



Wood Farm
Boraston, Shropshire, WR15 8NB





Artist's Impression

A tremendous opportunity to create a magnificent family home set in 64 acres of the most idyllic grounds and parkland.

◆
Ludlow 10 miles, Worcester 20 miles
◆

Planning to extend and create a 5-bedroom family home | Planning for one-bedroom cottage | Outbuildings | Garden | Parkland | Paddocks | Woods | Wetland | About 64 acres in total
Sporting opportunities | Additional sporting rights over 50 acres of adjoining land | Long private drive | Ha-Ha | EPC: F

The Property

Wood Farm is an exciting opportunity to create a truly remarkable family home. The property has approved planning to extend in to a five-bedroom family home. The property sits in about 64 acres of the most magnificent parkland and paddocks with exceptional far-reaching views all around.

The current property comprises: a large sitting room, study/ground floor bedroom, shower room, kitchen/breakfast room, dining room and utility room. On the first floor, there are three spacious bedrooms, a family bathroom and a shower room.

Planning

The property has approved planning to extend significantly to create a large kitchen and dining room on the ground floor and add an additional bedroom and ensuite on the first floor.

There is also approved planning on the cottage to create a one bedroom dwelling, which offers uses for a wide range of possibilities.

Outside

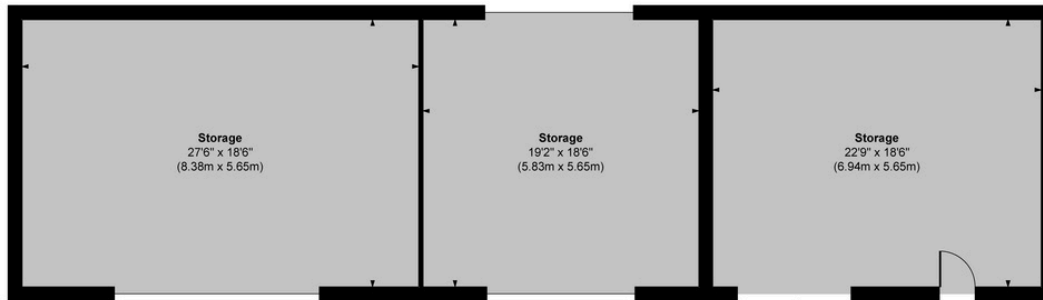
The property sits in 64 acres of the most exceptional parkland, paddocks and gardens. The property is approached by a long sweeping private driveway through its own parkland that is particularly notable.

There are a number of paddocks and woods. The property provides superb sporting opportunities with four drives and an additional 50 acres of adjoining land offering sporting rights. The vendor has previously had a successful family shoot on the land.

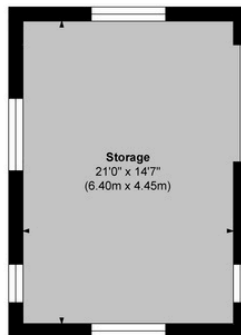
There are superb outbuildings providing exceptional storage.



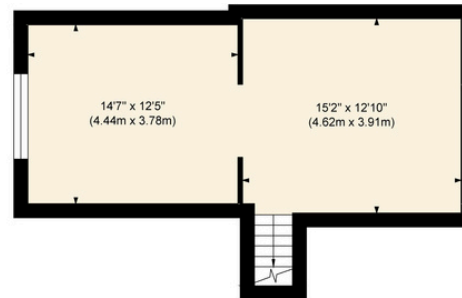
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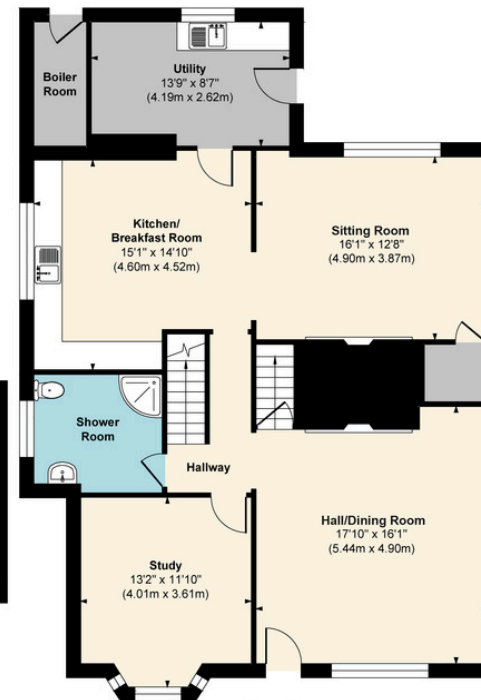
Outbuilding
Approximate Floor Area
1311 sq. ft
(121.75 sq. m)



Outbuilding
Approximate Floor Area
307 sq. ft
(28.48 sq. m)



