

POPLARS FARM

PERSHORE, WORCESTERSHIRE



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PERSHORE, WORCESTERSHIRE, WR10 3JT

Pershore 2.5 miles | Evesham 4 miles | Worcester 12 miles | Cheltenham 20 miles | London 125 miles

LOT 1: FARMHOUSE, ANNEXE AND ABOUT 42 ACRES

Grade II Listed Georgian 5-bedroomed Farmhouse | Adjoining 2-bedroomed Annexe | Sweeping Driveway
Spacious Private Gardens | Formerly used Outdoor Swimming Pool | Set in 41.9 acres of land | Arable land | Grass paddock | Small traditional orchard
Offers Over: £1,500,000

LOT 2: ABOUT 197.8 ACRES OF ARABLE LAND AND YARD AREA

Grade II Arable Land | Double Gated Roadside Access | Hardcore Yard Area
Conventional Arable Rotation | Hardcore internal tracks
Guide Price: £2,350,000

LOT 3: ABOUT 27.66 ACRES OF ARABLE LAND

Grade II Arable Land | Double Road frontage | Level Field
Guide Price: £375,000

LOT 4: ABOUT 43.8 ACRES ARABLE & GRASSLAND WITH IRRIGATION RIGHTS

About 32.25 acres of Arable | 11.55 acres of Grassland | Grade II & III Land | Adjoining River Avon
Irrigation rights | Road frontage onto B4084
Guide Price: £600,000

LOT 5: ABOUT 7.7 ACRES OF LAND

About 7.7 acres of Grassland | Formerly Arable | Roadside Access | Level field
Guide Price £100,000

IN ALL ABOUT 319 ACRES (129 HECTARES)

WHOLE GUIDE PRICE: £4,925,000



INTRODUCTION

Poplars Farm comprises an elegant double fronted Grade II Listed Georgian style five bedroomed farmhouse, with two bedroomed annexe set in about 319 acres of predominantly Grade II Arable Land in the Vale of Evesham. The farmhouse benefits from stunning views of Bredon Hill. The farmland is predominantly large level fields which have been farmed in a conventional arable rotation in recent years. The land has previously been used for vegetable production and there are irrigation rights from the River Avon to the north included in Lot 4. The farm can either be purchased as a whole or in 5 separate lots.

The farm can be easily accessed from the B4084, and is perfectly situated between Cheltenham and Worcester, both of which offer an extensive range of facilities. Nearby Pershore is a historic picturesque town renowned for its elegant Georgian architecture and magnificent Abbey. There is a direct train from Pershore to London Paddington in under two hours. Surrounded by beautiful countryside and charming villages, it is popular for ramblers and cyclists. Pershore boasts an excellent range of amenities, independent shops, a thriving social calendar with sports clubs and a theatre, a leisure centre, and numerous welcoming pubs and restaurants.



LOT 1: POPLARS FARMHOUSE, ANNEXE & ABOUT 42 ACRES OF LAND

The Georgian Grade II Listed farmhouse is distinctive of the era and retains a wealth of traditional features such as a grand wooden staircase, parquet, flagstone and wood flooring, decorative architraves, Inglenook fireplaces, ornate fireplaces, and large sash windows. The first storey annexe can be accessed via a separate set of stairs to the side of the main house, and is a self-contained dwelling, with two bedrooms, kitchen complete with sitting room, bathroom and conservatory leading to a raised outdoor area. The gardens include a previously used outdoor swimming pool and grass tennis court.

The farmhouse and annexe are in need of refurbishment and modernisation which provides a wonderful opportunity for a purchaser to restore the property to its full potential.

The property extends in total to 41.94 acres. 35.43 acres is arable, 3.57 acres is grass paddock and former orchard with the remainder being the farmhouse, annexe, track and extensive gardens including a walled garden. The extent of the property is shown coloured orange on the attached plan.



FARMHOUSE ACCOMMODATION

Ground Floor

Entrance Hall step into the impressive light-filled entrance hall, adorned with a beautiful flagstone floor and a grand traditional wooden staircase that gracefully leads to the first floor.

Kitchen with oil fired Aga, single drainer sink unit, range of cream wall and base cupboards. The rear doorway conveniently connects to the utility, garage, and workshop areas.

Dining Room with parquet flooring, impressive substantial Inglenook feature fireplace with a wood and red tile surround. The room benefits from a large bay window overlooking the garden and built in fireside cupboards and service hatch.

