

Hilltop Farm

ROCHFORD, TENBURY WELLS, WORCESTERSHIRE







Hilltop Farm

ROCHFORD, TENBURY WELLS, WORCESTERSHIRE, WR15 8SR

Tenbury Wells 4 miles • Worcester 18 miles • Birmingham 35 miles • London 142 miles
(Distances and times are approximate)

Productive farm with diversified income

- A substantial main farmhouse set within pretty walled garden
 - 3 further houses- currently used as holiday lets
 - A pair of semi-detached cottages
- Traditional and modern farm buildings, including purpose built potato stores
 - Productive arable and grassland
 - Woodland and sporting potential

In all about 489.43 acres (198.08 hectares)

For sale as a whole or in 2 lots by private treaty

For sale on behalf of LPA Receivers



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gwordsworth@savills.com

Your attention is drawn to the Important Notice on the last page of the text

LOCATION

Hilltop Farm is located in a picturesque rural setting about 4 miles from the town of Tenbury Wells, which is north west of Worcester and south west of Birmingham. Tenbury Wells includes a good range of amenities expected of a market town and more extensive shopping and leisure is found at Hereford, Worcester and Kidderminster.

Rochford and Tenbury Wells offer C of E primary schools, and Tenbury Wells two secondary schools (one private and one state). Private schooling is available at Moor Park, Abberley Hall, Malvern, Kings School, Worcester and Hereford Cathedral School.

By Road:

Tenbury Wells: About 4 miles

Worcester: About 18 miles

Birmingham: About 35 miles

London: About 142 miles

By Train:

Birmingham to London Victoria from 1 hr 37 mins

Worcester Shrub Hill to London Paddington from 2 hr 7 mins

By Air:

Birmingham Airport: about 46 miles

Approximate distances and times

HILLTOP FARM

Extending to about 489 acres (198 hectares) in all, Hilltop Farm is a commercial and residential farm with a large farmhouse and 5 other cottages occupying a stunning location rising above the Teme Valley close to the Worcestershire/ Herefordshire border. The farm is mainly arable with areas of grass and pockets of woodland, which would suit a farm shoot. The arable land is used in rotation and much is capable of growing potatoes.

The farm buildings are located around a large concrete yard and include three large potatoes stores as well as a workshop, livestock buildings and traditional farm buildings.

A significant rental income is generated from the variety of lettings, including holiday lets on three of the cottages.

Hilltop Farm is offered for sale as a whole or in two lots by private treaty:

Lot 1

Hilltop Farm, Farm Buildings, 1 & 2 Hilltop Cottages, Hunters Moon and The Chestnuts. About 479.84 acres (194.20 hectares)

Lot 2

Hollywall Cottage and about 9.59 acres (3.881 hectares)





MAIN HOUSE

Approximate Gross Internal Area:
670sq m/ 7212sq ft.



