



Aston Court Farm, Knighton-on-Teme, Tenbury Wells, WR15 8LZ

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EST. 1898

**For Sale by Private Treaty: Aston Court Farm,
Knighton-on-Teme, Tenbury Wells, WR15 8LZ**

Guide Price: £930,000.00

Situation

Located at the edge of the rural hamlet of Knighton-on-Teme, Aston Court Farm enjoys a peaceful yet accessible setting. It lies:

- 4 miles south-east of Tenbury Wells
- 10 miles north-west of Worcester
- With easy access to regional transport links via the A443

The surrounding countryside provides a scenic backdrop with far-reaching views, walking and riding routes, and a strong sense of rural community.

Grid Reference: SO 61992 69077
Latitude/Longitude: 52.31848, -2.55901
Elevation: 281 ft

What3words ///started.detective.massess

Approximate Distance in Miles
Kidderminster 16 * Worcester 20 * Ludlow 14
Birmingham 34 * Tenbury-Wells 4

Description

Aston Court Farm is a desirable smallholding extending to approximately 34.16 acres (13.82 ha), offering a rare combination of spacious residential accommodation, quality pastureland, equestrian infrastructure, and traditional rural features, all set in a peaceful and scenic part of north-west Worcestershire.

At the heart of the property is a well-proportioned four-bedroom detached bungalow, positioned to enjoy views over the surrounding land. The accommodation includes one large sitting room, a separate lounge with adjoining dining room, a bright and functional kitchen, four bedrooms (one with en-suite), a family bathroom, utility room, and cloakroom. Both the lounge and sitting room benefit from fireplaces. While well maintained, the bungalow offers scope for updating to meet modern tastes.

Please note: the property is subject to an Agricultural Occupancy Condition (AOC) restricting occupancy to someone currently or previously employed in agriculture or forestry, or their dependants.

Adjacent to the bungalow are a double garage and additional single garage, providing secure storage and parking. The wider holding includes two stable blocks – the front stable block has eight stables plus one foaling box – the rear stable block comprises seven stables plus tack room. Both have mains electricity and water. boxes, offering excellent facilities for equestrian use, hobby farming, or alternative uses (subject to planning).

The land, extending to approximately 33.64 acres (13.61 ha), comprises gently rolling pasture divided into manageable paddocks and is classified as a mix of Grade II and Grade III – suited for grazing, hay production, or other agricultural purposes. A natural stream runs along the Eastern boundary, enhancing the setting and offering a useful water source for stock. To the rear of the bungalow lies a traditional orchard, planted with a variety of mature fruit trees and contributing to the property's character and biodiversity.

Key Features:

- Attractive smallholding extending to approx. 34.16 acres (13.82 ha) in total
- A four-bedroom bungalow with spacious living areas
- Double garage and single garage
- Two stable blocks with a total of 10 loose boxes
- Approx. 33.64 acres (13.61 ha) of productive pastureland
- Grade II and III agricultural land, ideal for grazing or hay
- Natural stream frontage
- Traditional orchard with a variety of mature fruit trees
- Quiet rural location with strong access links to surrounding towns

GENERAL INFORMATION

Agents Notes

- The property is offered freehold with vacant possession upon completion.
- The land is currently laid to permanent pasture and is well suited to grazing or equestrian uses.
- Interested parties are advised to make their own enquiries regarding planning potential for outbuildings.
- All measurements are approximate and provided for guidance only.

Services

Mains electricity and water.

Local Authority

Malvern Hills District Council
Council House, Avenue Road, Malvern, WR14 3AF
01684 862151
info@malvernhills.gov.uk
www.malvernhills.gov.uk

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.

Energy Performance

Current Rating: 33F
Potential Rating: 84B
Carried out: 29th April 2025

Viewing

Viewings strictly by appointment with the sole agents.
Please contact James Goodman on the details below:

Email: jg@gherbertbanks.co.uk
Mob: 07777 157 089
Tel: 01299 896968.

Overage Clause:

The vendor will be applying an Overage/Uplift Clause, to remain in place for 25 years. The uplift will entitle the vendor to 30% of the uplift in value following a change of use to commercial or residential.

Directions

From Tenbury Wells

From the T junction to the North of the Teme Bridge in Tenbury Wells, head east on the A456 (Worcester Road) towards Newnham Bridge. Just past Marches Stoves turn left following signs for Aston Bank. After around 0.3 miles, turn left onto a private access drive leading to Aston Court Farm.

From Great Witley

From Great Witley, head northwest on the A443 towards Newnham Bridge and Tenbury Wells. Continue along the A443 for approximately 7 miles, passing through Eardiston, and Newnham Bridge. Just before Marches Stoves turn right following signs for Aston Bank. After around 0.3 miles, turn left onto a private access drive leading to Aston Court Farm

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.

Rights of Way, Easements & Boundaries

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.

The sporting rights are included in the sale of the property.

Sales particulars prepared June 2025

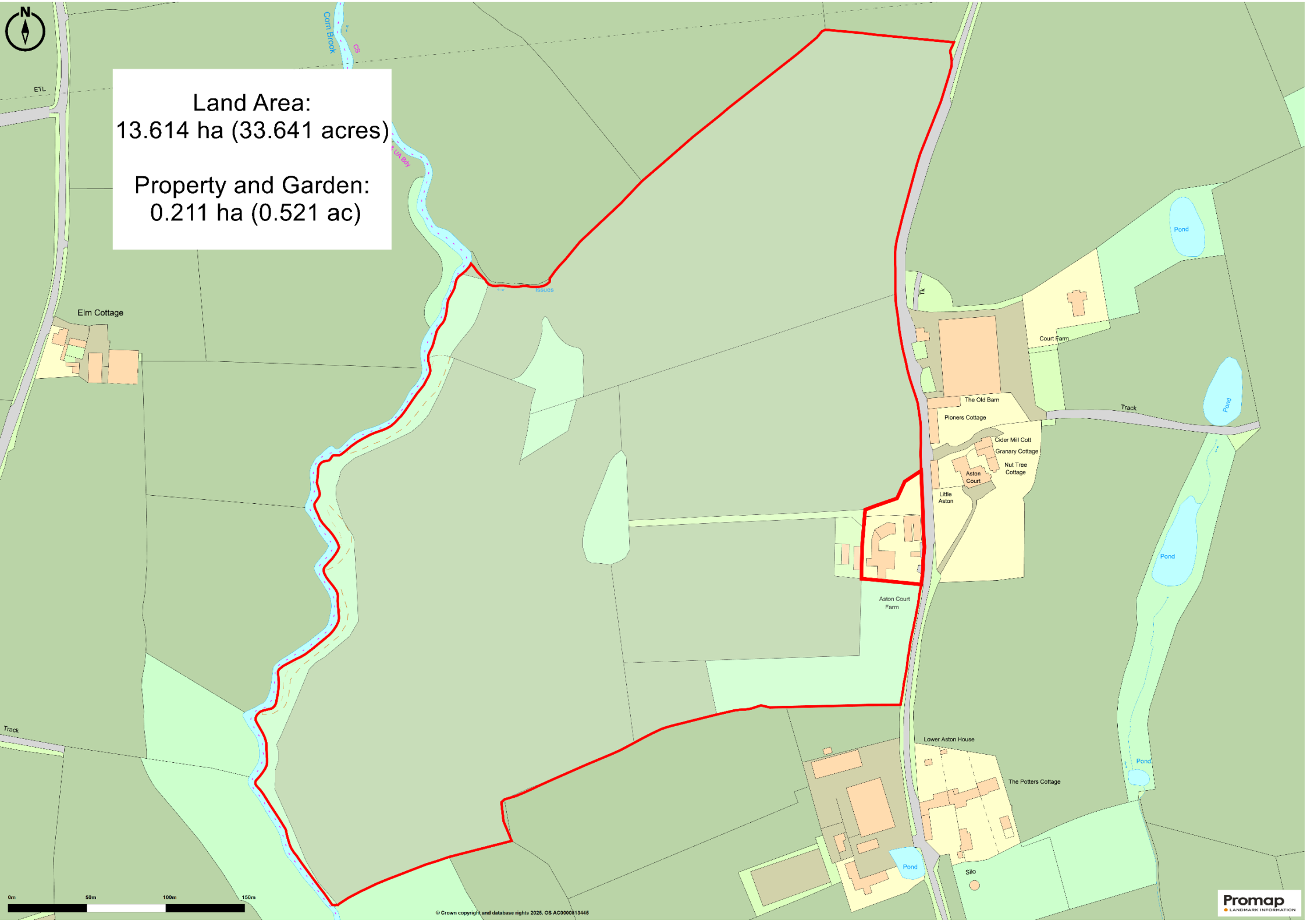




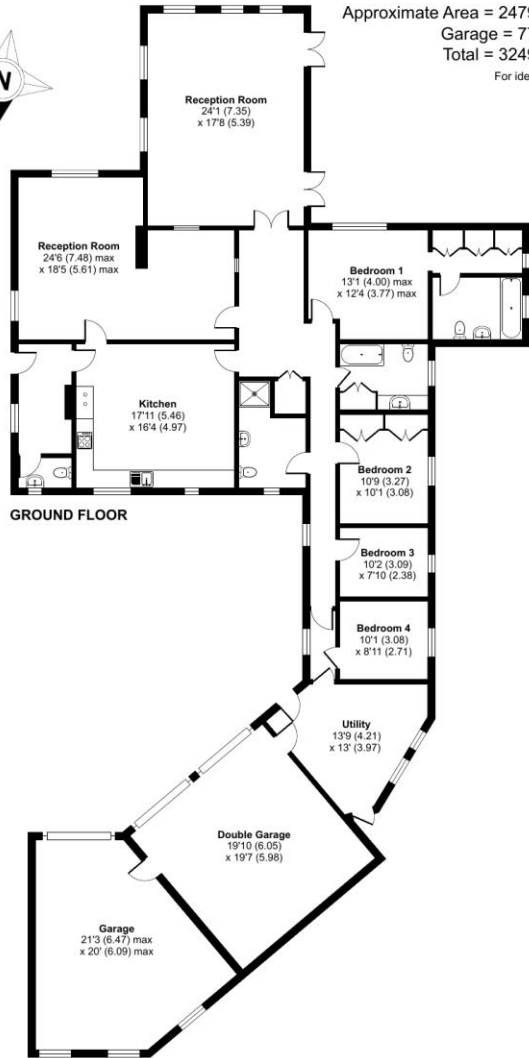


Land Area:
13.614 ha (33.641 acres)

Property and Garden:
0.211 ha (0.521 ac)

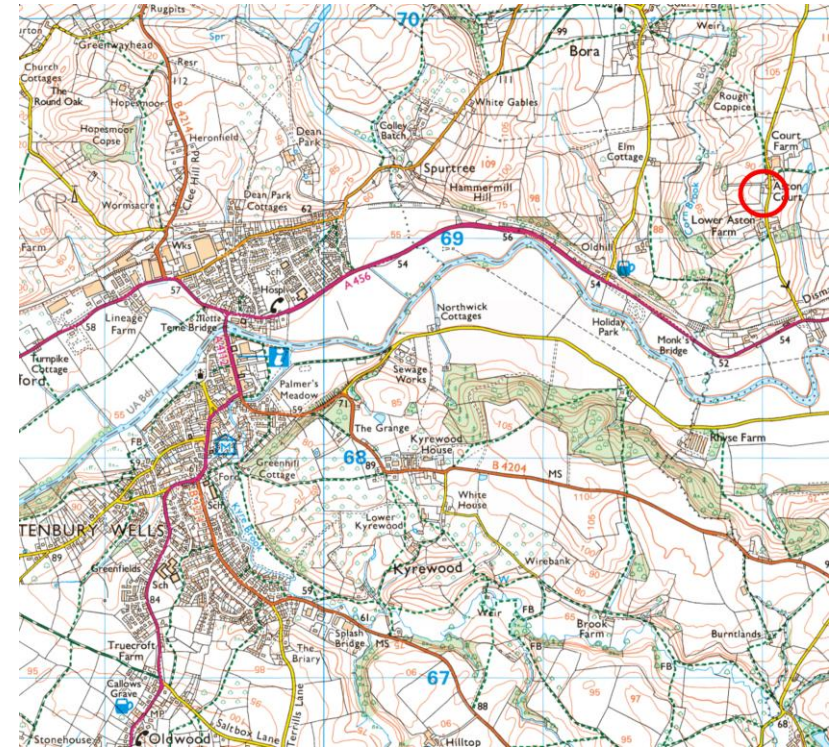


Aston Bank, Newnham Bridge, Tenbury Wells, WR15



Approximate Area = 2479 sq ft / 230.3 sq m
Garage = 770 sq ft / 71.5 sq m
Total = 3249 sq ft / 301.8 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for G Herbert Banks LLP. REF: 1286626



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

