

Land and buildings at Moor Farm, Eardiston, Tenbury Wells, Worcestershire

G HERBERT BANKS

EST. 1898

Land at Moor Farm, Eardiston, Tenbury Wells, Worcestershire WR15 8JJ

A high quality farm being offered in two Lots:

Lot 1 156.23 acres (63.23 hectares) of level Grade II arable land adjacent to the River Teme
Guide Price: £1,750,000

Lot 2 6.08 acres (2.46 hectares) comprising agricultural land with a range of farm buildings with Class Q approval for six dwellings
Guide Price: £475,000

Situation and Directions

Moor Farm is located approximately 7 miles east from Tenbury Wells, with the counties of Worcestershire, Herefordshire and Shropshire all meeting at the town. From Tenbury Wells take the A443, heading east towards Worcester (16 miles). Enter the village of Eardiston, and as you drive- through the village you will find Mill Lane to your right. Access to the farm buildings is the first turning to your left. For access to the land continue past the arm buildings, passing further commercial buildings and you will come to a gate on your left hand side.

What Three Words for the farm buildings access - ///durations.margin.javelin



Lot 1 – 156.23 acres (63.23 hectares) of level Grade II arable land

Guide Price £1,750,000

This is high quality commercial block of Grade II land is a rare offering to the market within the region.

Most all of the land is within two large parcels, with one being a little under 100 acres. The land is level and fertile, being capable of growing good cereal and vegetable crops.

There is approximately 1,180 metres of river frontage to the Teme, although please note that the fishing rights are not owned, and therefore not included in the sale.

The river may offer abstraction for irrigation, subject to securing a suitable licence.

Cropping

The planned 2027 cropping comprises about 50 acres of wheat, about 50 acres of potatoes with the balance being a herbal ley (CSAM3), within a Sustainable Farming Incentive (SFI) scheme. The scheme runs until May 2027.

Licences

The wheat and potatoes will be grown subject to a cropping licence. The licence fee will be apportioned with the buyer. Further details on the rental arrangements are available on request.

Sporting Rights

The Agent believes that the sporting rights over the land are in hand, but the fishing rights to the River Teme are not owned. The Birmingham Anglers Association have the fishing.

Public Rights of Way

The land has a single footpath running along the eastern boundary. This is footpath 655 (C).

Overage/Uplift Clause

An Overage/Uplift Clause, to remain in place for 35 years, will be attached to the land that is shown cross hatched blue on the plan. The uplift will entitle the vendor to 35% of the uplift in value following a change of use to commercial or residential – but not agricultural development.

Services

There are no services connected to the Lot 1. Services are connected to Lot 2.





