



The Highlands, Ribbesford, Bewdley, DY12 2TT



G HERBERT
BANKS

EST. 1898



The Highlands, Ribbesford,
Bewdley, DY12 2TT

FOR SALE BY PRIVATE TREATY

A substantial detached country residence with extensive gardens, useful outbuildings, stabling and adjoining pasture paddocks, extending in all to approximately 12.11 acres.

An Appealing Rural Holding

G Herbert Banks and Shipways are delighted to be favoured with instructions to offer for sale The Highlands, Ribbesford, an individual detached country property occupying an attractive ring-fenced setting in the Worcestershire countryside.

The property offers an increasingly rare opportunity to acquire a substantial family home together with gardens, adjoining paddocks and a useful range of ancillary buildings, creating a most attractive package for purchasers seeking space, privacy and versatility in a sought-after rural location. The property is particularly suitable for equine or amenity purchase, and that is clearly one of its principal strengths.

Spacious Family Accommodation

The house provides generous and flexible accommodation arranged over two principal floors. The ground floor includes a reception hall, lounge, dining room, breakfast room, kitchen, utility room, office, rear hall and cloakroom facilities, offering an excellent balance of formal and informal living space.

To the first floor there are four double bedrooms, all served by en-suite bath or shower room accommodation, together with a separate W.C. In addition, there is a useful externally accessed store with games room above, which adds further flexibility for family occupation, recreation or home working.

Gardens, Grounds and Outbuildings

Outside, The Highlands benefits from a sweeping driveway, generous parking, electric gates, established gardens and formal patio areas overlooking the surrounding land.

The ancillary improvements include an oak-built car port, garage accommodation and other useful outbuildings which complement the house particularly well. Altogether, the property has the feel of a well-balanced country home, with the house and grounds sitting comfortably within their setting and enjoying attractive views over the adjoining land. It should also be noted that the Oak used in the construction was sourced from neighbouring woodland, further enhancing the character and provenance of the property.

Land and Amenity

A particular feature of The Highlands is the excellent relationship between the house, its outbuildings and the surrounding land, which together create a highly attractive and well-balanced country property. Extending in all to approximately 12.11 acres, the property offers a rare combination of substantial family accommodation, useful ancillary buildings and adjoining paddocks, making it especially appealing to purchasers seeking space, privacy and a genuine rural lifestyle.

The land lies neatly to the south of the house and stable yard, giving the property a pleasing ring-fenced feel and allowing the external areas to be enjoyed and managed as part of the whole. The paddocks are well suited to grazing and general amenity use, while the overall layout of the holding offers both practicality and visual appeal.

The equestrian facilities are an important part of the property's appeal. The stable yard provides nine stables, together with a barn for hay storage (totalling 362m² (Gross External Area), further extensive storage and a container unit for secure tack storage. In addition, the property includes a manege, further enhancing its suitability for purchasers with equestrian interests. The combination of house, land and facilities is likely to be of particular interest to those seeking a manageable equestrian property in an accessible yet rural setting.

Beyond its practical attributes, The Highlands also offers strong lifestyle appeal. The grounds and land provide an attractive setting for the house, while the acreage, outbuildings and paddocks give the property versatility for a range of country living, recreational and amenity purposes. Altogether, the property represents a rare opportunity to acquire a substantial rural home with genuine flexibility and broad appeal.

A Rare Opportunity

The Highlands is far more than simply a detached house with land. It is a versatile country property combining substantial accommodation, useful ancillary buildings, established grounds and adjoining paddocks in a highly appealing setting.