Cellar
Approximate Floor Area
403 sq. ft
(37.50 sq. m)



Ground Floor
Approximate Floor Area
1192 sq. ft
(110.75 sq. m)



First Floor
Approximate Floor Area
1084 sq. ft
(100.75 sq. m)

Approx. Gross Internal Floor Area
Main House = 2276 sq. ft / 211.50 sq. m
Cellar = 403 sq. ft / 37.50 sq. m
Boiler Room = 33 sq. ft / 3.00 sq. m
Outbuildings = 1618 sq. ft / 150.23 sq. m

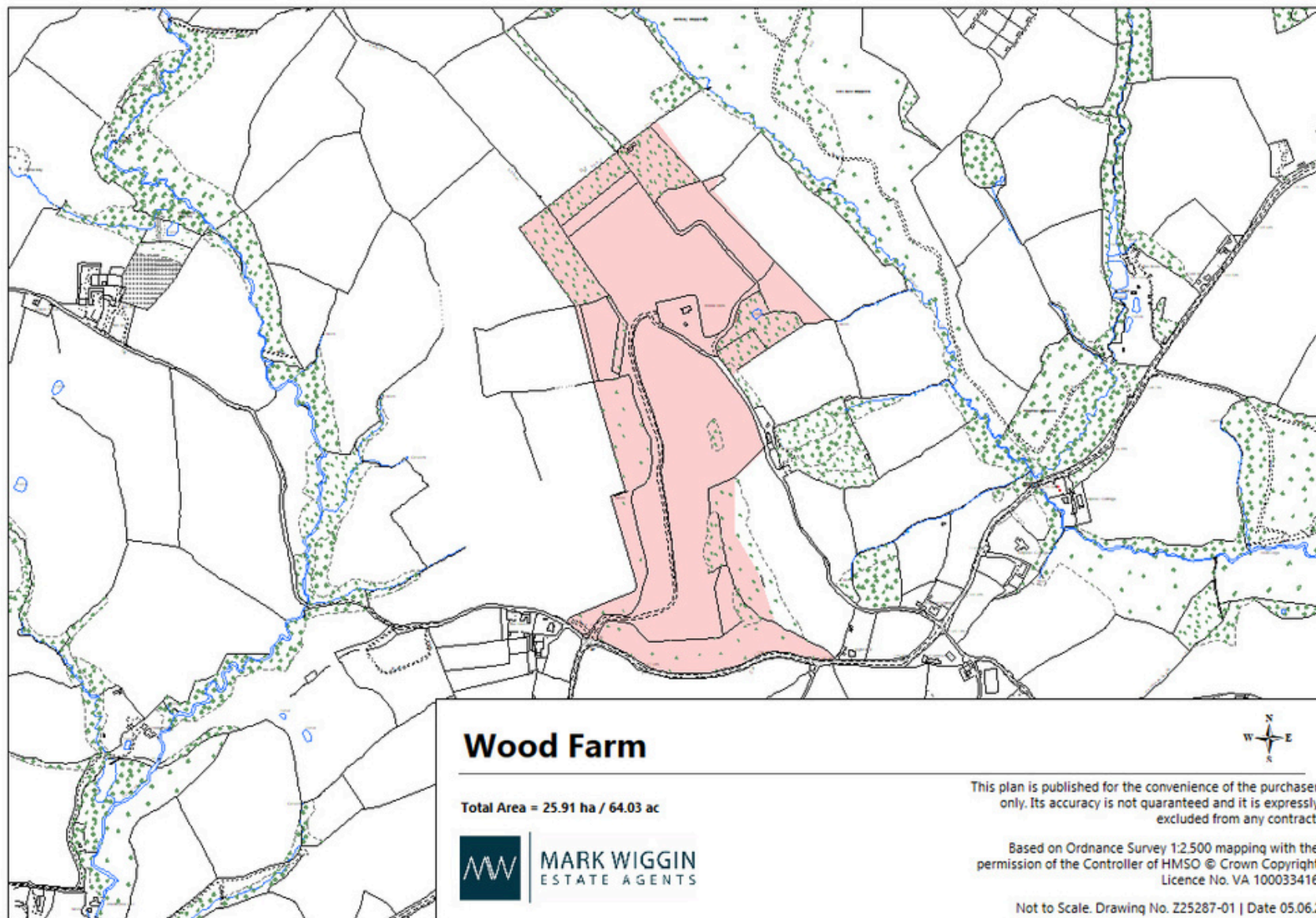
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Proposed Floor Plans, Wood Farm Boraston, Tenbury Wells



MARK WIGGIN
ESTATE AGENTS

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**What3words:**

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Local Authority: Shropshire Council.

Services: Mains water and private water supply. Mains electricity. Private drainage. Oil fired central heating.

Council Tax: Band E

Wayleaves, easements and rights of way: The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated May 2025. Photographs dated May 2025. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX