

MANOR FARM

LONGDON, WORCESTERSHIRE





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Tewkesbury 6 miles, Malvern 10 miles, Cheltenham 16 miles, M5 (9) 7 miles, Birmingham 41 miles, Bristol 48 miles, London 130 miles
(All distances are approximate)

Formerly part of The Chambers Court Estate, for sale for the first time since 1942, an attractive Grade II listed farmhouse, set within the village adjacent to the church, with a range of traditional and modern farm buildings and about 312 acres. For sale as a Whole or in three Lots.

LOT 1

Grade II listed Georgian house in need of general modernisation. Reception hall, inner hall, drawing room, dining room, sitting room, kitchen, two further rooms, utility/boot room, cloakroom, cellars, four principal bedrooms, two shower rooms and a family bathroom, two further secondary bedrooms and 3 attic rooms.

Range of traditional and modern farm buildings including a period stone barn, along with a selection of modern buildings including a portal framed stock barn, semi derelict chicken shed and numerous stables, manège and stores.

Farmland and water meadows. In all about 81 acres.

LOT 2

Compact block of 72 acres of grassland and arable land.

LOT 3

158 acres of grassland, steel framed barn and water meadows.

The whole in all about 312 acres.



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

LOCATION

Longdon is a small rural village in the county of Worcestershire, located near the border with Gloucestershire and not far from the towns of Upton upon Severn, Malvern and Tewkesbury. It lies to the west of the River Severn, in a low-lying area characterised by farmland, pasture, and a network of minor country roads. The nearby Malvern Hills form a prominent backdrop to the west, providing contrast to the flatter Severn floodplain on which the village sits.

The settlement itself is dispersed rather than tightly clustered, with a mix of traditional cottages,

farmhouses, and more modern homes spread along lanes and around the central parish church. This church, St Mary's, is a key feature of the village and reflects its long history, with origins dating back several centuries. Agriculture has historically played an important role in shaping the village, and the surrounding landscape is still dominated by fields used for grazing and crops.

Due to its proximity to the River Severn, parts of the locality are prone to seasonal flooding, which has influenced both land use and local infrastructure. Despite this, the village remains an active community

with a village hall, local events, and access to nearby services in larger settlements such as Upton upon Severn, Malvern and Tewkesbury.

Transport links are limited mainly to road connections, contributing to the village's quiet character. Overall, Longdon offers a typical example of a small Worcestershire village: rural in setting, historically rooted, and closely connected to its surrounding natural environment, with the Malvern Hills and River Severn defining much of its geographical context.

