



# Rectory Farm, Tibberton, Worcestershire

FOR SALE AS A WHOLE

In all about **192.39 ACRES** (77.84 HECTARES)

**Bletsoes**  
— EST. 1881 —





# RECTORY FARM

TIBBERTON • WORCESTERSHIRE

In all about **192.39 acres** (77.84 hectares)

**FOR SALE AS A WHOLE**

- Attractive ring-fenced farm, in prime location
- Approximately 154.45 acres (62.50 hectares) of arable land
- Approximately 36.33 acres (14.69 hectares) of permanent pasture
- Steel portal framed barn with potential for alternative uses, subject to planning

# Bletsoes

EST. 1881

01832 732241

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

Bletsoes, Oakleigh House, High Street,  
Thrapston, Northamptonshire, NN14 4JJ

## Situation

Rectory Farm is located to the south-east of the village of Tibberton, in the county of Worcestershire. The property benefits from excellent road links being situated approximately 3 miles east of junction 6 of the M5, which leads to the M6 to the North and M50 to the west. The nearby A422 leads to the A46, where both Stratford upon Avon and Royal Leamington Spa can be reached to the east. The livestock markets at Worcester (2.5 miles) and Stratford upon Avon (23 miles) are both easily accessible.

The Birmingham to Worcester canal runs through Tibberton and the village has the benefit of facilities including two public houses, the Church of England First School and the Church of Saint Peter ad Vincula.

The cathedral city of Worcester is situated 5 miles to the west, on the banks of the River Severn, where there are a wide range of places to eat and drink, as well as being home to a variety of shops and historic heritage sites. Birmingham can be reached in under an hour by car, with excellent access from the M5, offering an extensive range of shopping and cultural facilities.

The Cotswold borders are located 12 miles to the south of Tibberton, in an Area of Outstanding Natural Beauty, home to the popular towns of Winchcombe and Broadway, distinguished by its independent shops and local galleries. The Malvern Hills are located 15 miles to the west, which offers walking and other outdoor pursuits as well as a wide choice of festivals, art and leisure activities.

There are a wealth of secondary schools in Worcester, and an excellent choice of private education within renowned schools.



## General

Rectory Farm is a ring-fenced, primarily arable property, with areas of permanent pasture, extending to approximately 192.39 acres (77.84 hectares) in total. The farm is located to the south-east of Tibberton, with good road frontage and enjoys scenic views across the surrounding countryside including towards the Malvern Hills to the west. A well-maintained hardcore track from Plough Road, provides the principal access point, leading to the centre of the farm where a building is located. There is also a secondary access track on the southern boundary, leading from Old Turnpike Road. A tributary to the Bow Brook borders the property to the east and the West Midlands railway line runs through the holding.

There is a useful steel portal framed barn with lean to and surrounding yard. The building has the potential for conversion, subject to obtaining the necessary planning consents. The Farm Building and yard is conveniently located at the heart of Rectory Farm, where it is surrounded by arable fields. The property extends to approximately 154.45 acres (62.50 hectares) of arable land, approximately 36.33 acres (14.69 hectares) of permanent pasture and approximately 1.61 acres (0.65 hectares) comprising the building & yard, a parcel of woodland and tracks.



