



Hill Farm, Abberley, Worcestershire

G HERBERT
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EST. 1898

A gem of a smallholding extending to 25.713 acres (10.41 hectares), with excellent views

The property comprises a farmhouse, range of traditional and more modern farm buildings, pasture land and woodland. The property offers some interesting opportunities to include the potential of an additional dwelling or two, subject to planning permission being obtained. The living accommodation of the house to include the integral garage extends to 2,640ft² (245.2m²),

Approximate Distance in Miles
Kidderminster 9 * Worcester 12 * Droitwich 12
Birmingham 32 * Jct 6 M5 14

Situation

Hill Farm is accessed off a quiet country lane known as Wynniatts Way, which runs from the A443 at one end to the historical part of the village of Abberley. The property is well positioned for access to the city of Worcester providing access to the M5 Motorway and direct trains to Birmingham and London.

Local amenities can be found in the nearby villages of Abberley and Great Witley, with two village shops with Post Offices, a public house, garage with shop (open 24hrs), doctor's surgery and two primary schools. The property is within the catchment area of the highly regarded Chantry School, in the nearby village of Martley.

What3words: ///extremes.cities.slowness (drive entrance)

Description

Hill Farm is a wonderful smallholding enjoying an elevated position with some fantastic far reaching views. The land slopes gently uphill to meet the woodland, with the whole extending to 25.713 acres.

The property comprises a period detached house, that has had a significant 20th century extension to the rear and side, and provides living accommodation, to include the integral garage, extending to 2,640ft² (245.2m²).

Adjacent to the house is the range of farm buildings, with a lovely traditional brick and tiled outbuilding that could provide an additional dwelling subject to obtaining the relevant planning permission.

As you enter the house, a door to your left takes you into what has previously been used as a separate annexe. This is

linked to the integral garage, and it is the selling agent's view that – subject to planning – this garage would work well to provide additional living accommodation.

The rest of the ground floor comprises the main hall, shower room, sitting room and dining room being open to a large kitchen. A good number of windows ensure this living accommodation is light as well as presenting the excellent views. There is also a conservatory room to the rear.

The first floor comprises a generous sized landing with extensive built-in wardrobes at one end. There are then four good sized bedrooms, three of which have windows to two elevations, and all of which enjoy a lovely outlook. Two of the bedrooms have built-in wardrobes, one a basin and one a small En-Suite W.C with basin. The main bathroom on the first floor comprises a bath, W.C, basin and an airing cupboard.

The property is accessed via a sweeping tarmac private driveway with the fields to either side leading to a generous turning and parking area.

The gardens surround the house and are gently sloping with some level paved terraces. The property has excellent views from inside and out.

To the side of the house is a range of farm buildings which have a combined gross external floor area, as taken from Promap (Ordnance Survey digital mapping system) extending to 4,127 ft² (383.41m²). The buildings comprise a three bay steel portal framed general purpose building, an attractive traditional brick and tile barn which has a loft room over attached to which is a single storey more modern brick barn with pitched corrugated metal roof. To the upper side of the traditional barn there is a lean to providing a covered yard for livestock and at the far end of the brick barn there is a substantial pole barn with corrugated sheet roof and sides.

The dwelling sits nice and central to the land, with the house, buildings, gardens and pasture shown edged red on the plan and extending to 13.88 acres (5.62 ha). The woodland to the north east (edged blue) extends to 11.82 acres (4.79 ha).

The pasture slopes up towards the woodland which then continues upwards to a ridge and drops back down the other side. The woodland is semi-mature and mature native hardwoods with the predominant tree specimen being sycamore. There is a small amount of oak, ash and beech. The woodland has a point of access directly off Wynniatts Way.

This is a wonderful opportunity to purchase a perfect smallholding with all the relevant ingredients to include a lovely house, barns with potential, pasture, woodland and very significantly the fantastic position with outstanding views.

Tenure

The property is Freehold and vacant possession will be granted upon completion.

Services It is understood that the property is connected to mains electricity and water. Drainage is to a private disposal system. Central heating via the oil fired boiler with the solid fuel Rayburn also providing some secondary heating to a bathroom radiator above.

Local Authority

Malvern Hills District Council.

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. Tel: 01299 896968.

Rights of Way, Easements & Boundaries

- 1) A neighbouring residential property to the south east has a right of access over the field to the rear of the farmhouse.
- 2) In the woodland there are water tanks that have been in situ for many decades and are believed to be holding tanks for neighbouring properties.
- 3) It should be noted that there are two public rights of way (footpaths) that cross the property – one in the woodland and one along the track in the field behind the house.

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

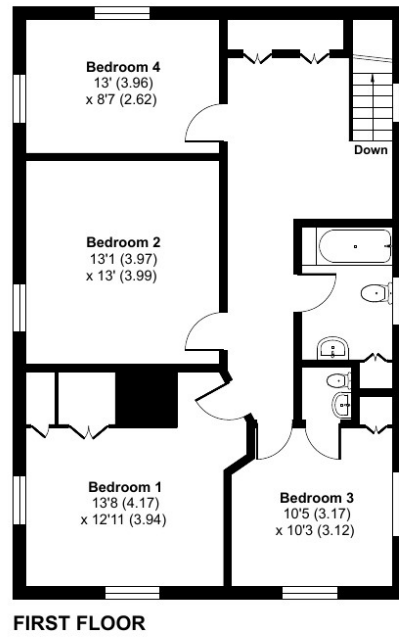
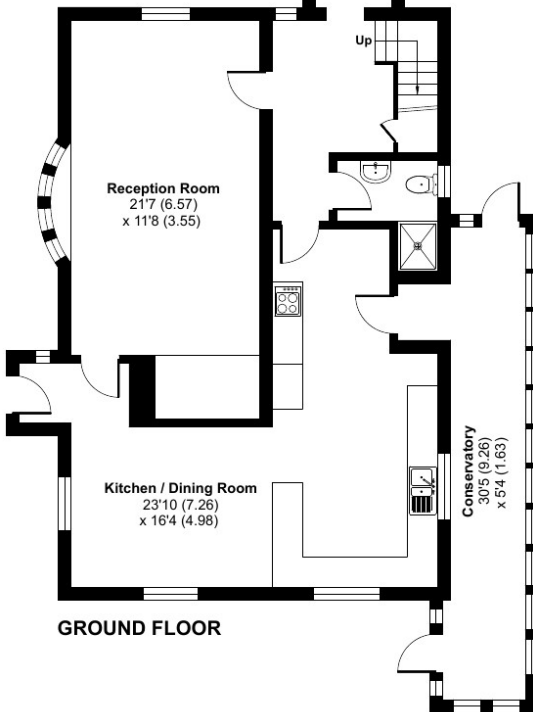
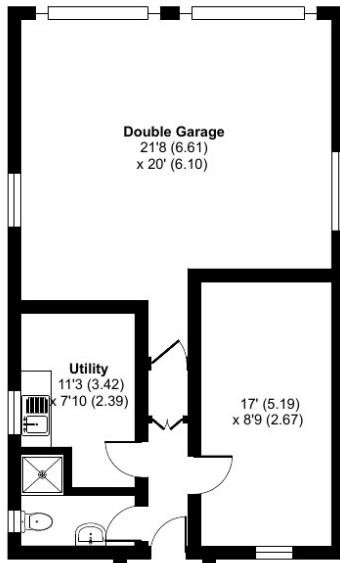
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We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.

Sales particulars prepared in September 2024

Approximate Area = 2288 sq ft / 212.5 sq m
 Garage = 352 sq ft / 32.7 sq m
 Total = 2640 sq ft / 245.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	9 G	







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