Ground Floor

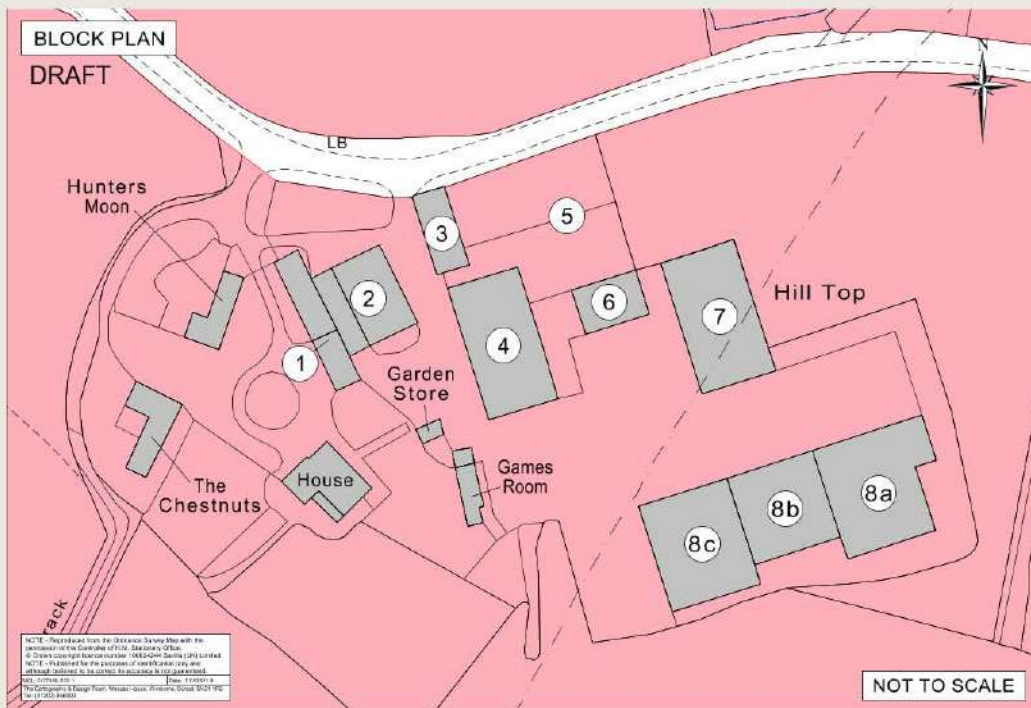


First Floor



Second Floor





LOT 1 – HILLTOP FARM, FARM BUILDINGS, 1 & 2 HILLTOP COTTAGES, HUNTERS MOON AND THE CHESTNUTS. ABOUT 479 ACRES (194 HECTARES)

Main House

Hilltop farm house is an attractive brick house of approx 7212 square feet. To the front of the property is a terrace providing a large outdoor dining area with outstanding views. The house has large gardens with borders and lawns.

The ground floor comprises a large entrance hall leading to a drawing room with a decorative stone fireplace and the dining room with a large feature brick fireplace. Both of these rooms are formal in nature with high ceilings. The hall leads to a large kitchen with an oil fired four oven AGA, leading to additional utility rooms and rear hall. From the front hall a snug and an office are found. There is a substantial cellar.

Upstairs there are a substantial number of bedrooms, a number of which have ensuite bathrooms and are of a larger size.

Across the garden is a converted building used as a games room with small kitchen fitted out for entertaining, WC and large entertaining room with French doors and wood burner.

Farmyard

1	Brick traditional farm building	Substantial brick building partly converted to open fronted garages, the adjoining un-converted building offers opportunity for a variety of alternative purposes.
2	Dutch barn with lean-to	Steel frame with corrugated iron and fibre cement cladding and roof. Part block walling, part sleeper walling, internal grain divisions. Housing former grain drying system.
3	Cart Shed	Traditional open front building of stone under a slate roof.
4	Livestock building	Steel portal frame with fibre cement roof, block walling and wooden cladding.
5	Silage pit	Concrete base, concrete panel walling.
6	A lean-to livestock building.	
7	General Purpose farm building	Steel Frame, fibre cement roof, concrete floor and part block walls. Used as a workshop and formerly for potato grading.
8 a/b/c	Potato stores	3 insulated potato stores with climate control. Very large concrete apron in front, roller doors. Concrete floor. Capacity understood to be approx. 6,500 tonnes of potatoes.

There is a weighbridge in the farmyard (condition unknown)





The Land



Hunters Moon

Hilltop Cottages 1 and 2

A pair of semi-detached cottages each with kitchen and sitting room, two bedrooms and an upstairs bathroom. Outside there is a garden and a store with each cottage.

Hunters Moon

A large detached barn conversion the downstairs comprising a large kitchen, snug with a wood burner and two bedrooms. Upstairs comprises 5 bedrooms, 2 with ensuite bathrooms.

The Chestnuts

A large detached barn conversion and partly walled garden. Rooms laid out as on the floorplan, including large kitchen with an AGA and sitting room with a wood burner.

The Land

The land at Hilltop is undulating and largely arable, with grassland around the house. It is a red soil, typical of the area and primarily of the Bromyard series, which is well known for its productive capacity for growing cereals and short term grassland.

In addition the land benefits from a number of parcels of woodland and the topography of the farm would lend itself well to a shoot, which historically there was on the farm.

LOT 2- HOLLYWALL COTTAGE AND LAND

Hollywall Cottage is a detached house in a lovely rural position with excellent views over the surrounding land. Hollywall comprises a large kitchen, sitting room and bedroom on the ground floor with 3 bedrooms and 2 bathrooms upstairs. The cottage has been used for holiday lets, for a number of years. Outside there is a large garden and a paddock and extends to about 9.59 acres in all.