## Arable Land

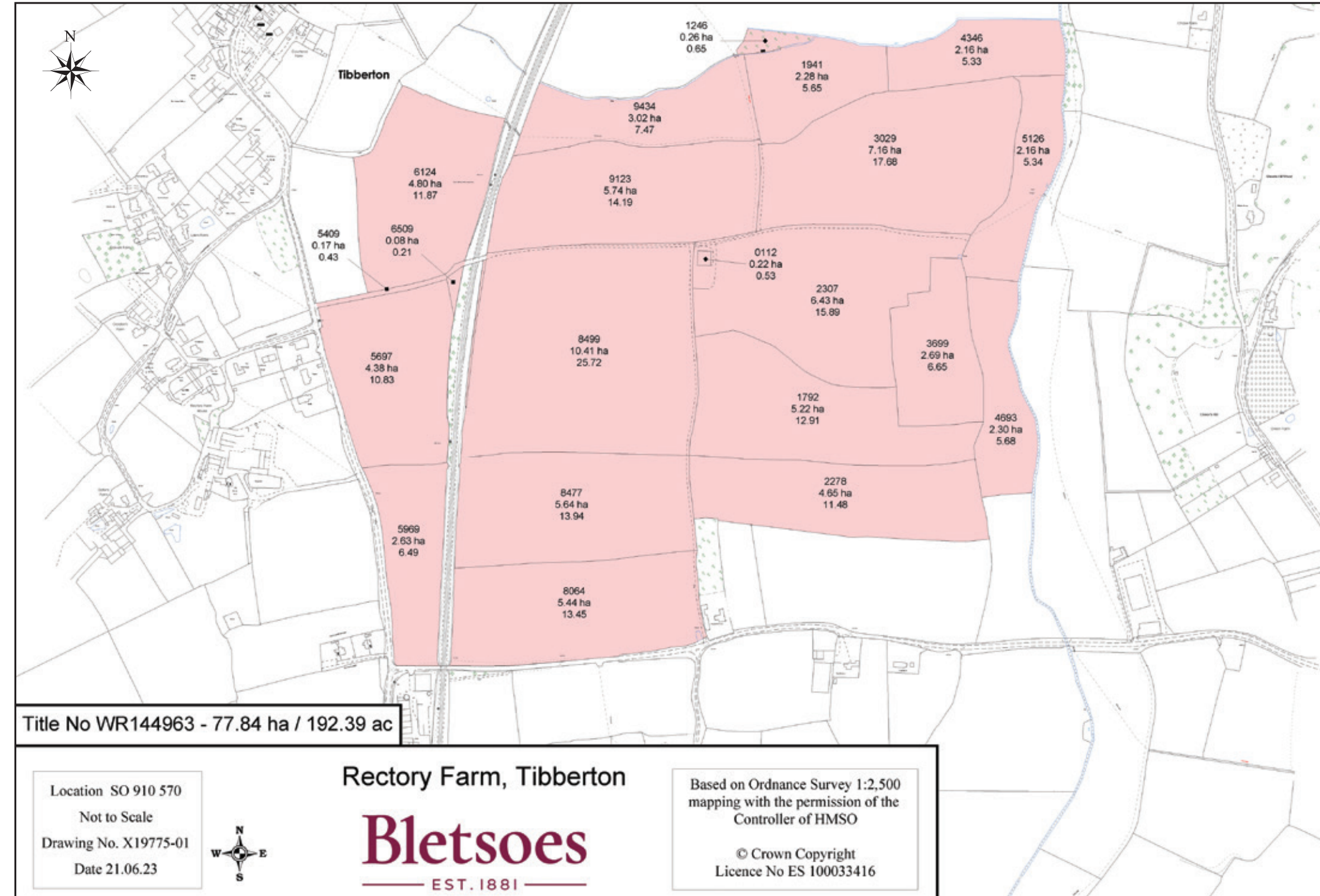
The arable land comprises of 154.45 acres (62.50 hectares) of level, productive fields which are bordered by mature hedgerows. Many of the fields have been comprehensively under-drained and details are available from the Selling Agent. The arable land is currently sown to temporary grass leys, and in the past has been farmed in an arable rotation which has included winter wheat, winter oilseed rape, spring wheat and spring beans. More recently, some of the fields have grown maize.

Three additional fields (4346, 5126, 4693) totalling 16.35 acres (6.62 hectares) which due to the number of years in a temporary grass ley are now recognised by the RPA as permanent pasture, have historically been in cereal cropping. Several of the arable fields benefit from road frontage and many of the Rectory Farm fields are accessed via the principal hardcore track off Plough Road and there is also a secondary access track from the southern boundary, off Old Turnpike Road.