Drawing Room with a large bay window overlooking the garden and traditional ornate fireplace which adds further character.

Hallway leading to:

Farmhouse Office with a large sash window, feature marble fireplace and wooden floor.

Sitting room enjoy views through the large sash window, feature fireplace and wooden floor.

Downstairs toilet with wash hand basin and high flush WC.

Conservatory steps down to the conservatory with dual aspect windows and doors to the rear garden.

Cellar the substantial cellar provides ample storage space.

First Floor

Master Bedroom enjoying garden views through the large sash window, small walk-in wardrobe and sealed connecting door to the adjoining annexe.

Bedroom 2 this front double bedroom features a walk-in cupboard and a charming feature fireplace.

Family Bathroom with pedestal wash hand basin, panel bath and shower unit, low flush WC, heated towel rail, wooden floor and cupboards.

Bedroom 3 double bedroom with a feature fireplace.

Bedroom 4 front double bedroom, complete with a feature fireplace.

Bedroom 5 rear double bedroom with fireplace and views over the garden.



Bathroom with panel bath, pedestal wash hand basin, low flush WC, heated towel rail and loft roof access.

Garden and grounds

The farmhouse is approached via a private driveway off the main shared farm drive. The annexe has a separate westward access. The stone gravelled front entrance leads to a large parking area, pump house, and an attached brick and tile traditional farm building with potential for other uses subject to all necessary consents.

The side and rear gardens feature large lawned areas with herbaceous borders, maturing trees, a walled garden previously used as a kitchen garden. There is also a previously used outdoor swimming pool, grass tennis court and small pond.

There are two large workshops adjoining the farmhouse and adjacent covered garaging and carport located to the west of the main farmhouse.

FARMHOUSE ANNEXE

The Annexe benefits from a separate access to the west of the farmhouse with a parking area near the garage. The annexe provides self-contained accommodation for guests or staff or the opportunity to generate additional income. The annexe accommodation requires renovation and comprises of:

Ground Floor

Entrance Hallway with storage cupboard and steps to the first floor.

First Floor

Kitchen with dual aspect windows, fitted base and wall units, single drainer sink and mixer taps, Neff cooker and hob, plumbing for a washing machine. There is an open arched doorway through to:

Living Room with exposed timbers, dual aspect windows and wall heater.

Conservatory with an electric heater and french doors leading onto a flat roof seating area above the carport.

Hallway with built-in storage cupboards and sealed door to the main farmhouse.

Bedroom 1 with exposed Elizabethan beams, electric heater, window and door into the adjoining conservatory.

Bathroom with green bathroom suite including bath with Triton shower above and tiled surround, low flush WC and pedestal wash hand basin.

Bedroom 2 double bedroom with window and electric heater.

LAND

The property extends in total to 41.94 acres of which about 35.43 acres is arable, 3.57 acres is grassland and small orchard with the remainder being the farmhouse, annexe, track and extensive gardens.





LOT 2: ABOUT 197.8 ACRES OF ARABLE LAND

The land extends to about 197.84 acres, of which 195.47 acres is arable land, 0.8 acres is Woodland and the remainder is yard, tracks and drainage ditches.

The land is classified as Grade II quality, Soilscales describes the land as slightly acidic, loamy and clayey soils with moderate to high fertility.

The main access to the land is via a double gated hardcore access track off the lane that forms the eastern boundary, as per the A marker on the plan. There is then a network of hardcore tracks providing access to the fields contained within this Lot.

The land has been farmed in a conventional arable rotation and was previously used for growing fresh produce including potatoes.

The fields are predominantly large, relatively flat fields with drainage channels running around most of the boundaries.

The extent of the lot is shown coloured red on the attached plan.

LOT 3: ABOUT 27.66 ACRES OF ARABLE LAND

The land extends to 27.66 acres of arable land in a single field.

The land is classified Grade II land quality, Soilscales describes the land slightly acidic, loamy and clayey soils with moderate to high fertility.

The land benefits from good dual road frontage with double gated access to the east and frontage to the north onto the B4084. The land could have potential for other uses in the future subject to any necessary consents.

The land has been farmed in a conventional arable rotation and was previously used for growing fresh produce including potatoes.

The extent of the lot is shown coloured blue on the attached plan.

