



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

HILL HOUSE FARM, FARLOW, CLEOBURY MORTIMER, SHROPSHIRE, DY14 0JD - ABOUT 55.364 ACRES, 23.699 HECTARES.

A very pleasantly and privately situated traditional stock farm with common rights.



FOR SALE BY LIVE PUBLIC AUCTION

SUBJECT TO THE AUCTION AND GENERAL CONDITIONS OF SALE (NO ONLINE BIDDING AVAILABLE)

ON THURSDAY, 23RD JULY 2026 AT 6.00PM

AT CLEOBURY MORTIMER GOLF CLUB, WYRE COMMON, CLEOBURY MORTIMER, DY14 8HQ

Lot 1: Hill House Farm, farmhouse, farm buildings, grassland, about 33.016 acres – Guide £400,000 +

Lot 2: A single grazing/mowing field, about 2.173 acres – Guide £30,000 +

Lot 3: Two grazing/mowing fields, about 11.387 acres – Guide £90,000 +

Lot 4: A single grazing/mowing field, about 4.274 acres – Guide £50,000 +

Lot 5: A single grazing/mowing field, about 4.512 acres – Guide £50,000 +

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APPROXIMATE DISTANCES (MILES)

Cleobury Mortimer – 4, Tenbury Wells - 9, Ludlow – 10, Bewdley – 12, Bridgnorth – 13, Kidderminster – 15, M5 – 26, Birmingham - 33.

DIRECTIONS

Turn off the A4117 (Ludlow to Cleobury Mortimer) at Hopton Bank Garage towards Crumpsbrook/Farlow/Oreton and proceed for 1.9 miles over Catherton Common before turning left on a sharp right-hand bend onto a byway as indicated by a Nick Champion directional arrow, and the drive to the farm is a short way up on the right over a cattle grid. The individual lots are identified by Nick Champion 'For Sale' boards.

what3words: ///breakaway.afraid.loans

SITUATION & DESCRIPTION

Hill House Farm is a very pleasantly and privately situated traditional stock farm with the benefit of substantial common grazing rights on Catherton and Silvington Commons. The farm enjoys road access to all lots and is within an area offering exceptional outriding. The rendered block and part stone farmhouse has an elevated and sheltered easterly aspect and needs improvement. The ample farm buildings are mainly of steel frame construction and provide more than 10,450 square feet of cattle and sheep housing and barn storage. The farm lies within the LFA and rises from 225 metres on the east side to about 270 metres on the west and has a mainly south-east facing aspect. The farm is generally bordered by strong hedges, some over stone walling, with numerous oak and ash trees providing ample shade and shelter. The land is classified as Grade 4, is generally free draining and features a spring fed duck flighting pond at its heart. Hill House Farm offers bidders ample scope and opportunity to redevelop the farm (subject to consents).

LOT 1 – Hill House Farm, farmhouse, farm buildings, grassland and duck pool

- about 33.018 acres, 13.362 ha. (coloured red)

Farmhouse: Ground floor: side lobby; bathroom; double bedroom; kitchen/breakfast room; sitting room; entrance hall with stairs; single bedroom/study. First floor: landing; double bedroom; single bedroom; bathroom.

Outside: drive with parking; front garden; aviary, attached stone and tile traditional stabling with conversion potential.

Farm buildings: the main range is set on the north side of the farm drive and comprises: a 3 bay steel and corrugated iron clad French barn (45' x 21' with a lean-to 3 bay steel, block and corrugated iron clad cattle/sheep shed (45' x 37'); a 3 bay steel, corrugated iron clad and asbestos roof barn and cattle shed (45' x 51'); a 3 bay steel, block, corrugated iron clad and asbestos roof cattle/sheep shed with feed passage (45' x 32').

Beyond is a twin 4 bay steel, pole, box profile roof cattle/sheep shed/barn (69' x 60').

Land: the land mostly extends to the north of the farmstead except for one field to the south of the farm drive and is contained within six enclosures of permanent pasture including a spring fed duck flighting pool. Common rights on Catherton Common (CL8) for 90 sheep, 20 cattle and 2 horses to be apportioned between Lots 1, 2, 4 and 5.

LOT 2 – A single grazing/mowing field

- about 2.173 Acres, 0.879 ha. (coloured blue)

A useful level grazing/mowing field with road access and common grazing rights on Catherton Common (CL8) to be apportioned.

