



# BECKETT'S BUNGALOW & SMALLHOLDING

FRITH COMMON | TENBURY WELLS | WORCESTERSHIRE









# BECKETTS BUNGALOW

FRITH COMMON | TENBURY WELLS | WORCESTERSHIRE | WR15 8JY

Kidderminster 12 miles | Worcester 17 miles | Tenbury Wells 7 miles | Ludlow 16 miles  
(all mileages are approximate)

## A CHARMING LIVESTOCK SMALLHOLDING/EQUESTRIAN YARD

A 3-bedroom bungalow subject to an Agricultural Occupancy Condition

Range of Modern Farm Buildings and 3 x Stables  
Grassland and Woodland

**Extending to around 9.36 acres**

**Offers in the region of £575,000**



**Kidderminster Office**

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Viewing by appointment only

## GENERAL REMARKS

Becketts Bungalow is a beautifully maintained small holding situated in the rural village of Frith Common, Tenbury Wells, Worcestershire.

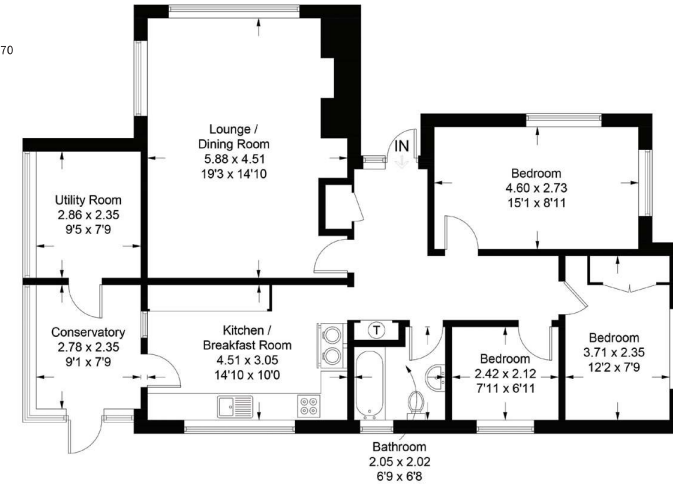
The holding includes a well-proportioned bungalow subject to an Agricultural Occupancy Condition, surrounded by well cared for gardens. There are a range of farm buildings and stabling and benefits from 9.36 acres of grass and woodland.

This property is a unique and excellent showcase of a true small-holding, which has been maintained to a superb standard.



## BECKETTS BUNGALOW, FRITH COMMON

Total internal area: approx.99.4 sq. metres (1070 sq. feet)



This plan is for guidance only and must not be relied upon as a statement of fact.

## SITUATION

The farm is situated in a rural location, just 2.5 miles away from the popular views of Clows Top. Clows Top and other local villages provide a range of amenities, and larger towns including, Stourport-on-Severn, the popular river side town of Bewdley, Kidderminster and Worcester are within driving distance of the property.

## BECKETTS BUNGALOW

The bungalow is a 3 bedroom well-proportioned property, providing ample living space, the bungalow provides all of the requirements for a small family with the potential of extension subject to a purchaser obtaining the relevant planning permission.

The bungalow is subject to an Agricultural Occupancy Condition: *The occupation of the dwelling shall be limited to a person employed full time locally in agriculture as defined in Section 221 (1) of the Town and Country Planning Act, 1962 or forestry or a dependant of such a person residing with him (but including a widow or widower of such a person).*

The bungalow can be entered through the utility room or the 'front door' which is on the north west of the house. Entrance through the conservatory/porch with utility off, leads to a spacious kitchen and breakfast table, with an electric cooker and oil-fired Rayburn. The kitchen then leads to the hallway, off which gives access to the rest of the accommodation, including a large living room with brick feature wall and log burner, with views of the garden and paddock. The three bedrooms provide space for a small family or 2 bedrooms with home office, with a centrally located bathroom with shower over bath.

The bungalow is accessed off a private drive with ample parking area and sits within beautifully maintained gardens and orchard, situated to the east of the small-holding.



## FARM BUILDINGS

The farm buildings are conveniently located to the west of the bungalow and benefit from mostly concrete yard. Upon entrance into the yard, there is a double garage, with 2 stables and a tack room, under corrugated tin sheets with block construction and concrete floor.

The rest of the buildings provide covered shelter across the entire yard, with a varying range of construction, predominantly steel portal frame providing mixed use building space.

To the far west of the yard is a modern farm building-built nearly 20 years ago. The building is of a steel portal frame construction, clad with corrugated roofing and cladding sheets.

There is significant potential for further adaptation of the current farm buildings and development of new farm buildings subject to the relevant planning permission.