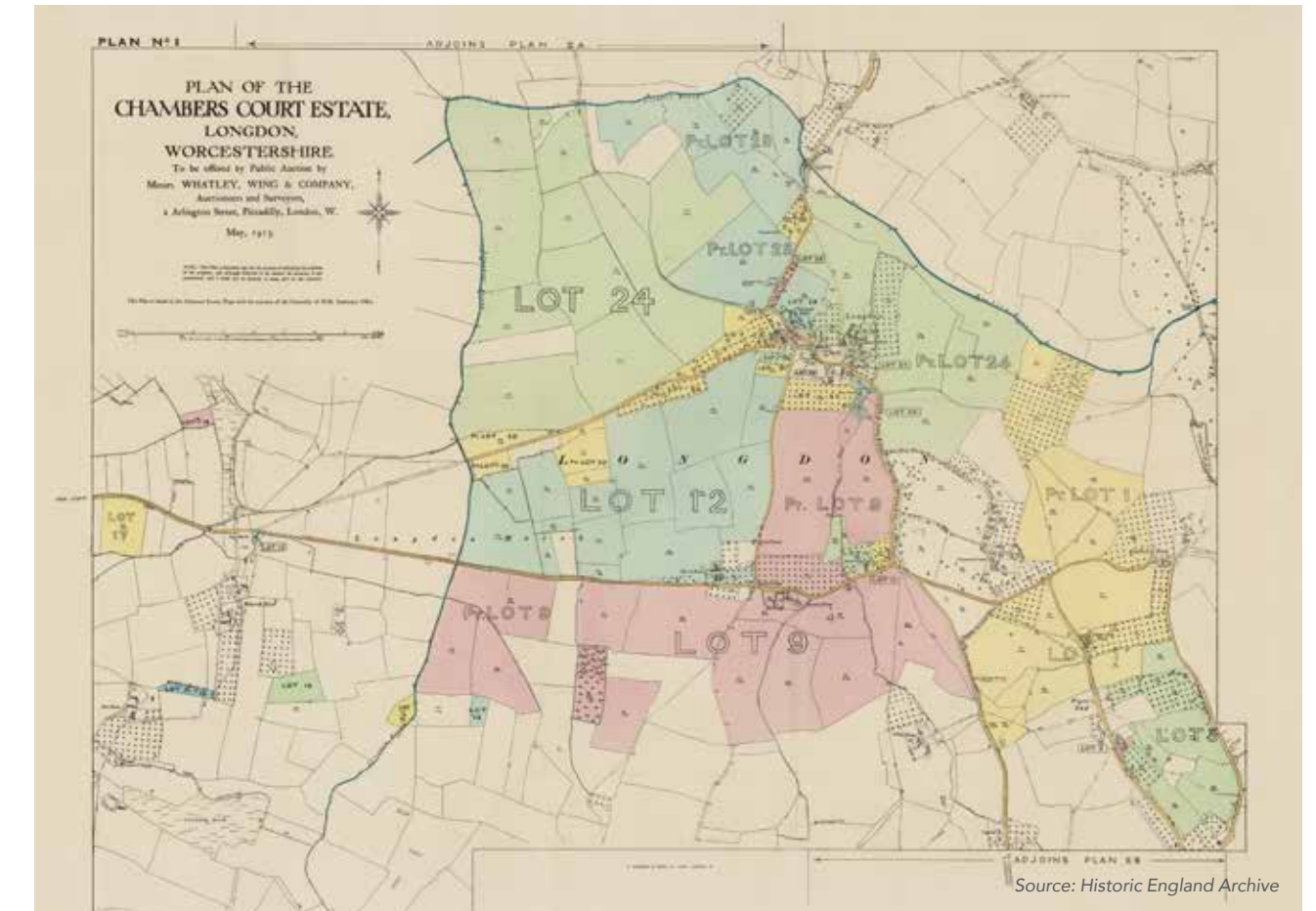


HISTORY

Manor Farm originally formed part of the The Chambers Court Estate in Worcestershire which emerged during the late eighteenth century, a period when rural landholdings in England were being consolidated into substantial family estates. The land that would become The Chambers Court Estate was gradually assembled by the Chambers family, who were part of the rising class of provincial gentry. Through a combination of inheritance, marriage alliances, and strategic land purchases, the family expanded their holdings across fertile farmland and small tenant plots. By the early nineteenth century, the estate had developed into a well-organised agricultural enterprise, reflecting broader trends in English estate management such as enclosure, improved drainage, and the adoption of modern farming methods.

At the heart of the estate stood a modest country house, expanded over several decades as the family's fortunes grew. The estate not only generated income through agriculture but also functioned as a centre of local influence. Members of the Chambers family were involved in parish affairs and local governance, reinforcing their social standing within Worcestershire society. Tenant farming formed a significant part of estate operations, with long-standing relationships between the Chambers family and local farmers.

However, by the late nineteenth and early twentieth centuries, the economic foundations of many such estates began to weaken. Agricultural depression, falling grain prices, and increasing labour costs placed pressure on landowners. Additionally, new taxation policies and rising maintenance expenses made it difficult to sustain large estates in their traditional form. Like many landed families, the Chambers found their financial position increasingly strained.



Source: Historic England Archive

These pressures ultimately culminated in the sale of the Chambers Estate in 1913 (see in period Estate Plan and House elevation). The sale reflected a wider pattern across England, where historic estates were broken up and sold, often in parcels, to tenants or outside buyers. This marked the end of the Chambers family's long standing ownership and symbolised a broader transformation in rural land ownership, as the old aristocratic and gentry-based system gave way to more fragmented and modern patterns of property holding. The current owners bought Manor Farm in 1942 to add to their landholdings across Southern England and Wales.



Source: Historic England Archive

LOT 1 - MANOR FARM



Manor Farm at Longdon, in Worcestershire, lies within a landscape shaped by centuries of agricultural use and rural settlement. Longdon itself is an historic parish situated between the River Severn and the Malvern Hills, an area that has been inhabited since at least the Anglo-Saxon period. The name “Longdon” is thought to derive from Old English, meaning “long hill” or ridge, reflecting the gently rising ground on which the village sits.

