



St Michael's Farm, Great Witley, Worcestershire WR6 6JB

G HERBERT  
BANKS

EST. 1898



St Michael's Farm,  
Stourport Road, Great Witley,  
Worcester WR6 6JB

A wonderful smallholding offering plenty of opportunities. The whole extends to 8.88 acres (3.60 ha) and comprises a detached house (1,596ft<sup>2</sup>), various agricultural and commercial buildings and agricultural land. Planning for a farm shop and mechanical garage.

Stourport on Severn 5 \* Kidderminster 9  
Worcester 13 \* Jct 6 M5 13 \* Birmingham 34  
Approximate Distance in Miles

## Situation

St Michael's Farm is located a short distance to the east of the Worcestershire village of Great Witley. The village offers some local amenities to include a garage with shop, Post Office with shop, doctor's surgery, primary school and a village hall. The property sits within the catchment area of the ever popular Chantry School at Martley. The property is within easy reach of the Wyre Forest towns of Stourport on Severn, Kidderminster and Bewdley, as well as the city of Worcester. Kidderminster and Worcester have direct trains to Birmingham, with Worcester also having a direct line to London Paddington.

## What Three Words

///positions.household.resemble

## Description

St Michael's Farm comprises the detached house extending to 1,596ft<sup>2</sup> (148.3m<sup>2</sup>), with accommodation set out over two floors, as shown on the floor plan within these details.

The house has three bedrooms on the first floor together with a shower room. On the ground floor there is a further shower room, with three reception rooms, a large conservatory and a study. The property has a fairly small kitchen leading through to an entrance hall and utility room.

The house has attractive mature gardens which extend to a large kitchen garden area including a poly tunnel. A garage provides good domestic storage.

The useful range of outbuildings extend to 8,553ft<sup>2</sup> (794.5m<sup>2</sup>). The buildings were constructed as agricultural buildings, with some now having planning to allow a change of use. The buildings comprise a large cattle shed, which remains an agricultural building. Attached to this is a former machinery/grain store which now has planning consent (Application 19/00338/FUL) for the change of use from agricultural to B2 use. Two further buildings have a change of use from agriculture to Farm Shop (Application 12/00931/FUL). This granted a change of use to retail and distribution of agricultural, pet & animal products. In 2017 a further planning permission was granted ((17/00519/FUL) for a variation of conditions 3 & 4 of the 2012 planning permission, to allow the sale of fruit and vegetables and to open on Sundays.

Lastly, there is a small brick built outbuilding/store.

The whole property extends to 8.88 Acres (3.60 ha) with one field extending to 7.19 acres (2.91 ha).

## GENERAL INFORMATION

### Tenure

The property is Freehold and vacant possession to the house, most of the buildings and land will be given upon completion. There is a short term lease on one of the buildings, rented by a car mechanic.

### Services

It is understood that the property is connected to mains electricity and water. Drainage is to a private disposal system. Central heating is oil fired. Roof mounted PV (solar) panels.

### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### Viewing

Via the sole agent's Great Witley office. 01299 896 968.

### Local Authority

Malvern Hills District Council.

### Rights of Way, Easements & Boundaries

It should be noted that the property owns the access from the Public Highway but that two neighbouring residential properties have a right to use the first section of the drive with the farmer who owns the surrounding farmland also having a right of access. The selling agent does not believe that there are any public rights of access over the land.

The property is sold subject to and with the benefits of Rights, including Rights of Way, whether public or private, rights of light support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restricted covenants and all existing wayleaves of mast pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the general remarks and particulars of sale or not and to the provision of any planning scheme of county or local authorities