LOT 3 – Two grazing/mowing grass fields

- about 11.387 acres, 4.608 ha. (coloured green)

Two productive grazing/mowing fields with access onto the Silvington lane and common rights on Silvington Commons (CL13 & CL49) for 200 sheep, 50 cattle and 28 horses and Catherton Common (CL8) for 27 sheep and 4 cattle.

LOT 4 – A single grazing/mowing field

- about 4.274 acres, 1.73 ha. (coloured purple)

A useful level grazing/mowing field with access onto the Catherton/Oreton road and common rights on Catherton Common (CL8) to be apportioned.

LOT 5 – A single grazing/mowing field

- about 4.512 acres, 1.826 ha. (coloured yellow)

An adjoining level grazing/mowing field with access onto the Catherton/Oreton road and common rights on Catherton Common (CL8) to be apportioned.

SERVICES

Mains water and electricity is connected to the farm (Lot 1). Private drainage (Lot 1). Bidders for Lots 2, 3, 4 and 5 are advised to make their own enquiries about mains service connections.

NITRATE VULNERABLE ZONE (NVZ)

The farm is not within an NVZ.

PLANNING UPLIFT

No overage is to be included on this sale in respect of any of the lots.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating G – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2510-8670-2196-0035>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Public footpaths cross over Lots 1 and 3 and a bridleway over Lot 2. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

PLANS AND BOUNDARIES

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The Purchasers will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendors nor the Vendors' Agents will be responsible for defining boundaries nor the ownership thereof.

METHOD OF SALE

The property is for sale by live Public Auction only (no internet bidding is available) in 5 Lots to be held at Cleobury Mortimer Golf Club, Wyre Common, Cleobury Mortimer, DY14 8HQ on Thursday, 23rd July 2026 at 6.00pm prompt. Those bidders unable to attend in person should appoint an Agent/Proxy Bidder to bid on their behalf by prior arrangement with the Auctioneer. Telephone bidding is not available. All lots will be offered subject to a reserve price which will normally be no higher than the last advertised guide price.

CONDITIONS OF SALE

The property will unless previously withdrawn, be sold subject to the Common Auction Conditions (4th Edition, 2018) and the Special and General Conditions of Sale which have been settled by the Vendors' Solicitors. These Conditions are available on request by email from the Vendors' Solicitors and may also be inspected in the Saleroom prior to the time of the sale, but they will not then be read. The Purchasers will be deemed to bid on the terms contained in the Conditions and shall be deemed to have purchased with full knowledge thereof, whether or not they shall have read the said Conditions.

TENURE, EXCHANGE AND COMPLETION

Freehold, with vacant possession on completion, which is set for Thursday, 17th September 2026 (or earlier by agreement). The successful Purchasers (or their Agents) will be required to sign the contract of sale immediately after the auction and pay a minimum 10% deposit by debit card, internet/mobile banking or by bankers draft, payable to Lanyon Bowdler.

BUYER'S ADMINISTRATION FEE AND REGISTRATION

All bidders must pre-register with the Auctioneers and collect a bidding number. The successful purchasers will be liable to pay a Buyer's Administration Fee of 1.2% inclusive of VAT of the sale price with a minimum charge of £900 inclusive of VAT on each lot on the fall of the hammer to Nick Champion Ltd by debit card, BACS or internet/mobile banking only.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

To comply with the Regulations, Purchasers will be required to provide proof of ID and address on the fall of the hammer and provide details of funding for the purchase. We recommend a current signed passport as proof of identity and a UK or EEA photocard driving licence as proof of address, and can provide a list of other acceptable documents on request.

VENDORS' SOLICITORS

Lanyon Bowdler, Grosvenor House, Hollinswood Road, Central Park, Telford, Shropshire, TF2 9TW
Tel: 01952 211028
Email: susan.grazier@lblaw.co.uk
Contact – Mrs. Susan Grazier

AUCTIONEER

Nick Champion, FNAEA, FNAVA.
Tel : 01584 810555
Email : info@nickchampion.co.uk

VIEWING

External viewings at any reasonable time on production of these auction particulars.