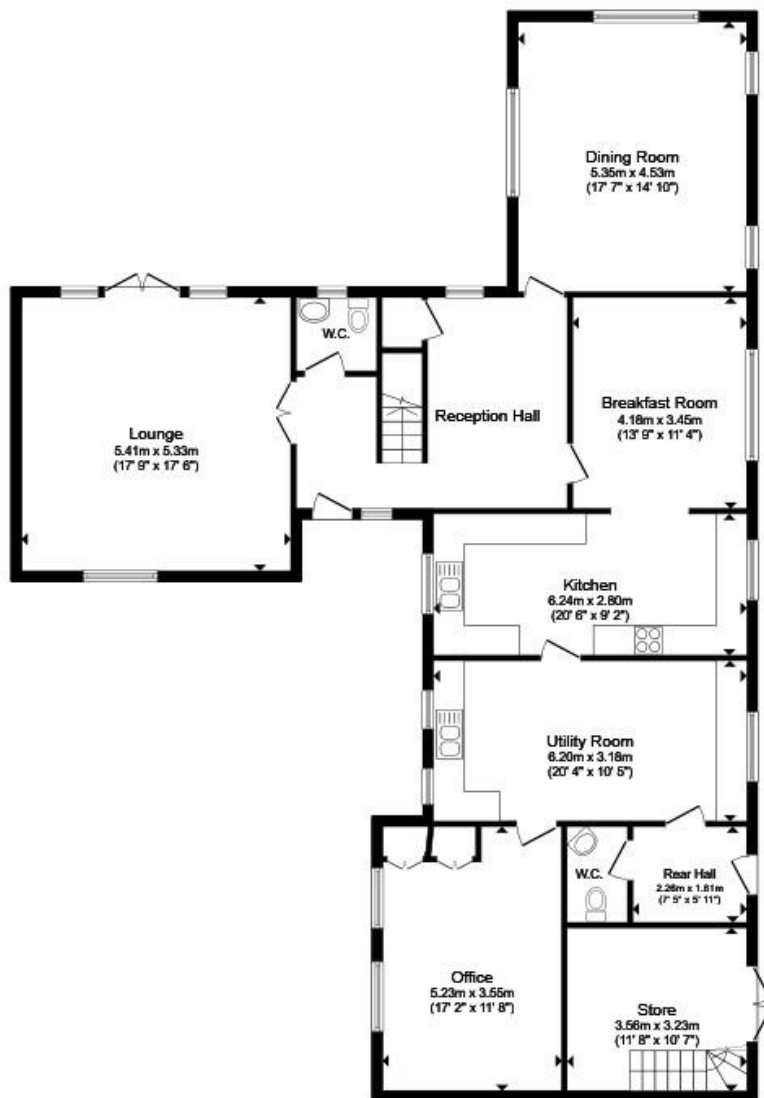
Offered for sale by private treaty, and with the benefit of no upward chain, it presents an excellent opportunity to acquire a rural home with genuine flexibility and broad lifestyle appeal.

At a Glance

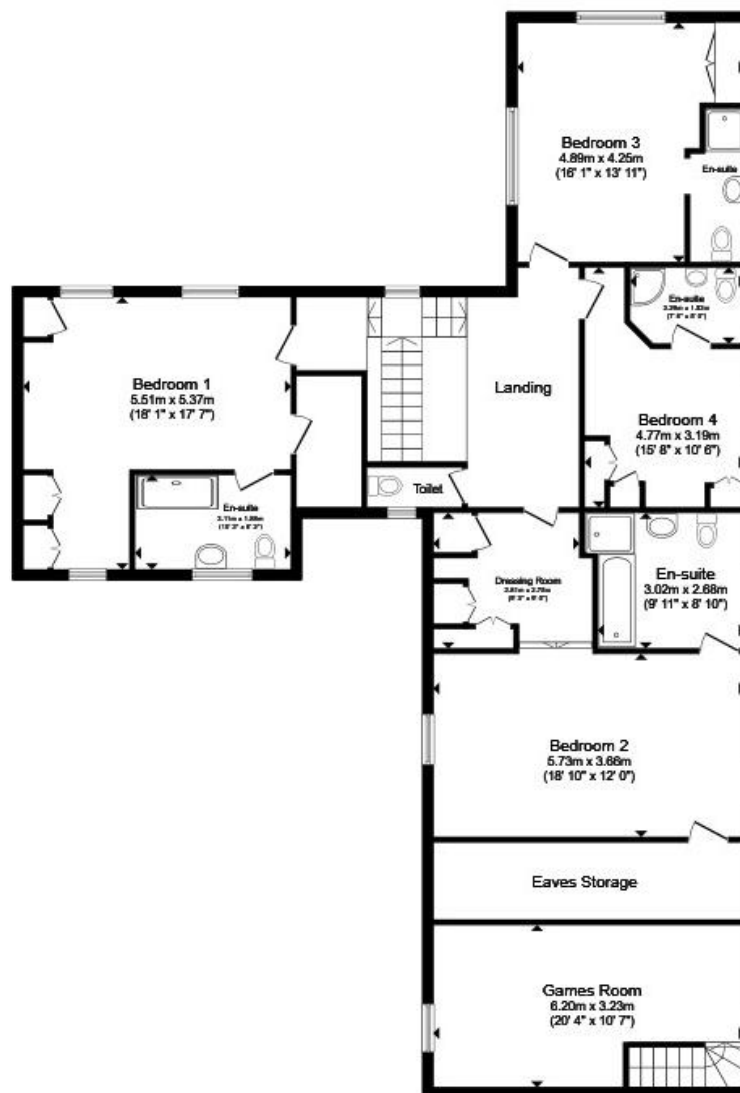
- Detached country residence
- Approx. 12.11 acres in all
- Ring-fenced setting
- Four reception rooms
- Four double bedrooms
- Four en-suite bath/shower rooms
- Kitchen with breakfast area
- Utility room and office
- Externally accessed games room/store
- Oak-built car port and garage accommodation
- Gardens, paddocks and outbuildings
- Particularly suited to equine or amenity use
- For sale with no upward chain