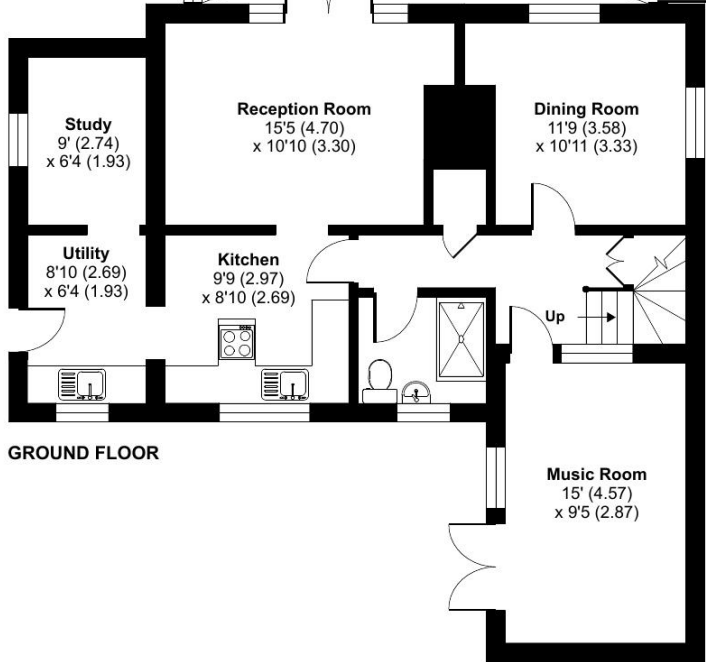
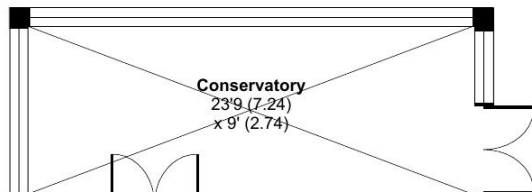
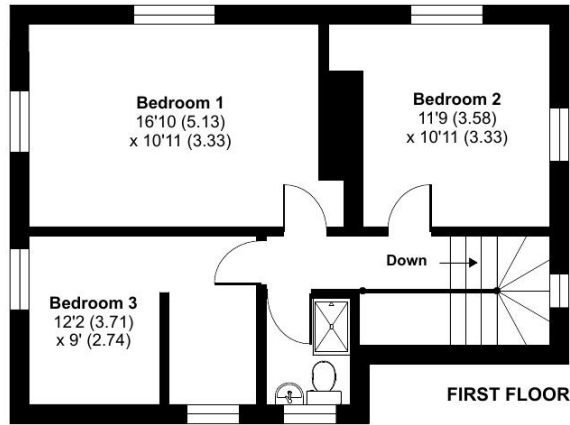
Money Laundering, Terrorist Financing & Transfer of Funds (information on The Payer) Regulations 2017 We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