Internal viewings by prior appointment with the Agent: – Nick Champion

Tel: 01584 810555 E-mail: info@nickchampion.co.uk

View all of our properties for sale and to let at:

www.nickchampion.co.uk

Flood Risk (Checked on 23.06.26 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Surface water: Very Low

Rivers and the sea: Very Low

Groundwater: This location is outside of a groundwater flood alert area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 23.06.26)

EE and Three: Good outdoor

O2 and Vodafone: Variable outdoor

Broadband Availability (Checked on Ofcom: 23.06.26)

Standard: 30 Mbps (highest download) / 4 Mbps (highest upload)

Superfast: Not available

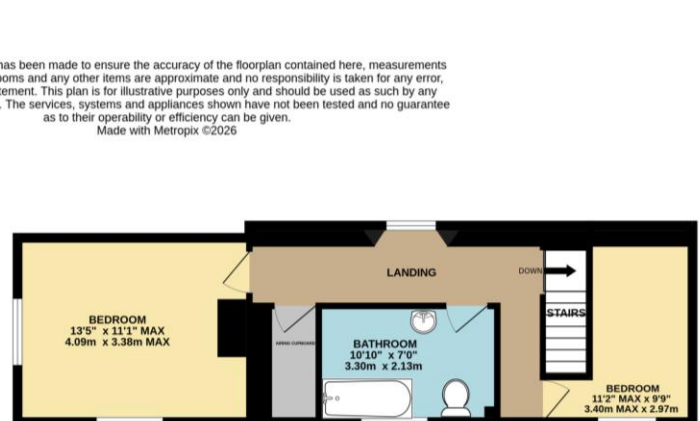
Ultrafast: Not available

Photographs taken: 8th May 2026

Particulars prepared: June 2026



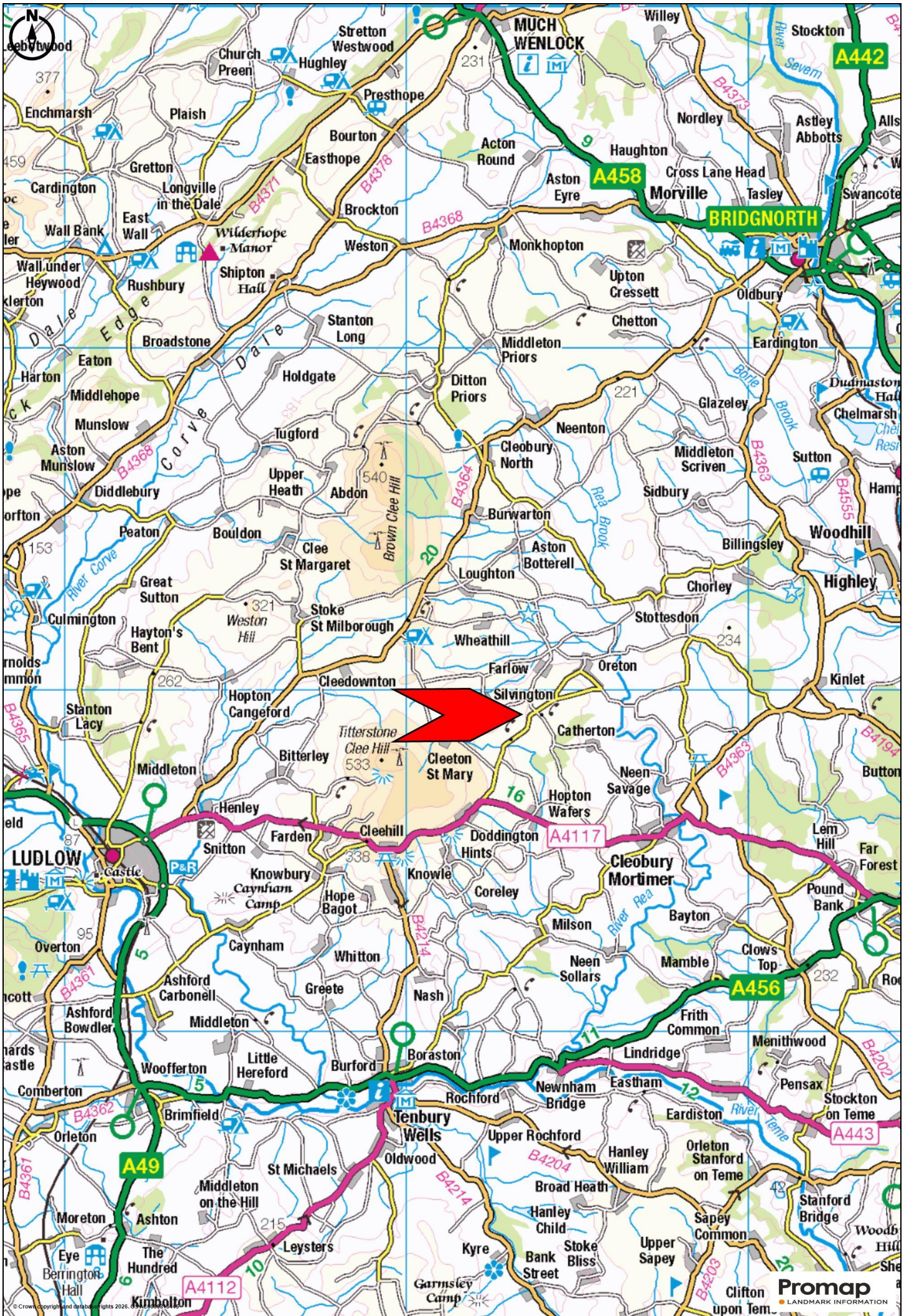
GROUND FLOOR

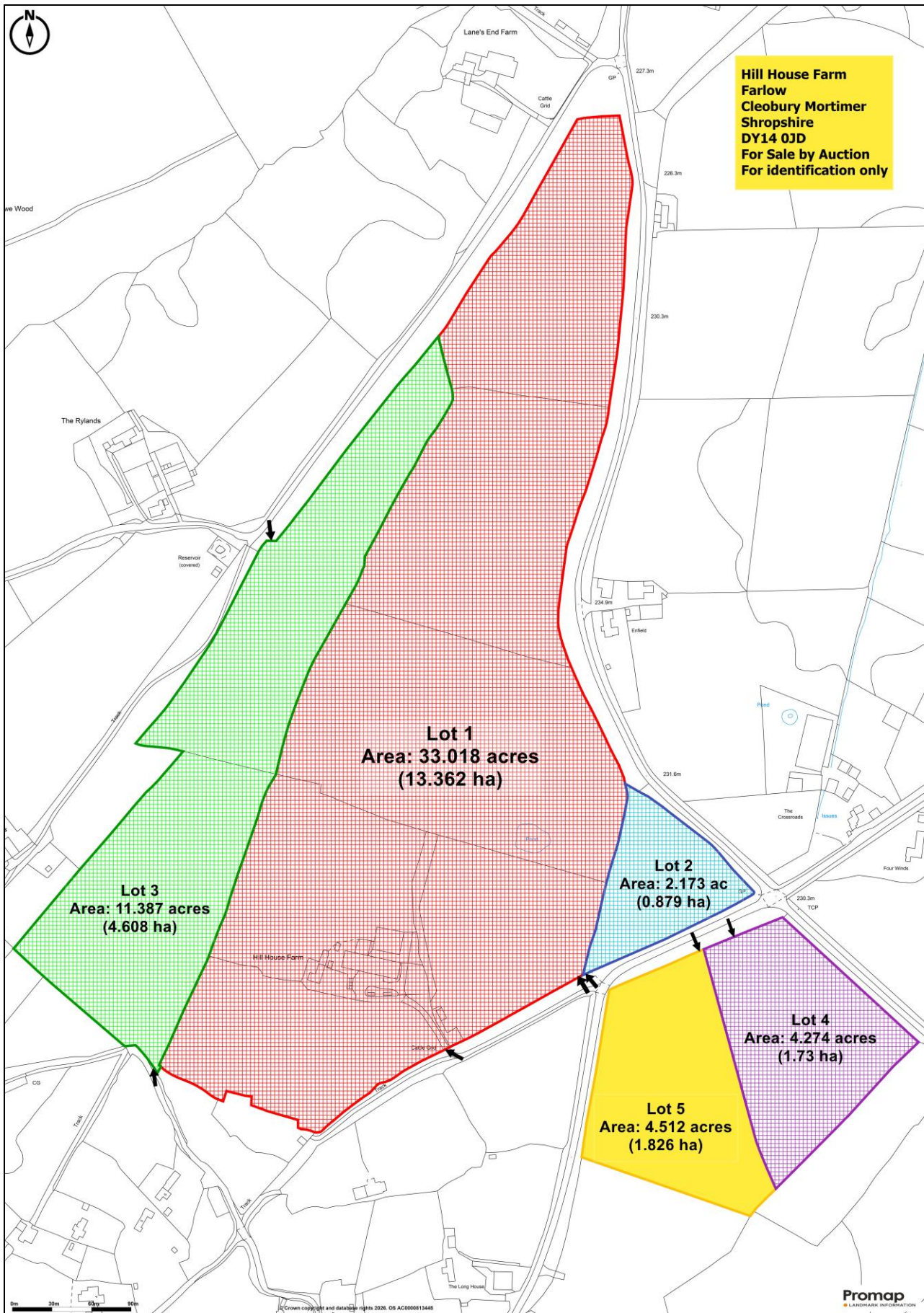


FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.