



# BIRCHALL GREEN FARM

SINTON GREEN, HALLOW, WR2 6NT



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**GUIDE PRICE: £3,000,000**

## SITUATION/DIRECTIONS

Birchall Green Farm is situated on the edge of the popular village of Sinton Green.

The Cathedral city of Worcester is 4.5 miles to the south, Droitwich Spa approximately 5 miles to the east and easy access to the M5 motorway with Junction 7 being 6.7 miles

to the southeast. The nearby villages of Grimley and Hallow have a post office, primary schools, village shop, churches, public houses and tennis club.

Worcester City has excellent education choices with a wide variety of schools and the University of Worcester. There is a range of shops and businesses along with racecourse for

summer horse racing and the Worcestershire County Cricket Ground.

Birchall Green Farm is surrounded by stunning Worcestershire countryside with an abundance of both footpaths and bridlepaths.



## DESCRIPTION

Birchall Green Farm is offered for sale either as a whole or split into the following 3 lots.

### Lot 1:

What3Words:///hounded.fixtures.directive

Birchall Green Farmhouse, a well-proportioned 3-bedroom family house, subject to an agricultural occupancy condition. Surrounded by a new store building and a mature garden.

**Look out Lodge:** with its own private access, this is a 3-bedroom timber log cabin of exceptional quality, for holiday accommodation.

### Equestrian facilities & agricultural barn:

17 loose boxes in American barn style stabling, tack room and welfare facilities, 20x60 sand and rubber manege, a good range of general-purpose agricultural buildings suitable for either livestock or equestrian use.

41.64 Acres of pastureland.

### Lot 2:

87.28 Acres of pastureland including some woodland

What3words:///fleet.hazelnuts.wants

### Lot 3:

15.59 Acres of pastureland

What3words:///inflamed.ribcage.shower







LOOK OUT LODGE

#### TENURE & POSSESSION

Freehold with vacant possession upon completion.

#### OVERAGE

There will be overage provision in respect on Lot 3 in respect of residential/ commercial development. Further details to be provided.

#### LOCAL AUTHORITY

Malvern Hills District Council, The Council House, Avenue Road, Malvern, WR14 3AF. 01684 862151

#### MINERALS, SPORTING & TIMBER RIGHTS

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

#### SERVICES

The holding has the benefit of mains electricity and water. Both properties have LPG gas central heating and a private drainage system.

#### WAYLEAVES & EASEMENTS

The land is being sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not.

#### SCHEMES & STEWARDSHIP

The farm is currently in a Mid-tier stewardship scheme. More details available on request.

#### RIGHTS OF WAY

There are public footpaths across some of the lots.

#### BOUNDARIES, ROADS & FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendors nor their agents will be responsible for defining ownership of the boundary fences or hedges.

#### SALE PLAN

The sale plan has been prepared for guidance only. No guarantee or warranty as to its accuracy is given or implied. Any error or misstatement shall not annul the sale nor entitle either party to compensate in respect thereof. In particular no objection shall be taken by the purchaser to any variation in areas given on the Deeds.

#### VIEWINGS

Strictly by appointment with Lovatt & Associates Ltd. Tel: 01905 954575.

#### VENDORS SOLICITORS

Douglas Godwin, Quality Solicitors Parkinson Wright, Haswell House, St Nicholas Street, Worcester, WR1 1UN. 01905 726789.

#### METHOD OF SALE

The property is offered for sale by Private Treaty.



