: ///unicorns.foreheads.hiring

Photographs taken: 2014  
Particulars prepared: August 2026

# Tenant fees schedule



Applies only to Assured Periodic Tenancies (APTs) in England from 1 May 2026 in line with Tenant Fees Act 2019 and Renters' Rights Act 2025

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## Holding Deposit (per tenancy)

One week's rent

To reserve a property. This will be offset against the first month's rent or tenancy deposit, as agreed.

## Tenancy Deposit (per tenancy)

|                           |                  |
|---------------------------|------------------|
| Annual rent below £50,000 | Five weeks' rent |
| Annual rent above £50,000 | Six weeks' rent  |

The tenancy deposit covers damages or defaults on the part of the tenant during the tenancy and will be protected in a government-authorised tenancy deposit scheme. Properties with an annual rent of more than £100,000 are not covered by the Tenant Fees Act.

## Rent

The rent payable for the tenancy must not be more than the advertised amount. The rent period must either be one calendar month or a shorter period of up to 28 days. A tenant will be able to end a tenancy by giving two months' notice in writing. The end date of the tenancy must align with the end of a rent period.

## Rent in advance of move in date

Rent is payable following signing of the tenancy agreement and in accordance with the agreed tenancy terms. For tenancies entered into on or after 1 May 2026, no more than one month's rent may be requested in advance.

## Late Payment of Rent

Interest may be charged on unpaid rent if it remains outstanding for more than 14 days. Interest will be charged at a maximum of 3% above the Bank of England Base Rate from the date the rent became due until payment is made.

## Lost Key(s) or other Security Device(s)

Tenants are liable for the actual cost of replacing any lost keys or security devices. If the loss results in locks needing to be changed, or replacement security devices being issued, the tenant will be charged the reasonable cost of a locksmith or security engineer, new lock and replacement keys/devices for all relevant parties.

## Variation of Contract (Tenant's Request)

**£50 (inc. VAT)** per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

## Change of Sharer (Tenant's Request)

**£50 (inc. VAT)** per replacement tenant or reasonable costs incurred if higher. Includes referencing, Right to Rent checks, deposit registration and legal documentation.

## Early Termination (Tenant's Request)

If the tenant wishes to end the tenancy early (including where less than the required notice period is given), they will be liable for the landlord's reasonable costs. Under an Assured Periodic Tenancy, then the landlord can charge a fee if their tenant does not give the correct amount of notice. The usual amount of notice is two months. The landlord can charge up to the amount of rent they would have received if the tenant had given the correct amount of notice.

## CLIENT MONEY PROTECTION:



[www.propertymark.co.uk](http://www.propertymark.co.uk)



## INDEPENDENT REDRESS:



[www.tpos.co.uk](http://www.tpos.co.uk)