The land is Grade 3 according to the Land Classification Maps of England and Wales. The soil is a combination of Worcester and Wickham 2 soil associations according to the Soil Survey of England and Wales, which are described as slightly acid loamy with clayey soils.

## Cropping Schedule

NG No.	Hectares	Acres	2023	2022	2021	2020	2019	2018
5697	4.38	10.83	Temp. Grass	Maize	Maize	Maize	W. Wheat	W. OSR
5969	2.63	6.49	Temp. Grass	Temp. Grass	Temp. Grass	Fallow	W. Wheat	W. OSR
6124	4.80	11.87	Temp. Grass	Temp. Grass	Temp. Grass	W. OSR	W. Wheat	W. Wheat
6509	0.08	0.21	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture
9123	5.74	14.19	Temp. Grass	Temp. Grass	Temp. Grass	W. OSR	W. Wheat	W. Wheat
8499	10.41	25.72	Temp. Grass	Maize	Maize	Maize	W. Wheat	W. OSR
8477	5.64	13.94	Temp. Grass	Maize	Maize	Maize	W. Wheat	W. OSR
8064	5.44	13.45	Temp. Grass	Maize	Maize	Maize	W. Wheat	W. Beans
2278	4.65	11.48	Temp. Grass	Maize	Maize	Maize	W. Wheat	W. OSR
1792	5.22	12.91	Temp. Grass	Maize	Maize	Maize	W. Wheat	S. Wheat
2307	6.43	15.89	Temp. Grass	Temp. Grass	Temp. Grass	W. OSR	W. Wheat	S. Wheat
3029	7.16	17.68	Temp. Grass	Temp. Grass	Temp. Grass	W. OSR	W. Wheat	W. Wheat
9434	3.02	7.47	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture
1941	2.28	5.65	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture
4346	2.16	5.33	Perm. Pasture	Temp. Grass	Temp. Grass	Temp. Grass	Temp. Grass	Temp. Grass
5126	2.16	5.34	Perm. Pasture	Temp. Grass	Temp. Grass	Temp. Grass	Temp. Grass	Temp. Grass
4693	2.30	5.68	Perm. Pasture	Temp. Grass	Temp. Grass	Temp. Grass	Temp. Grass	Temp. Grass
3699	2.69	6.65	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture	Perm. Pasture
1246	0.26	0.65	Woodland	Woodland	Woodland	Woodland	Woodland	Woodland







### Permanent Pasture

There are approximately 36.33 acres (14.69 hectares) of permanent grassland. Several grass fields border a tributary to the Bow Brook on the east. It is understood that some of the fields were part of "The Racecourse" as they were historically part of a point to point course, which was viewed by spectators from an elevated position on the bank above Crowle Green. Some of these grass fields have been cropped in the past and in recent years the land has either been grazed with livestock or mown for forage. The grass land includes 6.65 acres (2.69 hectares) of traditional ridge and furrow. As an alternative to livestock use, the grass fields have potential for the provision of other eco-system services, such as Biodiversity Net Gain, Tree Planting, Carbon Sequestration or Re-wilding. There is a small area of woodland comprising 0.65 acres adjoining the northern boundary.

The land is Grade 3 according to the Land Classification Maps of England and Wales. The soil is a combination of Worcester and Wickham 2 soil associations according to the Soil Survey of England and Wales, described as slightly acid loamy with clayey soils.



### Farm Building and Yard

A steel framed building with lean-to and concrete floor, overall approximately 75' x 60' (22.86m x 18.29m) is situated at the centre of the holding, which is directly accessed from the hardcore track leading from Plough Road. The building has been used for storage of straw and forage and to house cattle within the lean-to section. An area of hardstanding surrounds and is situated to the south of the barn and provides an additional general storage area.

