Lineage Farm

Burford, Tenbury Wells, Worcestershire WR15 8HA

BRUTON KNOWLES



- Wonderful ringfenced small farm
- Spacious bungalow
- Farm building and workshops
- 45 acres of productive grazing

For Sale | Code 12528

brutonknowles.co.uk

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Offers in Excess of £950,000

Freehold

BRUTON KNOWLES

A superb, ring-fenced holding on the edge of Tenbury Wells.

Ludlow 7 miles | Worcester 21 miles

Bruton Knowles are delighted to bring to the market Lineage Farm, a wonderful holding on the edge of the attractive rural market town of Tenbury Wells. It comprises a spacious four-bedroom bungalow with workshop, multiple garages and steel-portal frame cattle building in a ring-fenced block of c. 48 acres in total.

The property sits in a prominent position, alongside the A436 on the way into Tenbury Wells and with the River Teme to the south.

Location

The bungalow has private access from the A456, in Burford, immediately west of the market town of Tenbury Wells, on the Shropshire–Worcestershire border. Tenbury has an excellent range of amenities, from local shops and pubs to supermarket, community hospital and recreation facilities including sports clubs and leisure pool.

Tenbury is also convenient to other market towns, being within 12 miles of Leominster, Ludlow and Bromyard. The cities of Hereford and Worcester are within a 30-40 minute drive, providing wider education, employment and transport facilities, including rail connections to Birmingham, Cardiff and London Paddington.

Accommodation

The bungalow is a traditional brick construction under a plain tile pitched roof with extended conservatory to the rear. It is well-presented throughout, although offers the opportunity for a purchaser to modernise to their own future taste.



A carpeted hallway leads to four bedrooms, including the master bedroom, small double and two single bedrooms. There are two family bathrooms, one with shower or bath and both with hand basin, lavatory and towel rail.

The kitchen is an excellent size with sufficient breakfast space also. It is a well-presented fitted kitchen, comprising wall and base units and tiled splashbacks. It benefits from a stainless-steel sink and drainer with rear-facing window and with space and plumbing for washing machine and dishwasher. A freestanding cooker with extractor hood above is included.

The living space is substantial, with a large sitting room also offering ample dining space. It provides access to the south-facing conservatory which in turn leads to separate rear access.

Outside / Land

The bungalow benefits from an integrated garage with up and over door. It also benefits from a detached brick double carport and workshop under a plain tile roof. The bungalow benefits from a paved front parking area and tarmacked drive to the carport. Pleasant flowerbeds and shrubbery surround the property.

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The property benefits from a large steel-portal framed former cattle building, with timber lean-to extension. The building comprises block and Yorkshire Board exterior under asbestos roof. It benefits from a hardstanding track from the road and concrete yard.

The land is split into four large fields, all of which are permanent grass land. They are split by established stock fencing, with water supply to each field. The land is bordered to the south by the River Teme and north and west by the A456, with two means of access.

The land is prone to seasonal flooding from the River Teme. The ownership extends to the centre of the river.

Services

The property benefits from mains electricity, water and private drainage via septic tank. The property has a right to connect to the main sewer upon development of the adjacent land. It is served by oil-central heating via Worcester combi-boiler. We believe good broadband speed is available nearby.

Planning

We understand the bungalow is subject to an Agricultural Occupancy Condition (AOC), restricting occupation to buyers who are or were solely or mainly employed in agriculture or forestry. Interested parties should research their ability to satisfy the AOC prior to viewing.

The majority of the land falls within Flood Zone 3. It is bordered by the River Teme which is a SSSI. A Scheduled Monument falls on the site being a small motte castle (List Entry 1008392).

Rights of Way, Wayleaves and Easements

The land is crossed by a public footpath. The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Sporting, Timber and Mineral Rights

The Vendor wishes to retain fishing rights along the River Teme. All other minerals, timber and sporting rights are included in the freehold sale, as far as they are owned.





IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken **November 2026**


CANDY


HY-PRO





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Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Local Authority Shropshire Council

Council Tax Band D.

Tenure and Legal Costs

Freehold with vacant possession on completion. Each party is responsible for their own legal and professional fees.

Method of Sale

This property is offered for sale via Private Treaty, inviting offers in excess of £950,000.

Interest is invited on the whole, however the Vendor may consider an offer on either the land or the bungalow, subject to the terms proposed.

Viewing

Viewings are available by appointment only. Please call the agents to arrange. The land can be viewed via the public footpath, although be aware there may be livestock present. Please wear suitable clothing and footwear.

Health and Safety for Viewers – Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Agent's Note – The Vendor is to retain a right of way for agricultural purposes onto their land via the track past the bungalow.

A new livestock fence and gate will be erected by the Vendor following completion, shown on points A to B on the plan overleaf.