Hill Top Cottages 1 and 2



The Chestnuts



The Land



Lot 2 - Hollywall Cottage

CHESTNUTS



Ground Floor



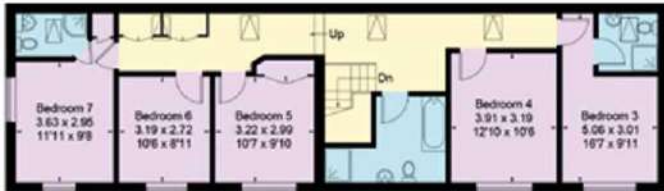
First Floor

HOLLYWALL COTTAGE



First Floor

HUNTERS MOON

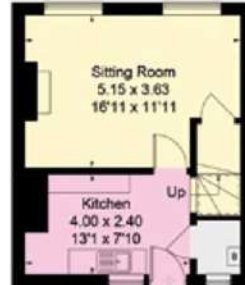


First Floor

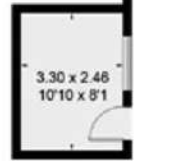


Ground Floor

COTTAGE 1



First Floor



Ground Floor

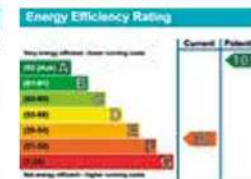


Ground Floor

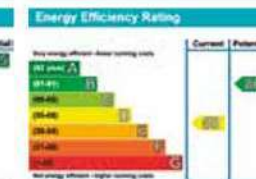
Approximate Gross Internal Area:
 Hunters Moon: 228.1 sq.m. / 2455 sq.ft.
 Cottage 1: 67.8 sq.m. / 730 sq.ft.
 Hollywall Cottage: 191.8 sq.m. / 2064 sq.ft.
 Chestnuts: 315.4 sq.m. / 3395 sq.ft.



HILL TOP HOUSE



2 HILL TOP COTTAGE



1 HILL TOP COTTAGE



CHESTNUTS



HOLLYWALL



HUNTERS MOON

GENERAL REMARKS AND STIPULATIONS

Tenure and Possession

The freehold of the property is offered for sale with vacant possession subject to:

Hilltop Cottage 2 - subject to an Assured Shorthold Tenancy

Farmland - subject to short term cropping licences

Basic Payment Scheme

No Entitlements are included in the sale.

Soils

According to the Soil Survey of England and Wales, the majority of the farm lies over Bromyard soil, with the remainder belonging to Middleton soils. Bromyard is well drained reddish fine silty soil over shale and siltstone. It is good for growing cereals and short term grassland. Middleton is also over shale and siltstone and is good at stock rearing on short term or permanent grassland. The land is shown as being predominantly Grade 3 with some areas of Grade 2 on the Agricultural Land Classification Maps.

Ingoing Tenant Right

The Purchaser(s) shall, in addition to the purchase price, take over and pay for the following items of tenant right:

- Hay and straw, if any, at market value;
- Consumables and all other stores including feed stuffs, seed, fertilizers and fuel, including domestic oil at cost;

Ingoing Tenant Right values to be agreed and paid on the date of completion. VAT will be payable where applicable.

Holdover

The farm is sold subject to a holdover for the purposes of harvesting the growing crops.

Town and Country Planning

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities relating to Hilltop Farm, and any part of it, direct to Malvern Hills District Council.

Local Authorities

Malvern Hills District Council Tel. 01684 862221
Worcestershire County Council Tel. 01905 763763

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not.

There are a number of footpaths and bridleways that cross the property, as shown on the sale plan.

If the farm is sold in Lots, a number of other rights of way and access may need to be created for the practical enjoyment of the property and to accommodate rights within existing tenancies.

Services and Council Tax / Business Rates

This sale is being conducted on behalf of LPA Receivers and very little background information is available. To assist buyers the Agents have tried to ascertain heating appliances and services to properties. Interested parties should be aware that such services have not been checked and may be altogether incorrect. This table is meant as a guide only and buyers must make their own investigations.

Property	Heating	Services	Council Tax
Hilltop House	Oil fired central heating	Telecommunications Single phase electricity Private drainage	Band G
The Chestnuts	Oil Aga Oil fired central heating	Telecommunications Single phase electricity Private drainage	Band G
Hunters Moon	Oil fired central heating	Telecommunications Single phase electricity Private drainage	Band G
Cottages 1 and 2	Oil fired central heating	Telecommunications Single phase electricity Private drainage	Band C
Hollywall Cottage	Oil fired central heating	Telecommunications Single phase electricity Private drainage	Business Rates

It is understood that the water supply is a private borehole.

It is assumed that business rates rather than council tax is paid on the properties let as holiday properties.

If the farm is sold in Lots, cross-rights may be granted between Lots to facilitate access to services.

Fixtures and Fittings

Items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded from the sale, although some may be available by separate negotiation.

Minerals

In so far as they are owned they are included in the sale of the property.

Sporting Rights

It is understood that sporting rights are included in the sale of the property.

Value Added Tax (VAT)

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

Method of Sale

The property is to be sold as a whole or in two lots by private treaty.