The farm’s origins are closely tied to the medieval manorial system, when land was organised into estates controlled by a lord of the manor. Manor Farm would have served as the demesne - the portion of land retained for the lord’s own use - worked by tenants or serfs. References to Longdon appear in the Domesday Book of 1086, indicating its early importance as a rural community, and it is likely that a manorial farmstead existed here soon after, if not earlier.

Manor Farm House is a Grade II listed farmhouse offering immense character and significant scope for enhancement. While now requiring general

modernisation and updating, the property retains a wealth of original period features, including flagstone floors, numerous fireplaces, and an attractive staircase, all contributing to its charm and heritage.

The spacious accommodation provides an exciting opportunity to create a truly exceptional family home tailored to modern living while preserving its historic character.

Complementing the house are a range of traditional outbuildings and an attractive stone barn which, subject to the necessary planning consents, could provide additional residential accommodation or ancillary living space.

Together, the house and buildings form a highly appealing traditional farmstead with outstanding potential. Rarely does such an opportunity arise to create a remarkable country residence in such an attractive setting. Manor Farm House truly has all the ingredients to become an exceptional rural home.

Range of traditional and modern farm buildings including a period stone barn, along with a selection of modern buildings including a portal framed stock barn, semi derelict chicken shed and numerous stables, stores and manège. Farmland of about 81 acres.







Approximate Gross Internal Floor Area
Manor Farm: 524.24 sq m (5,643 sq ft)
Cellar: 66.79 sq m (719 sq ft)
For identification only, not to scale.