LOT 4: ABOUT 43.80 ACRES OF ARABLE AND GRASSLAND WITH IRRIGATION RIGHTS

The land extends to about 43.80 acres of which about 32.2 acres is arable and 11.55 acres of grassland adjoining the River Avon.

The land is classified Grade II land quality, Soilscales describes the land as slightly acidic, loamy and clayey soils with moderate to high fertility.

The arable land has been farmed in a conventional arable rotation and was previously used for growing fresh produce including potatoes.

The land benefits from good road frontage onto the B4084 Pershore to Evesham road with a track through the arable field and to the grass field and River Avon.

There is water abstraction available with an Environment Agency licence agreement reference 18/54/17/0130 permitting spray irrigation from the River Avon, not to exceed 355,000 gallons per day (3,500,000 gallons per calendar year) during the months of April to September inclusive. It is understood at present this facility is not utilised. Further information is available via the selling agents.

We understand part of the land is shown to be in the Severn and Avon Vales Longdon Marsh Biodiversity Delivery Area which could present environmental opportunities in the future. Further information is available via the Worcestershire Council website. The grassland, due to the proximity of the River Avon, does in part occasionally flood.

The extent of the lot is shown coloured green on the attached plan.

LOT 5: ABOUT 7.79 ACRES OF LAND

The land extends to about 7.79 acres and is currently down to grass but was previously part of the larger adjoining field in a conventional arable rotation.

The land is classified as Grade II land quality, Soilscales describes the land as slightly acidic, loamy and clayey soils with moderate to high fertility.

The land benefits from good road frontage with access gates onto the road to the south. The extent of the lot is shown coloured purple on the attached plan.

Lot 2



Lot 3



Lot 4



Lot 5





Lot 4

Lot 1

Lot 3

Lot 2

Lot 5

River Avon

Brook Lane

B4084

B4084

B4084

B4084

B4084

A

A

A

A

ACCESS

Lot 1 will retain ownership of the access track with users required to make a fixed contribution towards the upkeep. For further information please contact the selling agent.

Lot 2, 3, 4 and 5 benefit from gated roadside access as per the A markers on the attached plan. If sold separately no Lot has a right of access across another Lot.

COTTAGES

The two farm cottages, Poplars Lodge and Oak Tree Bungalow, coloured blue and yellow respectively, on the plan may be available by separate negotiation at an additional price. For further information, please contact the selling agent.

SERVICES

The farmhouse has an oil-fired boiler and its own private water supply, which also serves the nearby Oak Tree Bungalow. The farmhouse also benefits from mains electricity and full fibre broadband. The farmhouse and annexe share a septic tank. The electricity sub-meters for Oak Tree Bungalow and the annexe are located in the farmhouse. These services have not been tested.

TENURE

There is a Farm Business Tenancy over the land terminating 30th September 2024. The farmhouse annexe is currently let on an Assured Shorthold Tenancy.

RESTRICTIVE COVENANT

The fields hatched black in Lot 2 will be sold subject to a restrictive covenant, preventing the erection of any structures including poly tunnels or solar panels.

OVERAGE

Provision will be made for an Uplift Overage at 35% over a 35 year period from the date of acquisition, based on the increase in value above its agricultural value. Any Overage payments will be triggered by non-agricultural / non equestrian or forestry use including as a result of Permitted Development Rights.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared. Rights for services and easements will be retained for the two cottages if retained by the Vendors.

There are known public footpaths crossing Lot 2 from north to south and east to west.

We understand an Esso gas pipeline crosses Lot 3.

COUNCIL TAX BAND

The farmhouse is Band G and the annexe is Band A.

SITE PLANS & BOUNDARIES

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Purchasers should satisfy themselves as to the extent of the Lot boundaries.

BASIC PAYMENT SCHEME & STEWARDSHIP SCHEMES

The Vendors have claimed and will retain the BPS delinked payments. Insofar as we are aware the land is not entered into any Environmental Schemes.

MINERALS

The majority of the land in Lot 1, 2, 3 and 4 is included within the mineral safe guarding area for Terrace and Glacial Sand and Gravel in the Worcestershire Minerals Local Plan. Further information is available via Worcestershire Council website.

SPORTING, TIMBER & MINERAL RIGHTS

All rights, if owned, are included in the sale.

AGENTS NOTE

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation.

VIEWING

All viewings are strictly by appointment with the vendor's sole selling agent Sunderlands.