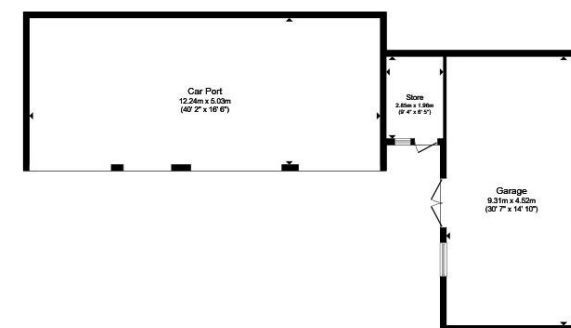
The Highlands Floor Plans



Ground Floor



First Floor



Outbuilding

Total floor area 368.9 m² (3,971 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Ground Floor

The ground floor at The Highlands offers spacious and versatile family accommodation, centred around a welcoming reception hall which provides an excellent sense of arrival and connects the principal living areas. The lounge is a generously proportioned reception room with feature fireplace and doors opening to the rear garden, whilst the dining room provides an ideal formal entertaining space. A separate breakfast room adjoins the kitchen and creates a more informal day-to-day living area, giving the house a balanced and practical layout for both family life and entertaining.

The kitchen is fitted with a range of wall and base units with granite work surfaces, integrated appliances and a two-door Aga, and leads through to the utility room beyond. The utility room in turn gives access to the office, an ideal space for home working and one which could also provide flexibility for a ground floor bedroom if required. A rear hall and cloakroom facilities complete the ground floor accommodation.

Overall, the layout is well suited to modern occupation, offering a comfortable combination of reception space, practical service areas and flexibility of use.

Ground Floor Summary

- Reception hall
- Lounge
- Dining room
- Breakfast room
- Kitchen
- Utility room
- Office / potential ground floor bedroom
- Rear hall
- Two cloakrooms / W.C.s
- Oil fired central heating

First Floor

The first floor is arranged around a large landing and provides substantial bedroom accommodation, well suited to family occupation. There are four double bedrooms in total, each benefitting from en-suite bath or shower room facilities, which is a particularly attractive feature of the house and gives the accommodation a strong degree of comfort and privacy for both family members and guests. The principal bedroom is especially generous and is complemented by a walk-in wardrobe and en-suite shower room, whilst the remaining bedrooms are also well proportioned and served by their own en-suite facilities.

First Floor Summary

- Large landing
- Four double bedrooms
- Four en-suite bath / shower rooms
- Walk-in wardrobe to principal bedroom
- Dressing area / additional storage
- Separate W.C.
- Games room
- Eaves storage

Outbuildings, Stables and Grounds

A particularly important feature of The Highlands is the extent and usefulness of its outbuildings and equestrian facilities. The stable yard comprises nine stables, together with a barn for the storage of hay and an office, creating a very practical arrangement for those with equestrian interests. In addition, there is extensive storage and a container unit providing secure tack storage, all of which materially enhance the property's appeal for purchasers seeking more than simply a house with land.