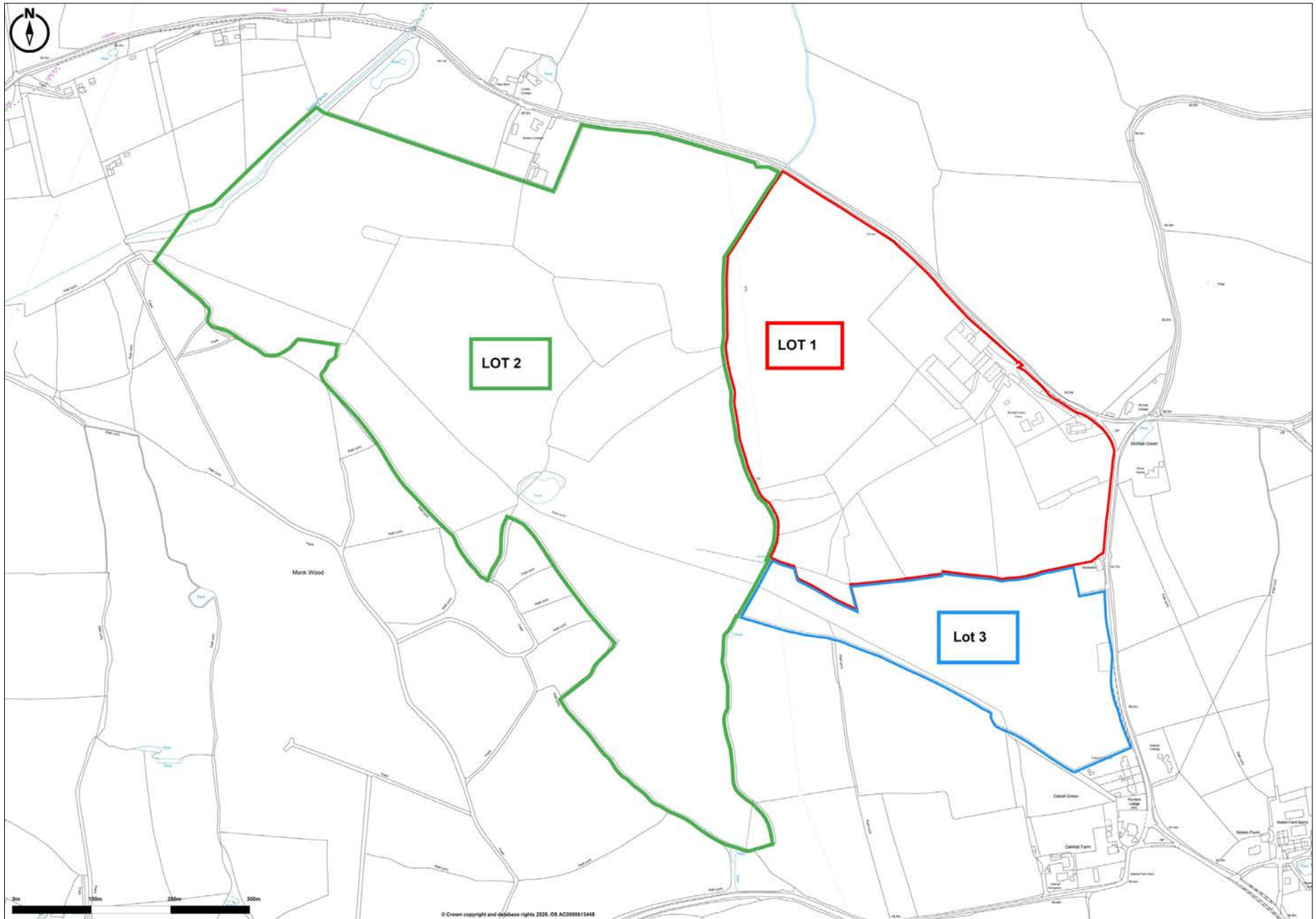
## AG BUILDINGS

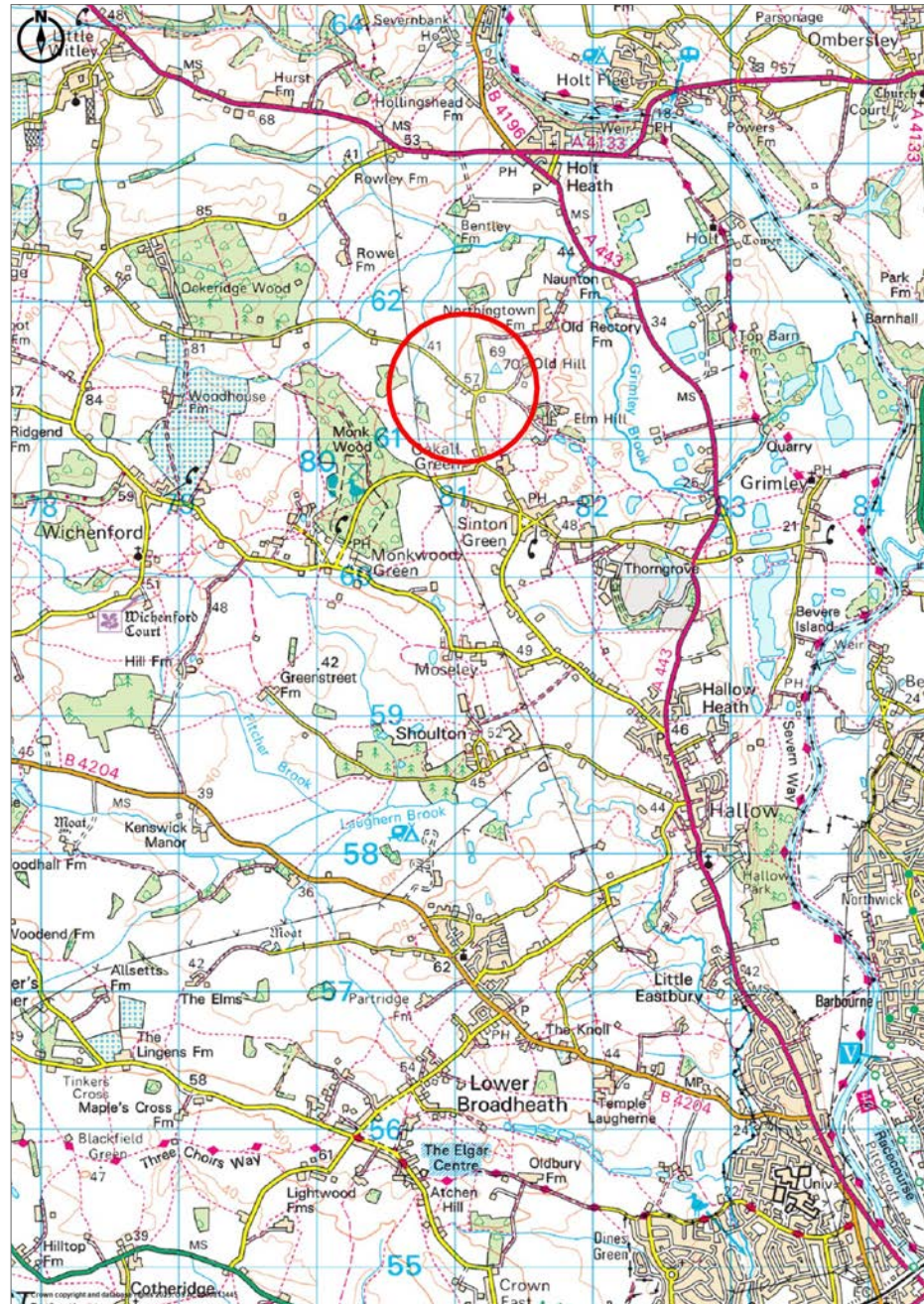