Katie Bufton | 07741 664053

Peter Kirby | 07967 817274

HEALTH & SAFETY NOTICE

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: WR10 3JT. The individual Lots are identified by the Sunderlands For Sale Boards.

WHAT3WORDS

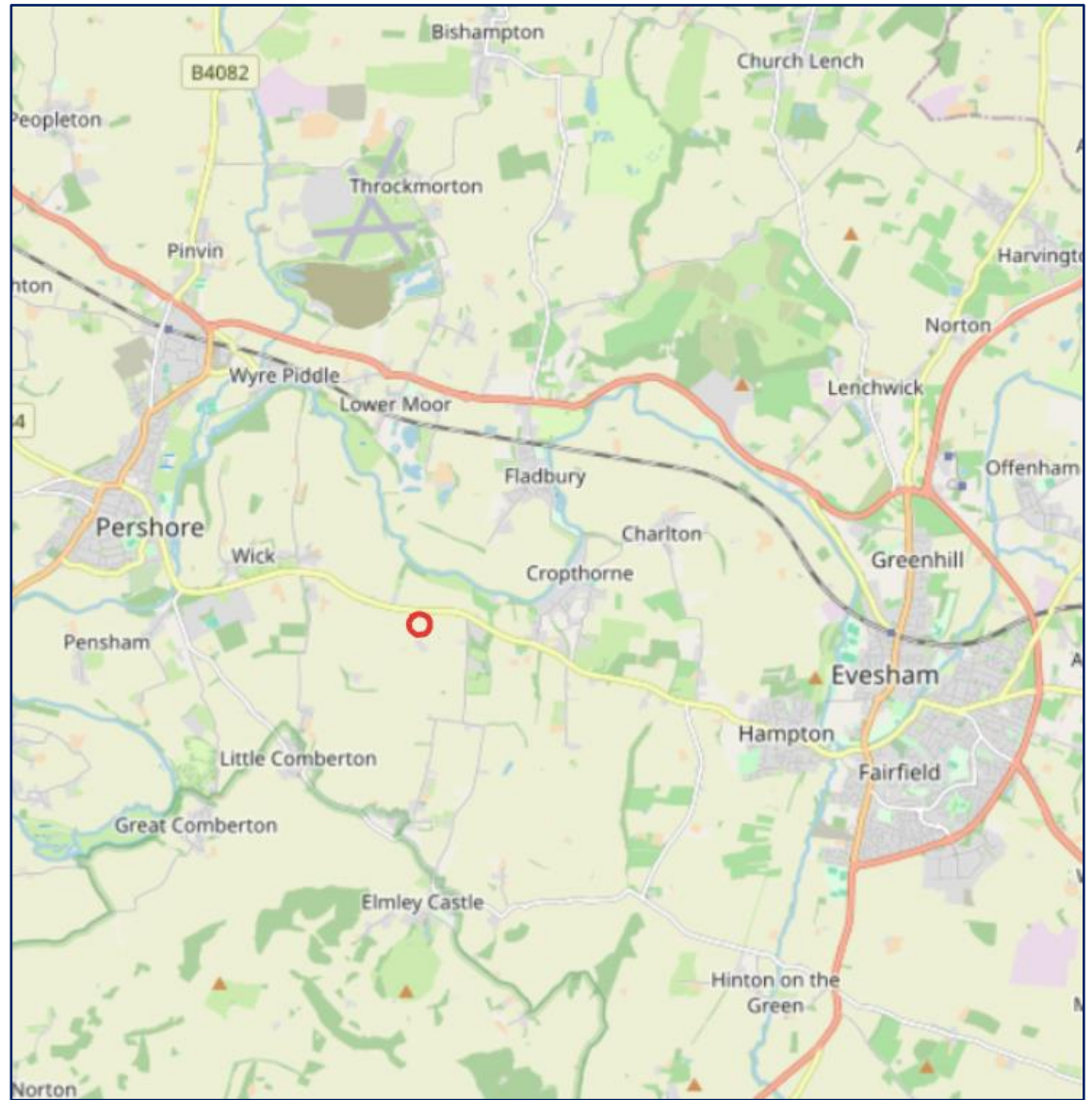
Lot 1: ///launcher.magic.timing

Lot 2: ///jubilant.passes.shoulders

Lot 3: ///prestige.handfuls.longingly

Lot 4: ///spearhead.placidly.scatters

Lot 5: ///tributes.booth.tray



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