Sales particulars prepared January 2024

# Stourport Road, Great Witley, Worcester, WR6

Approximate Area = 1596 sq ft / 148.3 sq m

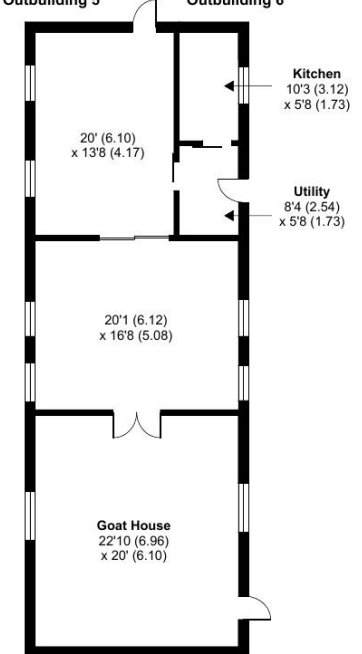
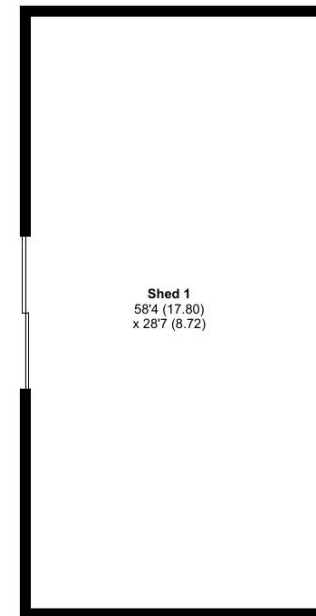
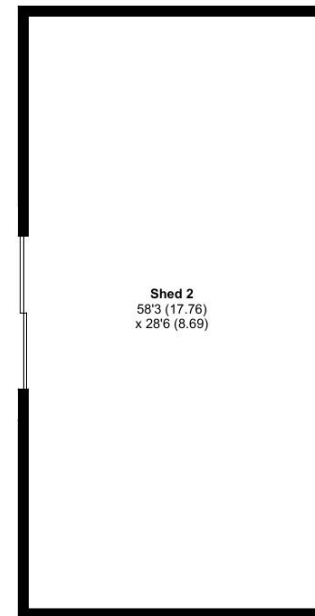
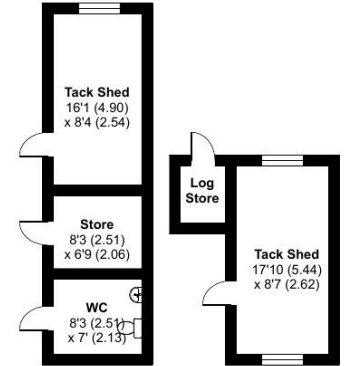
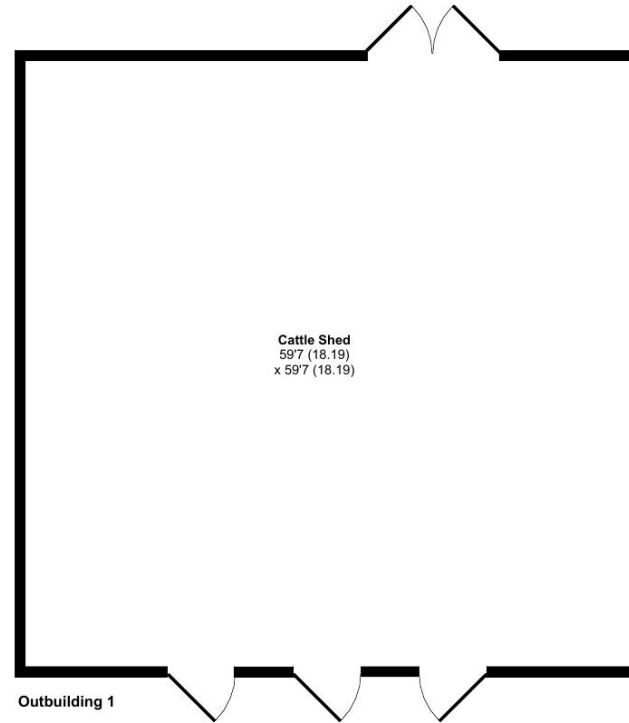
For identification only - Not to scale



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Outbuilding(s) = 8553 sq ft / 794.5 sq m

For identification only - Not to scale



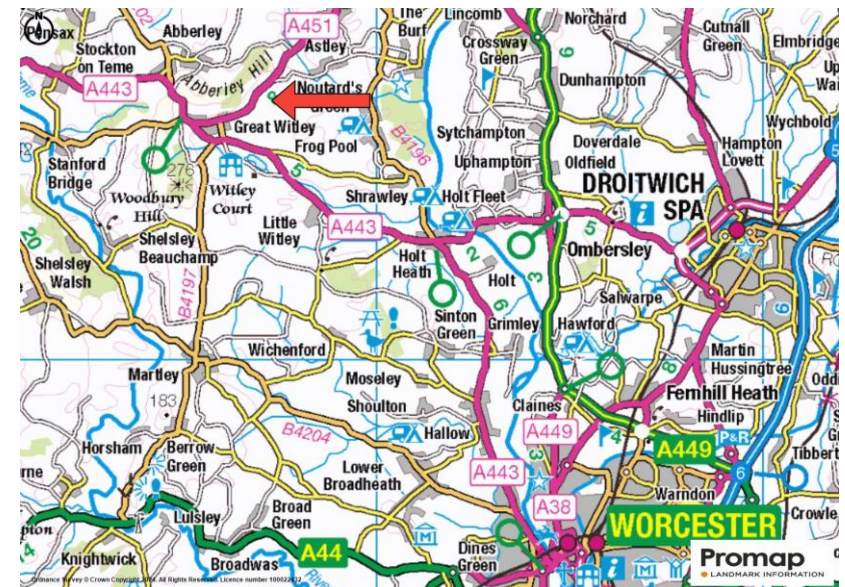








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



**G HERBERT  
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