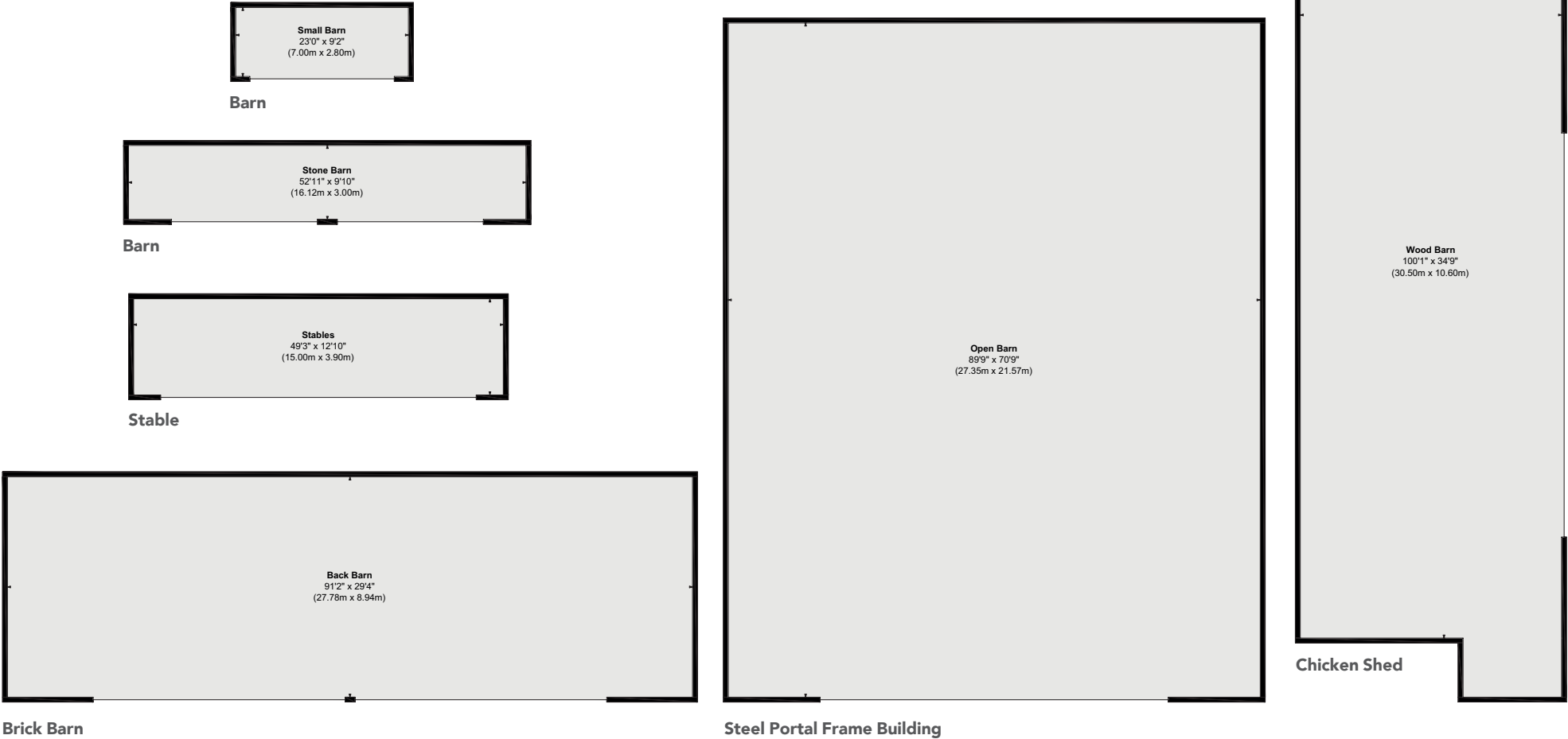


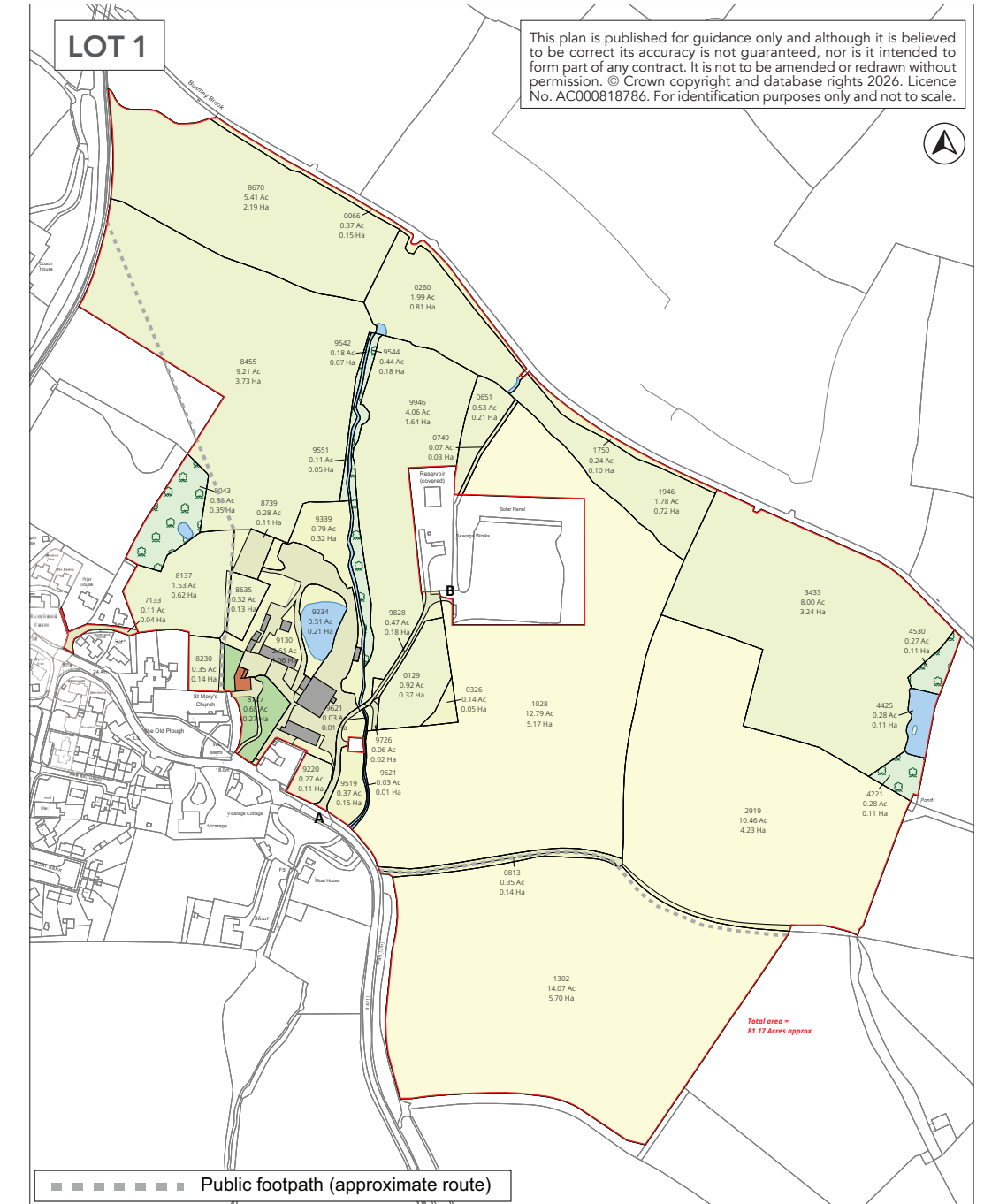
Approximate Gross