Subject to Contract November 2026

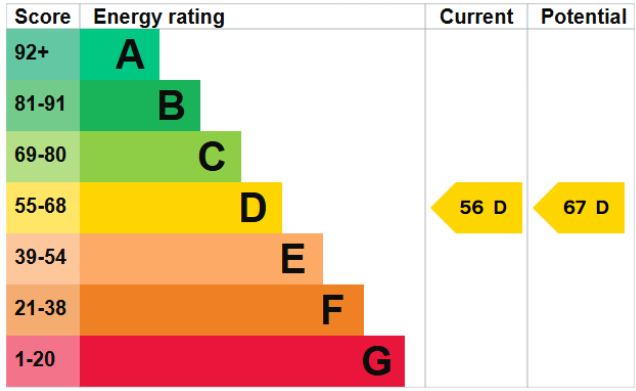




Ground Floor

Approx. 177.0 sq. metres (1904.8 sq. feet)






Illustrative Only

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BRUTON KNOWLES

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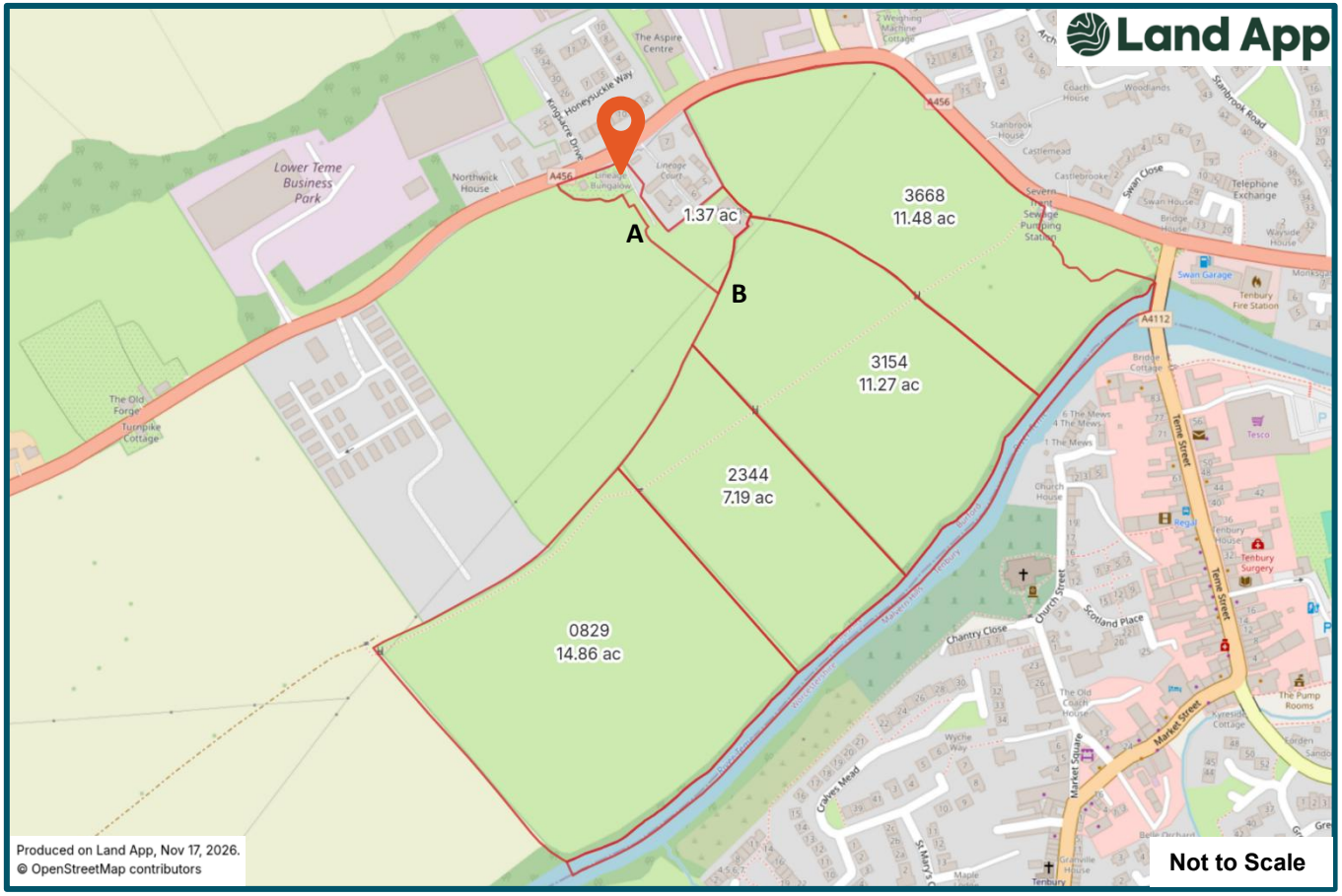
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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