## LAND

The land is split into 5 paddocks with a further orchard/small paddock against the roadside, held within a ring enclosure all leading centrally to the yard and buildings. All enclosures benefit from a lush sward of permanent grass, and the land is Classified at Grade 3 on the Agricultural Land Classification (ALC) maps.

Each enclosure benefits from mains water and stock proof fencing and in total extends to 8.13 acres (3.29 hectares), sitting within 9.36 acres in total, including a well maintained orchard, and surrounding amenity land.



Building No.	Size (sq m)	Details
1	29.19	Car Port
2	6.69	Feed Store
3	47.04	Stable
4	21.38	Stable
5	7.93	Sow House
6	133.57	Range of Pole Barns
7	84.79	Rear extension lean-to
8	167.07	Steel Portal Hay and Machinery Store with 5ft overhang



## METHOD OF SALE

The property is offered for sale by private treaty, as a whole.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

Worcestershire County Council, County Hall Spetchley Road, Worcester WR5 2NP.

## SPORTING RIGHTS

We understand that the Sporting Rights are in hand.

## SERVICES

We understand that the farmhouse has the benefit of mains water and electricity. Drainage is to a private septic tank.

## COUNCIL TAX

Council Tax Band – C Local Authority: Malvern Hills

## EPC

Energy Rating – E

## DIRECTIONS

What3Words ///oatmeal.sparkles.kitchen

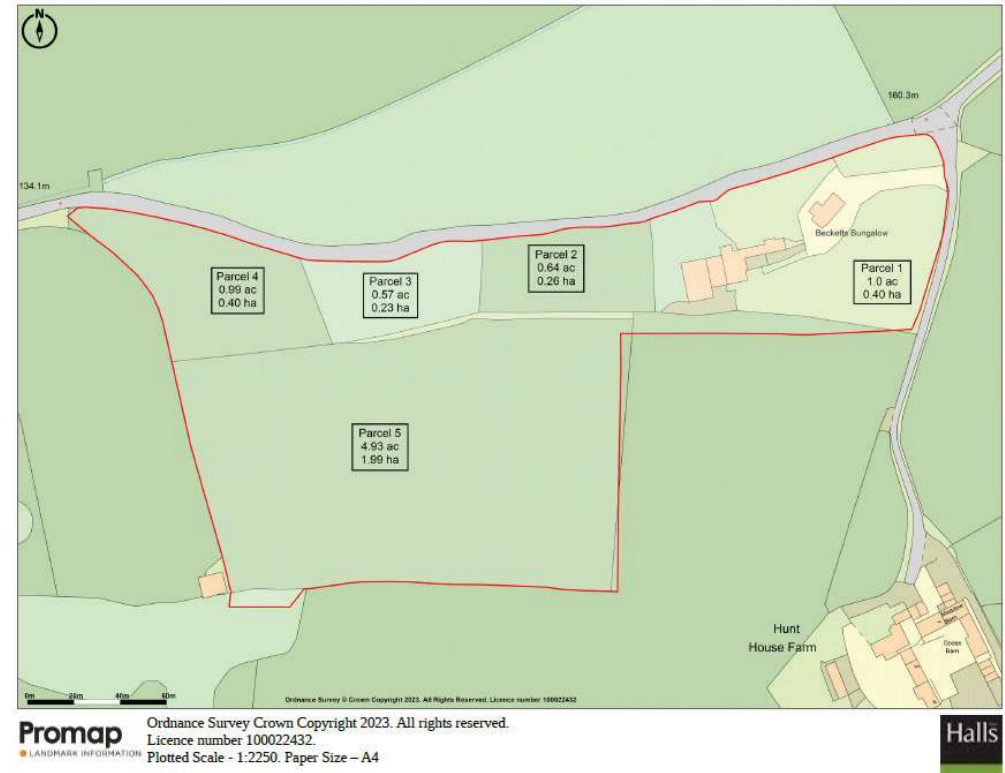
From Kidderminster town, take the Bewdley Road A456 signposted Leominster. At the roundabout, take the 1st exit and stay on A456. At the roundabout, take the 2nd exit and stay on A456. At the roundabout, take the 2nd exit onto Long Bank/A456. Continue to follow A456 for approximately 5 miles. Turn Left signposted Frith Common. After 0.8 of a mile turn left and you will arrive at Frith Common, Tenbury Wells WR15 8JY

## BOUNDARIES, ROADS & FENCES

The purchaser(s) will be deemed to have full knowledge of the boundaries and neither the vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## RIGHTS OF WAY & EASEMENTS

There are footpaths that run across the property shown in the adjacent plan. The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.



## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.