Internal Floor Area

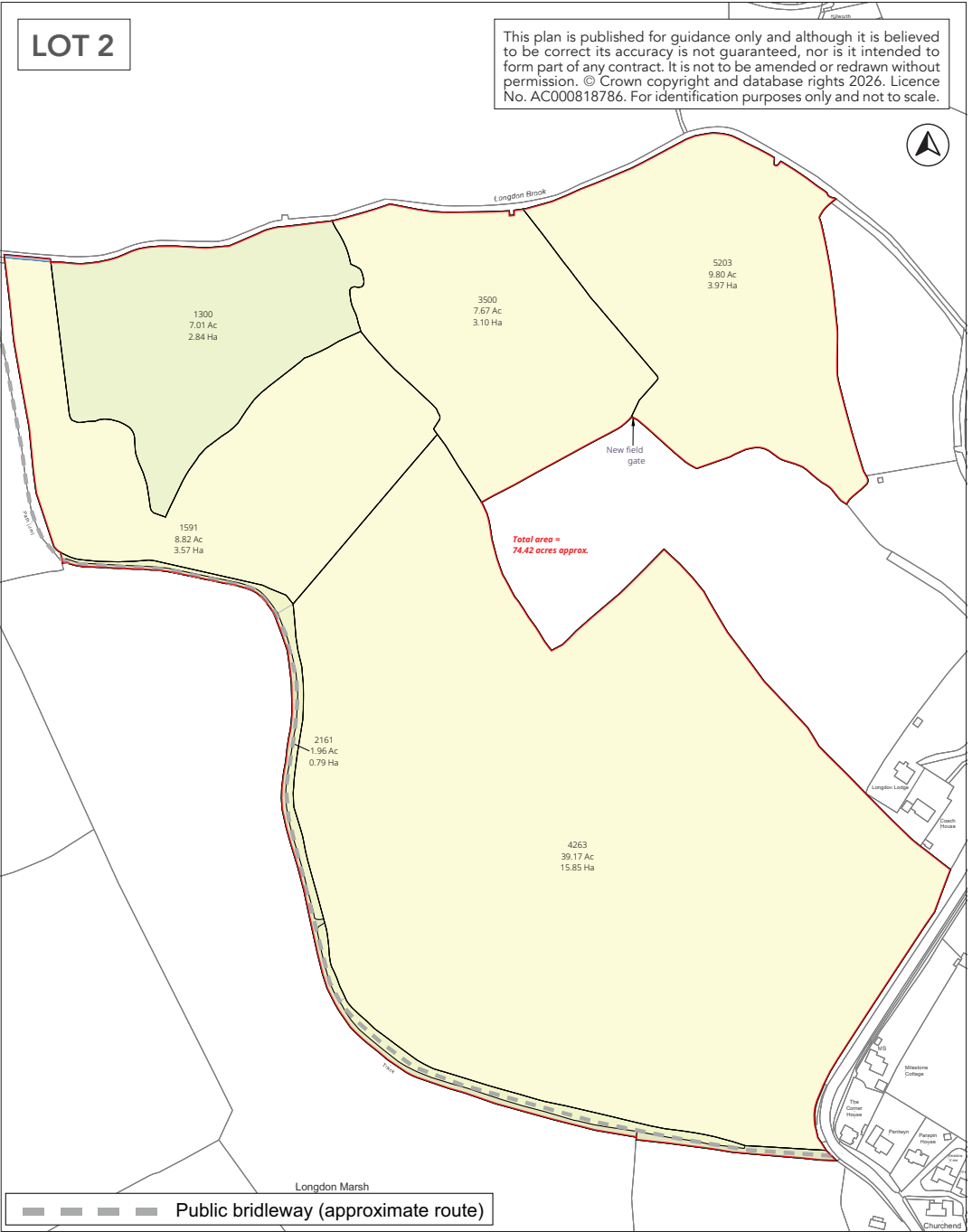
Barns: 1,239.14 sq m (13,335 sq ft)