Solicitors

Eversheds Sutherland
Bridgewater Place, Water Lane, Leeds, LS11 5DR
Tel. 0113 200 4500
Attn. Paul Dutton

Viewing

Viewings are strictly by appointment only with Savills.

Given the potential hazards of a working farm, viewers should take care and precaution with regard to their personal safety when viewing the farm, particularly around vehicles, farm machinery and buildings.

Directions

From Tenbury Wells take the B4204 towards Upper Rochford. Continue through Upper Rochford and follow the road. After about 1.5 miles you will go uphill and as you get to the top the farm and house is set back to the right hand side.

Postcode

WR15 8SR

Property reference – OXR180007

Particulars prepared – June 2018

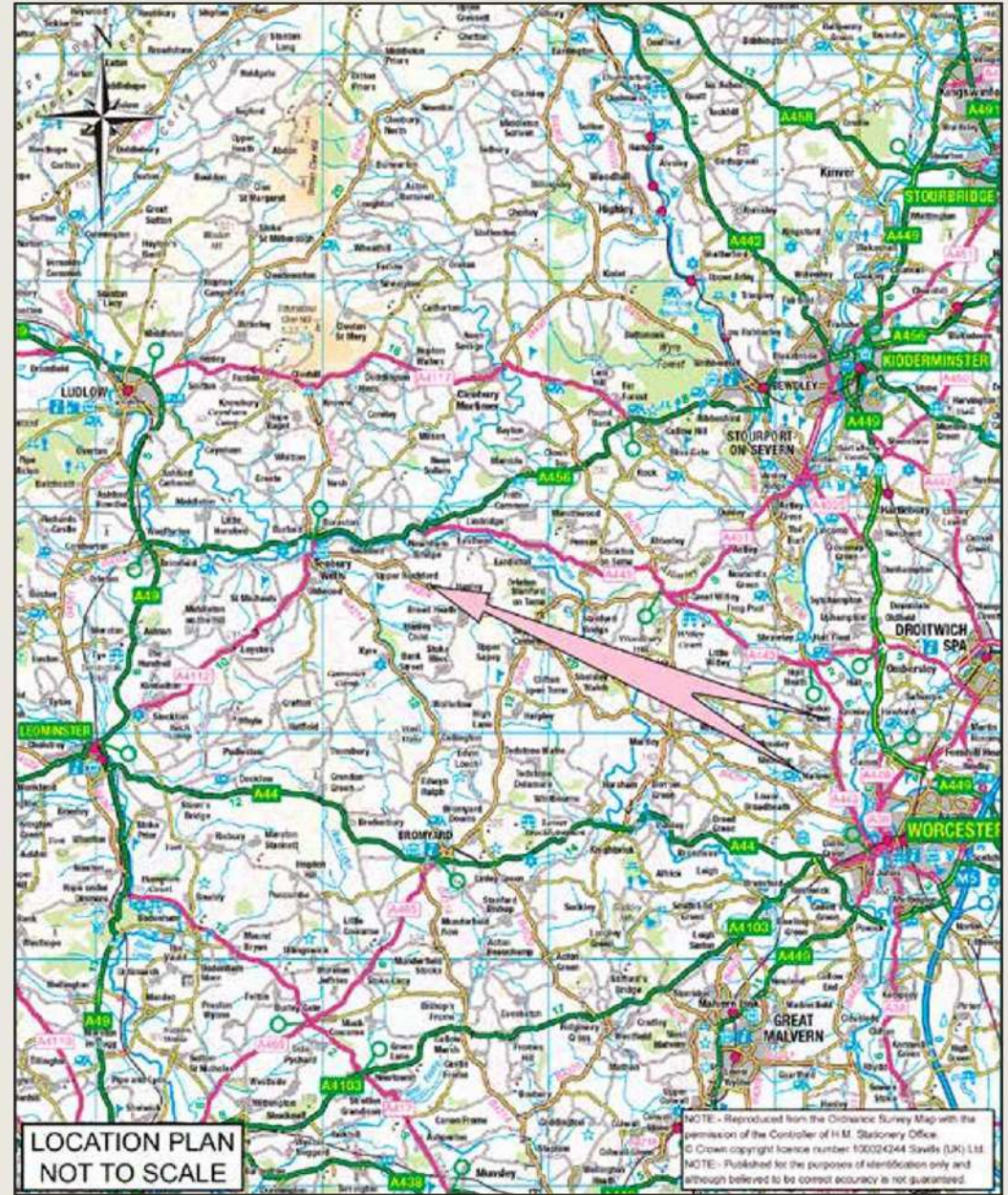
Photographs taken – May 2018



Hollywall Cottage



Lot 2 - Hollywall Cottage



IMPORTANT NOTICE:

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