## EQUESTRIAN









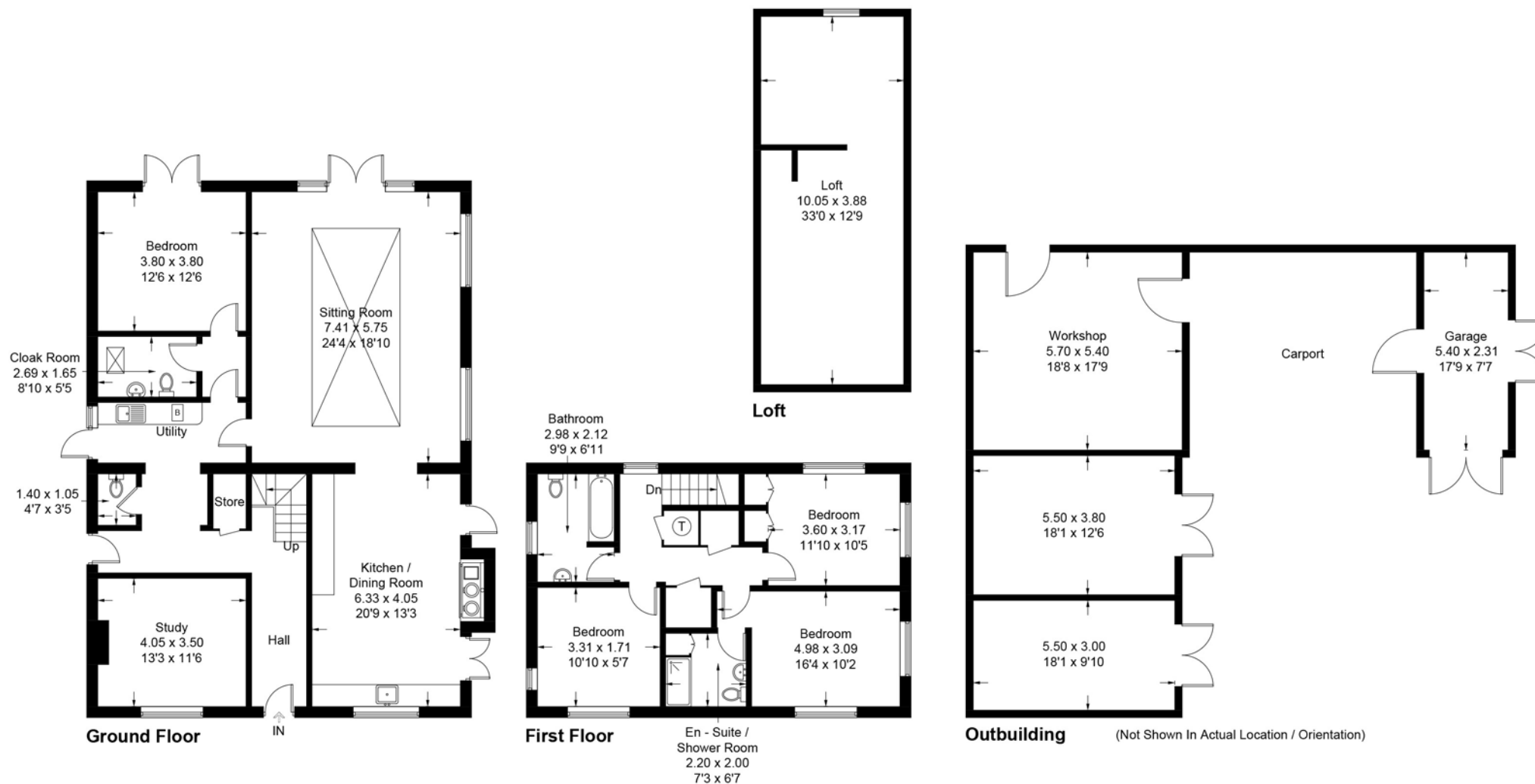
# Birchall Green Farm

Approximate Gross Internal Area = 243.4 sq m / 2620 sq ft

Outbuilding = 82.2 sq m / 885 sq ft

Total = 325.6 sq m / 3505 sq ft

(Including Loft)