Due to the excellent location of Rectory Farm and ideal private situation of the building at the centre of the holding, the building may be considered suitable for conversion to non-agricultural uses, such as residential, leisure or commercial use, subject to obtaining the necessary planning consents.

## General Information

### Method of Sale

The property is offered for sale by Private Treaty as a whole.

### Tenure and Possession

The property is offered for sale freehold. Rectory Farm has been occupied under a Farm Business Tenancy which terminates on 28th September 2023 and vacant possession will be available after this date.

### Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, insofar as they are owned.

### Drainage

The plans of the comprehensive under drainage schemes are included within the Information Pack.

### Basic Payment Scheme

The farmland is registered on the Rural Land Register for the Basic Payment Scheme (BPS). The outgoing Tenant will retain the benefit of the 2023 and previous Basic Payment Scheme claims including future de-linked payments. The purchaser will be required to ensure that the land remains Cross Compliant to 31st December 2023.

### Countryside & Environmental Stewardship

The property was previously within a Mid-Tier Stewardship agreement, which expired on the 31st December 2022. The property is not currently subject to any Environmental agreements.

### Overage

The Sellers will retain 40% of any uplift in value if planning permission is obtained for a development or change of use from agricultural use during the first 40 years after completion of the sale. The overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission.

### Easements, Wayleaves, Covenants & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not. More particularly, the property is crossed by public footpaths. There are several overhead cables which are subject to wayleave agreements with annual payments. The Network Rail route to Birmingham crosses through the property. The access from the western boundary off Plough Road crosses the railway at Tibberton overbridge. The Title refers to an agreement with the British Railways Board to use a galvanised iron water pipe. Further information is available from the Selling Agent and in the Information Pack.

### Local Authority

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore WR10 1PT

### Services

The holding currently has no mains water nor an electricity supply. Further information is available from the Selling Agent and in the Information Pack, in respect of connecting these services. The water connection would be supplied by Severn Trent, and electricity powered by National Grid (previously Western Power Distribution).

### VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Purchaser(s) in addition to the purchase price.

### Boundaries

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

### Plans, Areas and Schedules

Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved (100033416 and 100022432 ). All plans are not to scale.

### Health & Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, particularly around farm buildings and machinery.

### Ingoing Valuation

In addition to the purchase price the purchaser will be required to pay for: Growing crops and all beneficial cultivations, subsoiling, mole ploughing and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable. Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest will be recharged at invoice cost. Lime and chalk applied since the last harvest at invoice cost of the materials and spreading.

### Measurements & Other Information

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable if there is a point which is of particular importance please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared and photographs taken in June 2023.

### Viewings

All viewings are strictly by appointment only through the Selling Agent, Bletsoes: 01789 722677 & 01832 732241.

### Location/Navigation

Nearest Postcode: WR9 7NQ  
what3words: lions.bandstand.brambles



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In all about **192.39 acres** (77.84 hectares)  
**FOR SALE AS A WHOLE**