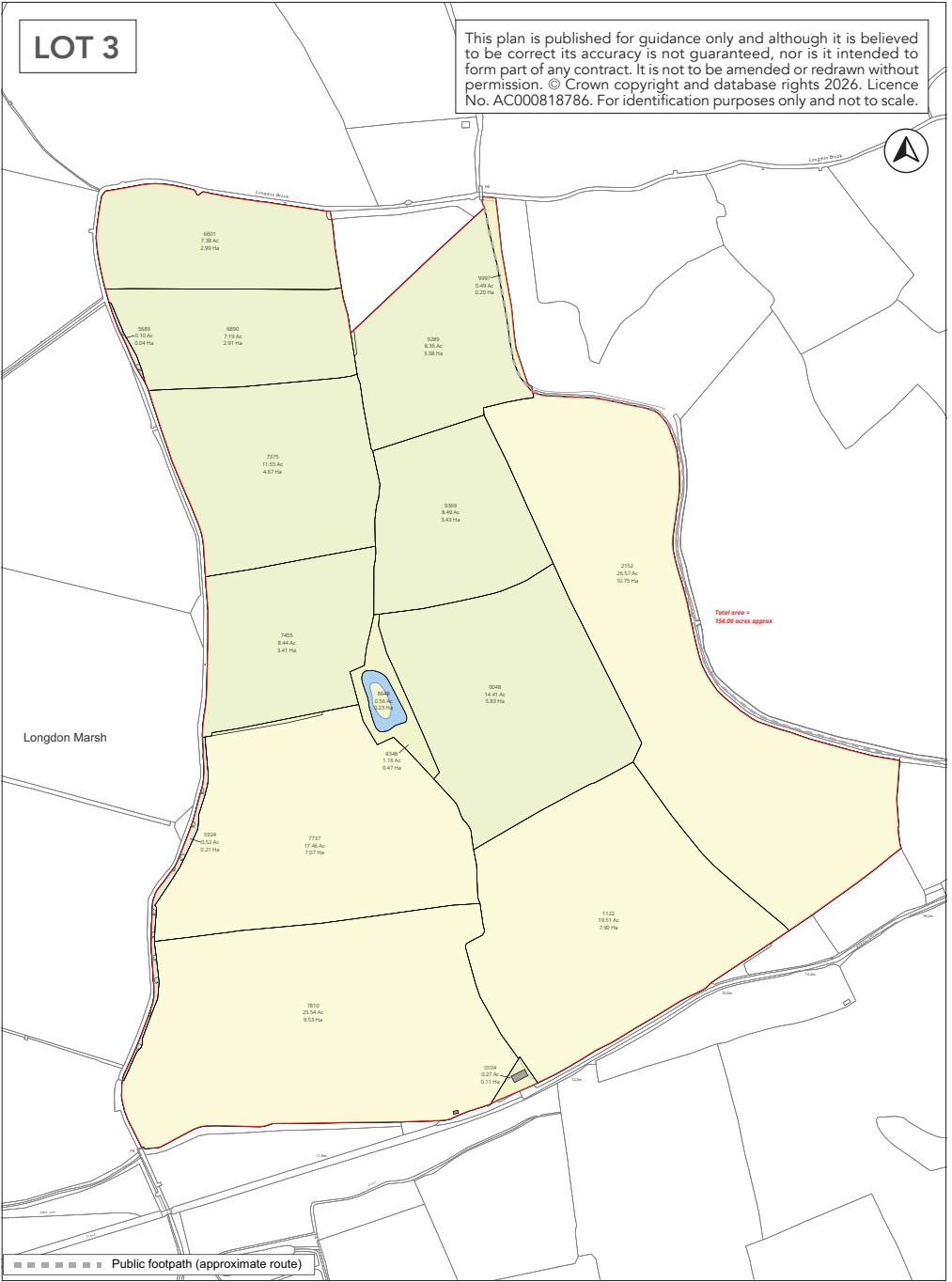
Stables: 58.50 sq m (629 sq ft)

