
THE HAM FARM ESTATE

CLIFTON-UPON-TEME - WORCESTERSHIRE



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An impressive and rarely available ring fenced farming & sporting Estate

- A grade II listed period farmhouse
- A range of traditional style buildings offering potential for alternative uses/
renovation (subject to necessary consents)
 - A pair of derelict former residential cottages
 - A range of versatile farm buildings
 - Productive arable and grassland
- Mature native woodland offering amenity and sporting interest
 - Approximately 1.8 miles of River Teme frontage
 - Extending in all to Approximately 449 acres (181.70ha).

LOVATT  NOTT
RURAL PROFESSIONAL CONSULTANTS

SITUATION

The Ham Farm Estate is situated in a most delightful part of west Worcestershire within its own part of the Teme Valley.

Accessed directly from the main B4204 the farmstead is nestled almost 1 mile down a private drive which serves only one other property.

The nearby villages of Clifton upon Teme and Martley offer a range of local facilities to include churches, village shops, various pubs and primary schools and the popular Chantry secondary school.

Worcester Cathedral City is approximately 10 miles away offering excellent education opportunities as well as leisure and cultural facilities. Transport links from Worcester are good with easy access to the M5 motorway and rail links to London and Birmingham. The rural city of Hereford is approximately 25 miles further west.

HISTORY

The timber frame farmhouse is understood to date in part back to the 17th century with later 18th and 19th century additions.

The traditional buildings also date in part back to the 17th century.

The area itself is steeped in history with a nearby medieval mound on the neighbouring farm believed to be the siting of the Homme Castle with first records dating back to 1207.

DESCRIPTION

The Ham Farm Estate offers an excellent opportunity for farmers, investors and lifestyle purchasers alike.

The property is ideally located within rural Worcestershire countryside, yet is easily accessible. It offers purchasers the rarely available opportunity to acquire a complete country estate comprising of a period farmhouse, a superb range of modern and traditional farm buildings, woodland and an extremely well farmed block of arable and pasture land.





FARMHOUSE

The period timber framed farmhouse offers well-proportioned and spacious living accommodation throughout and enjoys an abundance of character features including exposed stonework, timber beams, large fireplaces, quarry tiled and oak flooring.

The ground floor comprises; traditional farmhouse kitchen benefitting from oak fronted fitted floor and wall units and Dunsley oil fired cast iron cooker, a study, WC and separate utility room are accessed from the entrance hall. A reception room with logburner within a feature fireplace, well-appointed large sitting room with dining and seating areas with two fireplaces, and a separate dining room with storage room off.

A large front hall has a handsome oak turning staircase leading to the first-floor accommodation comprising of; six bedrooms of good proportions, additional storage room and two family bathrooms.

There is also a main and secondary cellar.

The house has in parts been renovated with works ongoing.

The house enjoys stunning views towards the river over the expanse of farmland and sits within a private position nestled between the traditional buildings, away from the main farmyard. To the front of the house, there is a large lawned garden with old cider millstone and pump trough. There is a vegetable garden and mature interspersed shrubs.





HILL HOUSE COTTAGES

A pair of derelict former residential stone cottages enjoy a remote picturesque location to the southern part of the farm. These are understood to have last been occupied in the late 70s and offer a fantastic opportunity for renovation, subject to the necessary consents.





BUILDINGS

An impressive range of traditional and more modern farm buildings extending to nearly 50,000 square feet.

The attractive and extensive range of single and double height traditional red brick and stone buildings are currently used for storage but present an exciting opportunity for conversion or refurbishment to alternative uses, subject to necessary consents.

There is a comprehensive range of more modern buildings which cater for modern livestock and grain storage together with useful covered machinery buildings. The cattle buildings have been used in connection with farm's herd of suckler cows and finishing cattle. The buildings are served by extensive hardstanding areas.









LAND

The 449 acres lies within a ring fence, bordered to the one side by the River Temе. The land is accessible internally without the need to go on to the public highway. Ranging from highly productive Grade I river plains, rising steeply in parts to a mix of grazing pastures and useful sized arable enclosures, the farm is interspersed with mixed woodland blocks and dingles. The farm offers the chance for continued commercial farming activity alongside leisure and amenity interests.