The paddocks are well maintained, and the overall arrangement of house, stable yard, ancillary buildings and adjoining land creates a highly attractive and usable rural holding. The property also benefits from a substantial Oak-built car port, garage accommodation and additional storage, giving the external improvements both practical and lifestyle value.

The outbuildings and stables total 362m² (Gross External Area).

Stables, Outbuildings and Land Summary

- The property includes a well-equipped stable yard with nine stables
- There is a barn for hay storage, together with an office, extensive storage and a container unit for secure tack storage
- The stable buildings benefit from drainage
- The outbuildings extend to gross external areas of approximately:
 - 119.23 sq m (1,283.38 sq ft)
 - 227.05 sq m (2,443.94 sq ft)
- The land extends in all to approximately 12.11 acres
- The paddocks are well maintained and the property also includes a manege
- The land is understood to be Grade 3 Provisional Agricultural Land Classification (ALC) (England)
- The ground has historically been regarded locally as good vegetable-growing land, being free-draining in nature







GENERAL INFORMATION

VIEWING

Strictly via appointment at G Herbert Banks LLP's Great Witley Office or

Shipways 4, Carlton House, Marlborough St, Kidderminster DY10 1AY

OVERAGE PAYMENT

The Vendors will apply an overage provision to the sale of the property by which the purchaser(s) will pay to the Vendors and their successors 25% of any uplift in value achieved as a result of obtaining planning permission for residential or commercial development only. The overage provision shall apply for a period of 25 years from completion of the sale.

SPORTING, TIMBER, MINERAL & MINERAL RIGHTS

All sporting rights, timber rights, mining & mineral rights together with any ancillary rights are in hand and will pass with the Freehold.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster DY11 7WF
www.wyreforestdc.gov.uk Tel: 01562 732 928

COUNCIL TAX

The Highlands – Band G

SERVICES

The Highlands - Mains electricity, water. Drainage to septic tank. Oil Fired Central Heating.

The Stables & Farm Buildings - Mains electricity, water

The land – Mains water supply to the relevant paddocks

FIXTURES AND FITTINGS

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

TENURE

The property is offered for sale Freehold with vacant possession on completion. The accompanying plans show that the sale includes a number of separate titles, some to be disposed of in part and others in whole. Prospective purchasers may obtain further details from the Agents if required.

PLANNING

The property is sold subject to any Development Plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be, or come to be, in force, and subject to any road widening or improvement schemes, land charges and statutory provisions or byelaws, without obligation upon the Vendors to specify them.

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty. The Vendors may consider alternative lotting. If you wish to make an offer or arrange a viewing, please contact James Goodman on 01299 896968.

DIRECTIONS

The property is located approximately 1 mile from Bewdley. For satellite navigation, please use postcode DY12 2TT

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

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

RIGHTS OF WAY, EASEMENTS & BOUNDARIES

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, rights of light, support, drainage, water, electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, together with all existing wayleaves of masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in these particulars or not, and subject to the provisions of any planning scheme of county or local authorities.

The plans and areas are based on the most recent Ordnance Survey Promap plans. The areas have been calculated with reference to Ordnance Survey Promap data. Any error or mis-statement shall not entitle the purchaser(s) to annul the sale or to receive compensation in respect thereof.

AGENTS NOTES

The Agents would stress that these particulars have been prepared as a guide to prospective purchasers and that all measurements are approximate. Should any interested party require clarification or further information on any point contained 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 Vendors nor the Agents of the Vendors are responsible for any such faults or defects or for any statement contained in these particulars. Purchasers shall be deemed to acknowledge that they have not entered into any contract in reliance on any of these statements, that they have satisfied themselves as to the correctness of each statement by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the Agents in relation to the property.