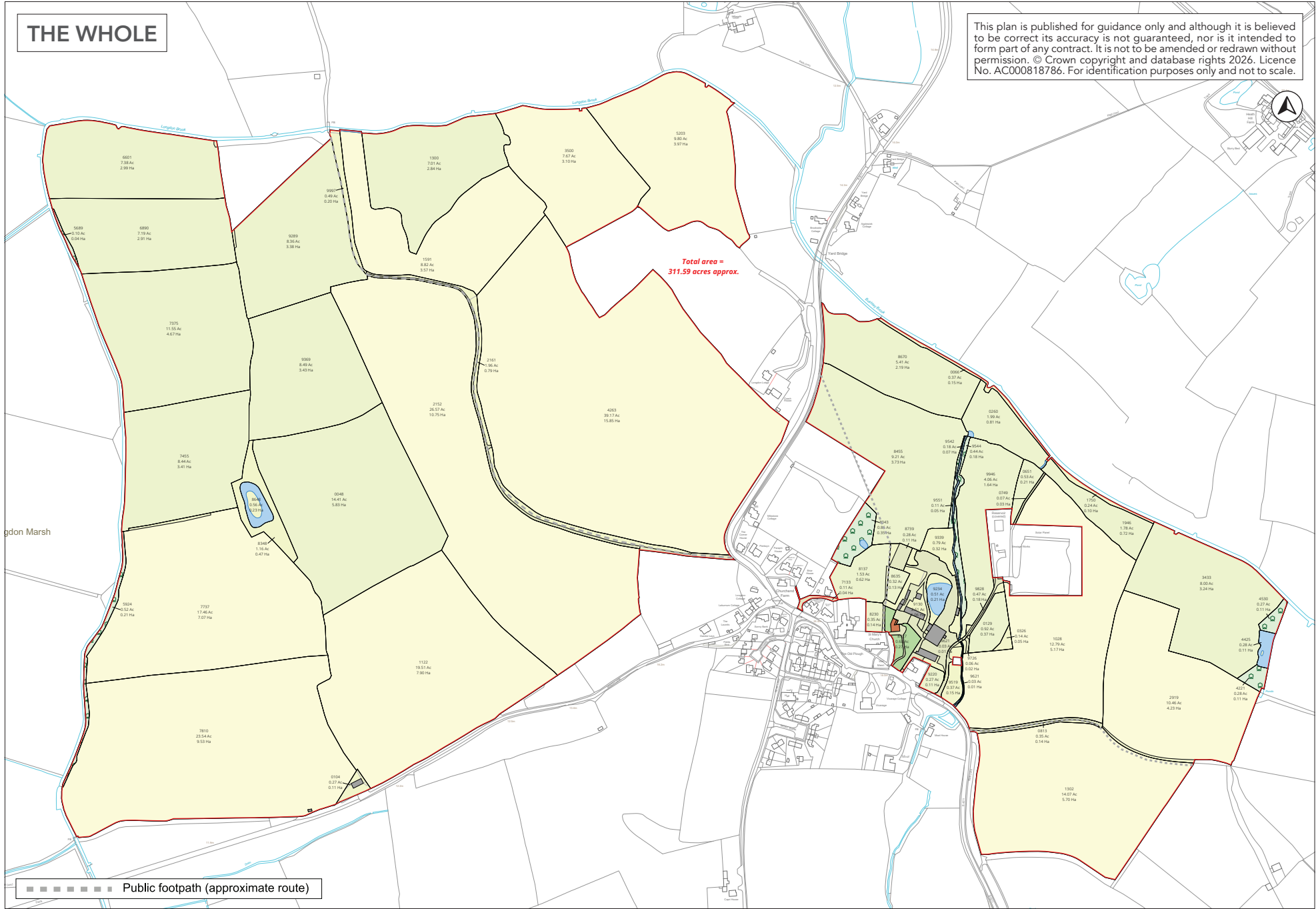
For identification only, not to scale.











GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is being offered with vacant possession. The agents will be inviting offers to be submitted by informal tender, on or before Friday November 27th by 12pm.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. Severn Trent Water Limited and a local farmer benefit from rights of access over the concrete track between points A and B shown on the plan. These rights are limited to water treatment and agricultural purposes and the operation and maintenance of solar panels respectively.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor’s agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

LISTING

Grade II Listed.

SERVICES

Mains water, electricity and drainage.

LOCAL AUTHORITY

Worcestershire County Council and Malvern Hills District Council.

COUNCIL TAX BAND

Council Tax Band: G

FIXTURES AND FITTINGS

All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

EPC RATING

EPC Rating: E

DIRECTIONS

Postcode: GL20 6AT

What3Words: ///skipped.trails.shadowed



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