INGOING VALUATION/HOLDOVER/LIVE & DEADSTOCK

If appropriate, the purchaser(s) shall be required to take and pay for any growing crops, including enhancement, seed, fertiliser, sprays and lime, plus tillage in accordance with the CAAV costings guide, in addition to the price offered for the property. Contractors' rates will be charged where applicable. The valuation is to be made by Lovatt & Nott as agents acting for the vendor and valuers appointed by the purchaser(s). If timescales dictate otherwise, then a right of holdover may be required. A right is reserved to hold a dispersal sale between exchange of contracts and completion.

The opportunity to acquire livestock, fodder and machinery by separate negotiation may be available to the purchaser(s).

SERVICES

Mains water and electric. Septic tank drainage. Oil fired central heating and biomass boiler. Solar panels on one building currently generating an annual income.

BASIC PAYMENT SCHEME & ENVIRONMENTAL STEWARDSHIP

The land is registered on the rural land register and the vendors have claimed payments under the Basic Payment Scheme. The entitlements are included within the sale. The payment for the current scheme year will be retained by the vendors and the purchaser(s) will indemnify the vendors against any breach of cross compliance.

MINERALS SPORTING & TIMBER RIGHTS

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

TENURE

The property is freehold and vacant possession will be available on completion.

FIXTURES & FITTINGS

Only those items described in these sales particulars are included in the sale.

BOUNDARIES, ROADS & FENCES

The purchaser(s) 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 hedges or fences.

RIGHTS OF WAY, EASEMENTS & COVENANTS

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

LOCAL AUTHORITY

Malvern Hills District Council, The Council House, Avenue Rd, Malvern WR14 3AF. Tel: 01684 862413

VIEWING

Strictly by appointment via the Sole Agents on 01905 672 072.

VENDORS SOLICITORS

Norris & Miles Solicitors, 6 Market Square, Tenbury Wells WR15 8BW. Tel: 01584 810575

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty.