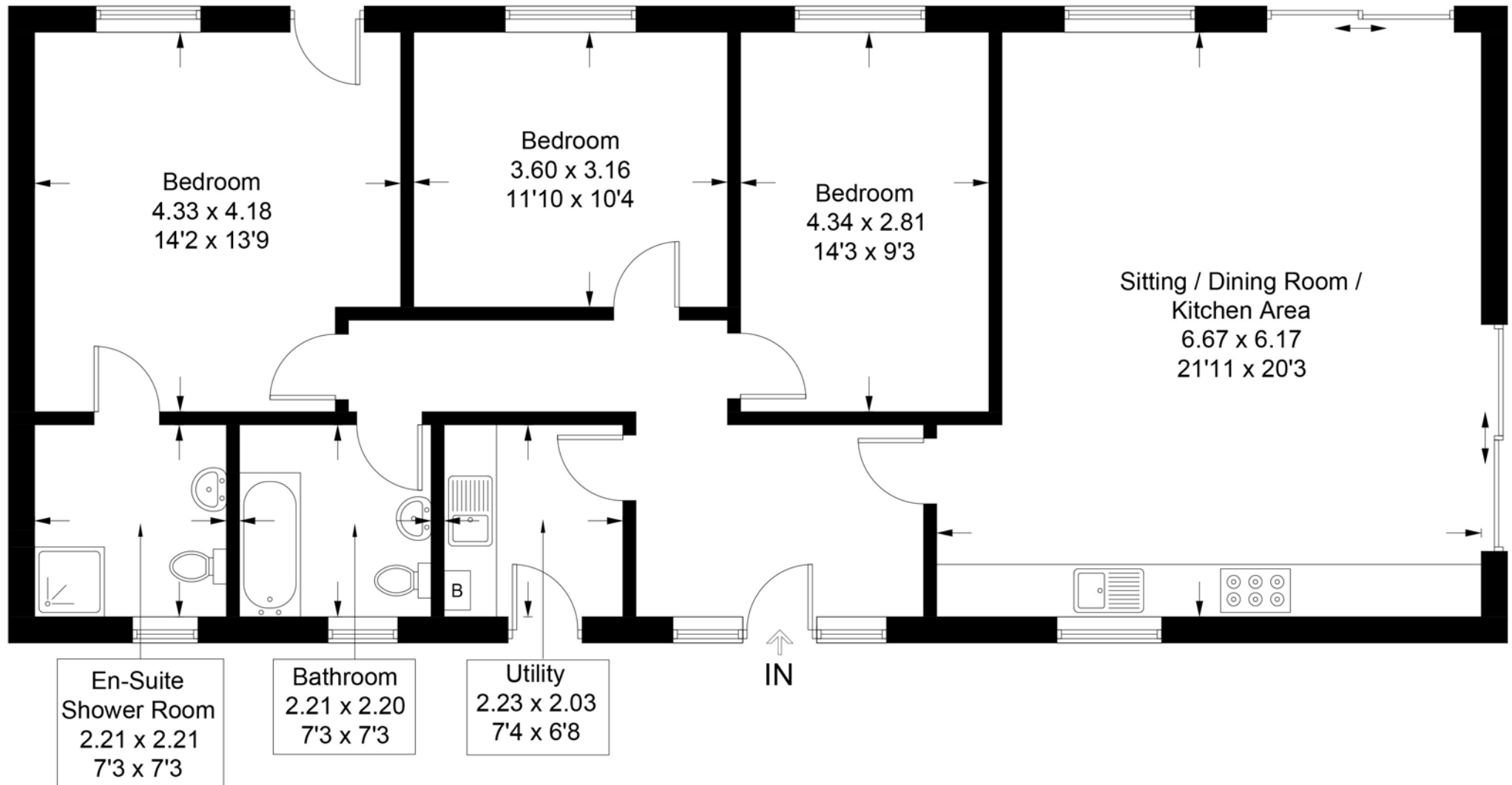


This plan is for guidance only and must not be relied upon as a statement of fact.



# Look Out Lodge, WR2 6NT

Approximate Gross Internal Area = 112.3 sq m / 1209 sq ft

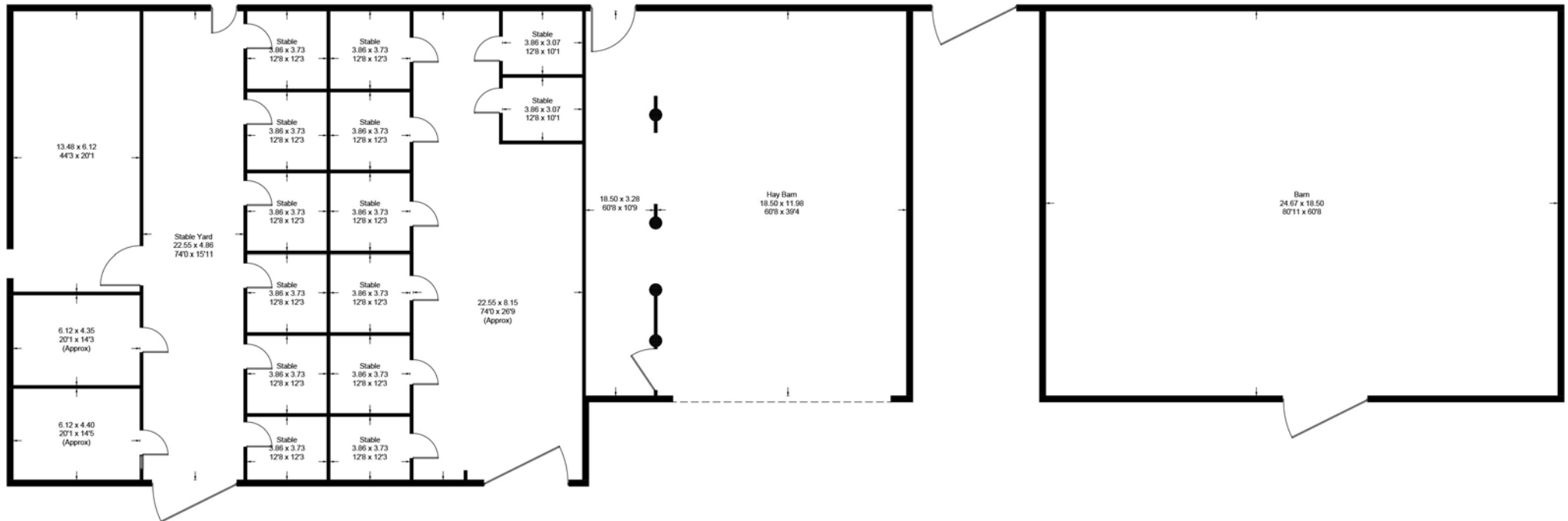


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# Outbuildings

Approximate Gross Internal Area = 1358.7 sq m / 14625 sq ft  
(Including Barn)



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