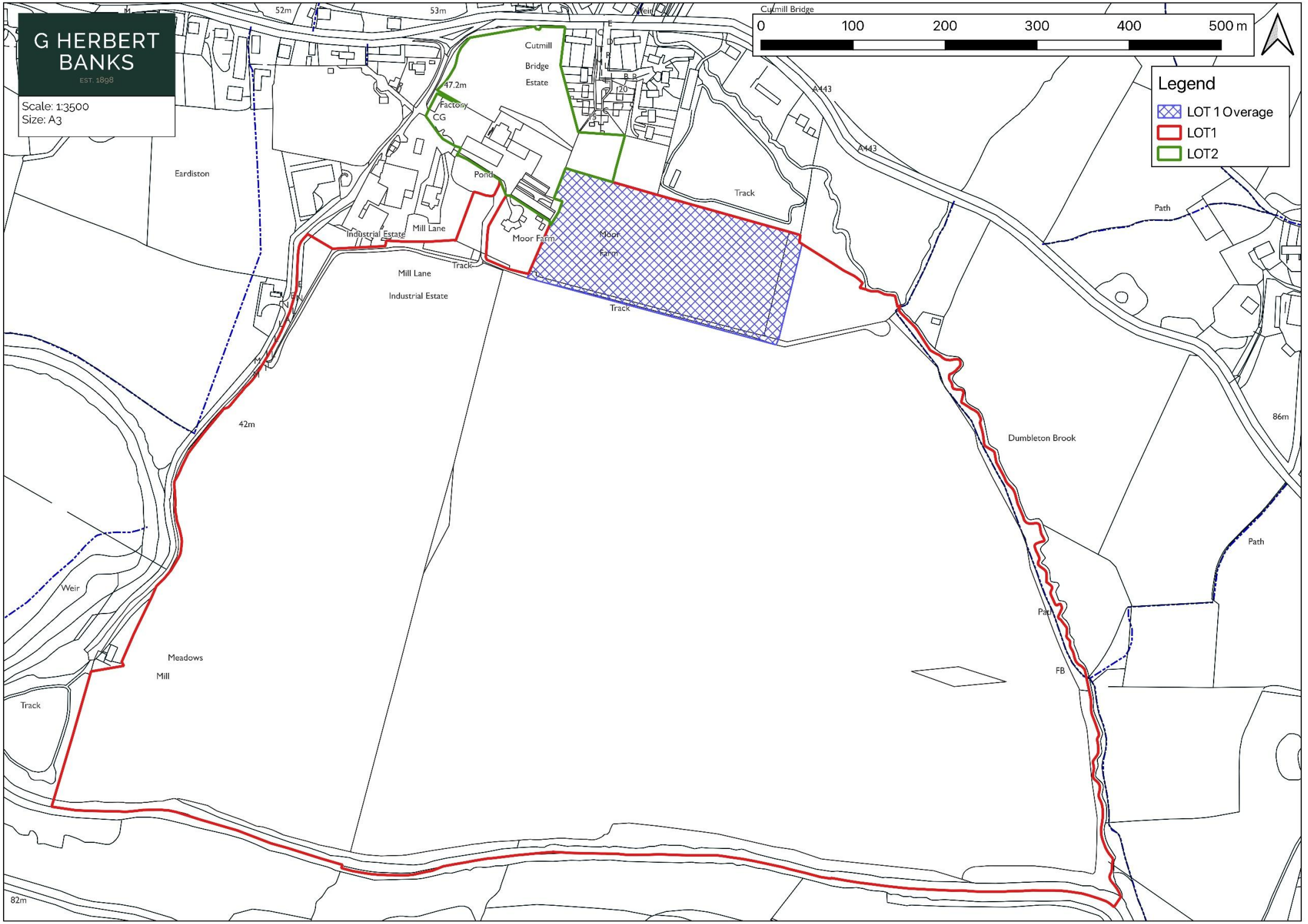


Money Laundering, Terrorist Financing & Transfer of Funds (Information on the Payer) Regulations 2017

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

Photographs

All the photographs were taken in late summer 2026, apart from the potatoes which were taken in 2025.


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Scale: 1:3500
Size: A3
Cutmill Bridge
0
100
200
300
400
500 m
Legend
LOT 1 Overage
LOT1
LOT2
52m
53m
Weir
Cutmill
Bridge
Estate
47.2m
Factory
CG
Pond
Eardiston
Industrial Estate
Mill Lane
Moor Farm
Track
Moor
Farm
A443
Path
Mill Lane
Industrial Estate
42m
Dumbleton Brook
86m
Weir
Meadows
Mill
Track
Path
FB
82m

Lot 2 – 6.08 acres (2.46 hectares) comprising agricultural land with a range of farm buildings to include Class Q approval for six dwellings

Guide Price £475,000

A mix of traditional and modern farm buildings, with a combined gross external floor area (measurements taken from an Ordnance Survey digital mapping system) of approximately 22,000 ft² (2,040 m²) together with adjoining farm land.

The farmland is mainly a single parcel of pasture that sits between the farm buildings, the main road and existing residential development.

The buildings include a grain store, livestock and general storage buildings and a significant concrete yard. The buildings are currently in agricultural use, but there is in place a General Permitted Development Order Class Q to create six dwellings from three of the existing buildings. The approval was granted in March 2026. Go to the below link for further details –

Planning application: M/26/00071/GPDQ - Malvern Hills District Council

There is an active planning application with Malvern Hills District Council for the creation of six new build houses, two of which would be affordable homes. This would, if approved and implemented, replace the Class Q approval. A decision is pending. Again, go to the below link for further details.

Planning application: M/26/01124/OUT - Malvern Hills District Council

The current approval, and hopefully soon the further approval, demonstrates that the site can be used for residential development. It might also be used for a commercial development / change of use (subject to planning approval), or there is equal value in the site for it to continue to be used for agriculture, whether in support of Lot 1 or not.

Rights of Way

There are no public rights of way over Lot 2. Please note that the owners of The Moor Farmhouse, have a right of way across part of the property for access across to their home.

Overage/Uplift Clause

An Overage/Uplift Clause, to remain in place for 35 years, is to be applied to all of Lot 2. The uplift will entitle the vendor to 35% of the uplift in value following a change of use to commercial or residential – but not agricultural development.

Services

Mains electricity and water are connected to the property.











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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.