## Within Easy Reach



Worcester: **5 miles**  
Birmingham: **32 miles**



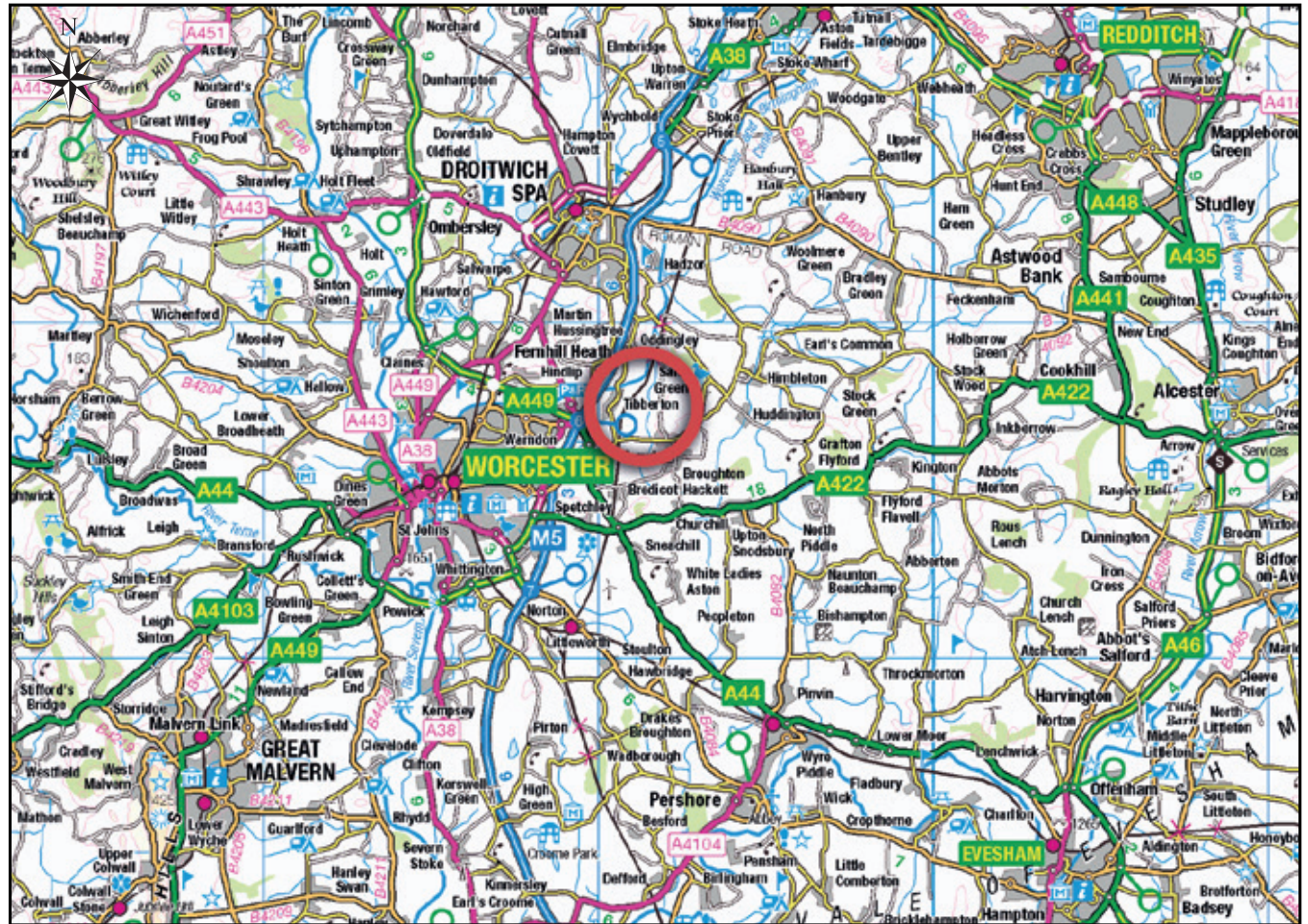
Birmingham Airport: **35 miles**  
Bristol Airport: **73 miles**



**Train Times (from Worcester Parkway)**  
Birmingham New Street: **45 mins**  
Bristol Temple Meads: **1 hr 10 mins**



Worcester: **6 miles**  
Stratford-upon-Avon: **23 miles**  
Cheltenham: **24 miles**



**Nicola Clayton-Bailey**  
nicola.c-b@bletsoes.co.uk



**Alex Abrahams**  
alex.abrahams@bletsoes.co.uk

**Important Notice** - Henry H. Bletsoe & Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchasers and do not constitute part of an offer or Contract. Prospective Purchaser(s) ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Purchaser(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H. Bletsoe & Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Purchaser(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Purchaser(s) shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property. 6. Should any dispute arise between the Seller and Purchaser(s) upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Agents, Henry H. Bletsoe & Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Agents to decide how the costs of such reference shall be borne.

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