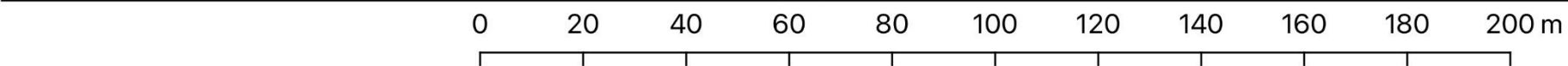
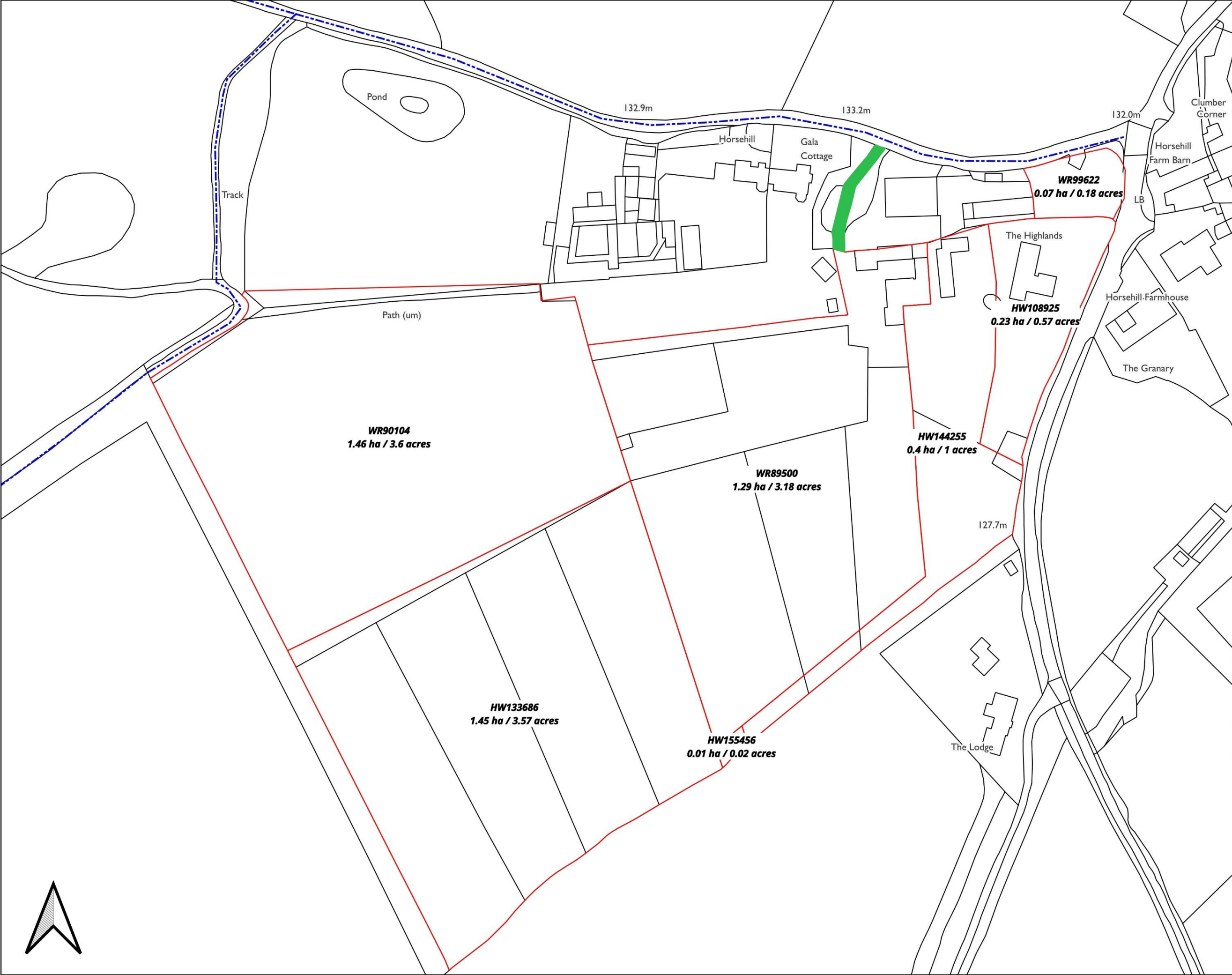
The plans and quantities are based on the latest Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers.

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Sales Particulars prepared April 2026

EPC (please click below for further information)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Legend:

- Footpath
- Sale Easement
- Red Line Boundary

Scale: 1:1250

Plan Size: A3

Plan Title:

Land for Sale With Tiles

Rev	Date	Description
1	16/03/26	First Issue
2	23/04/26	Second issue

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Legend:

- Footpath
- Sale Easement

Scale: 1:1250

Plan Size: A3

Plan Title:

Land for Sale Field Sizes

Rev	Date	Description
1	16/03/26	First Issue
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