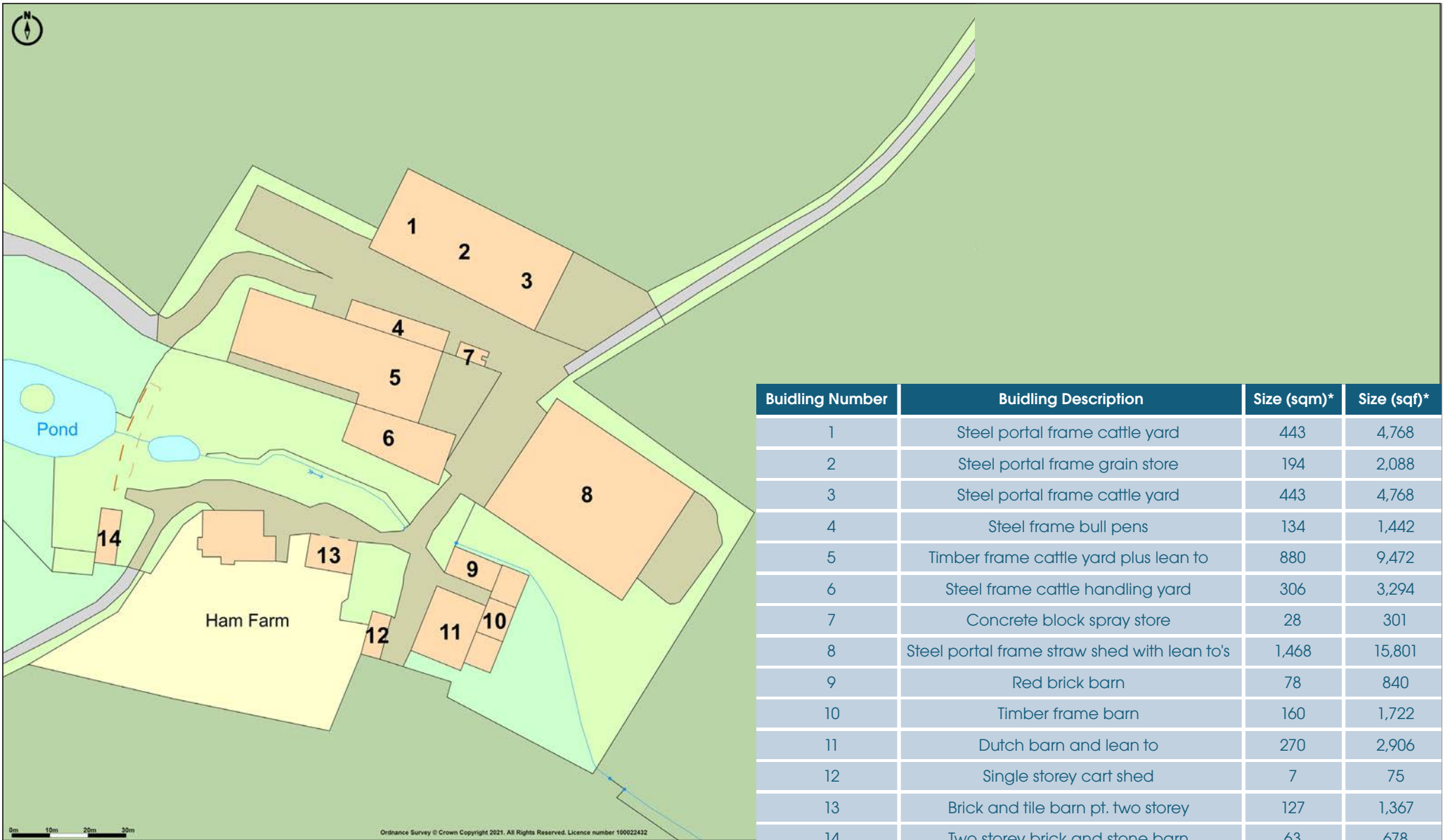
PLANS, PHOTOGRAPHS & MEASUREMENTS

The plans, photographs and measurements within the sales particulars are provided for identification purposes only and do not form part of the sale contract and the purchaser(s) shall be deemed to have fully satisfied themselves as to the description of the property and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.

PLEASE NOTE: Lovatt & Nott Ltd give notice that: The particulars are produced in good faith and are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Lovatt & Nott has any authority to make or give representation or warranty on any property. Photos taken June 2021.





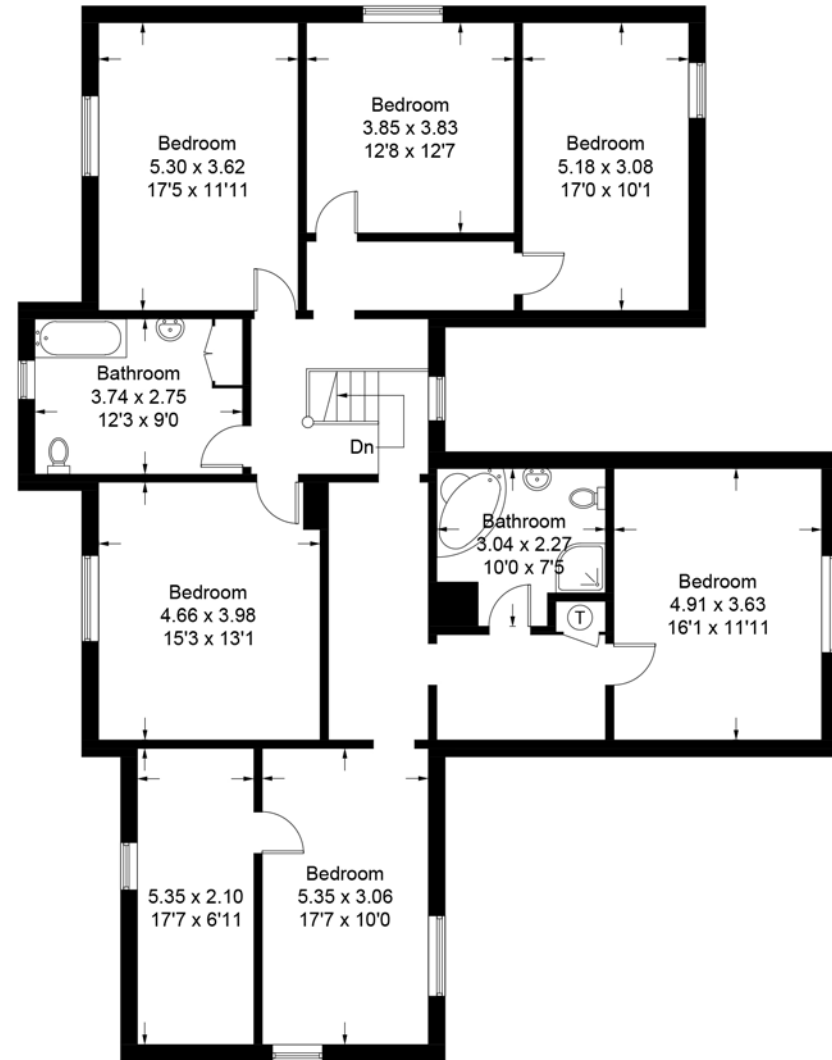
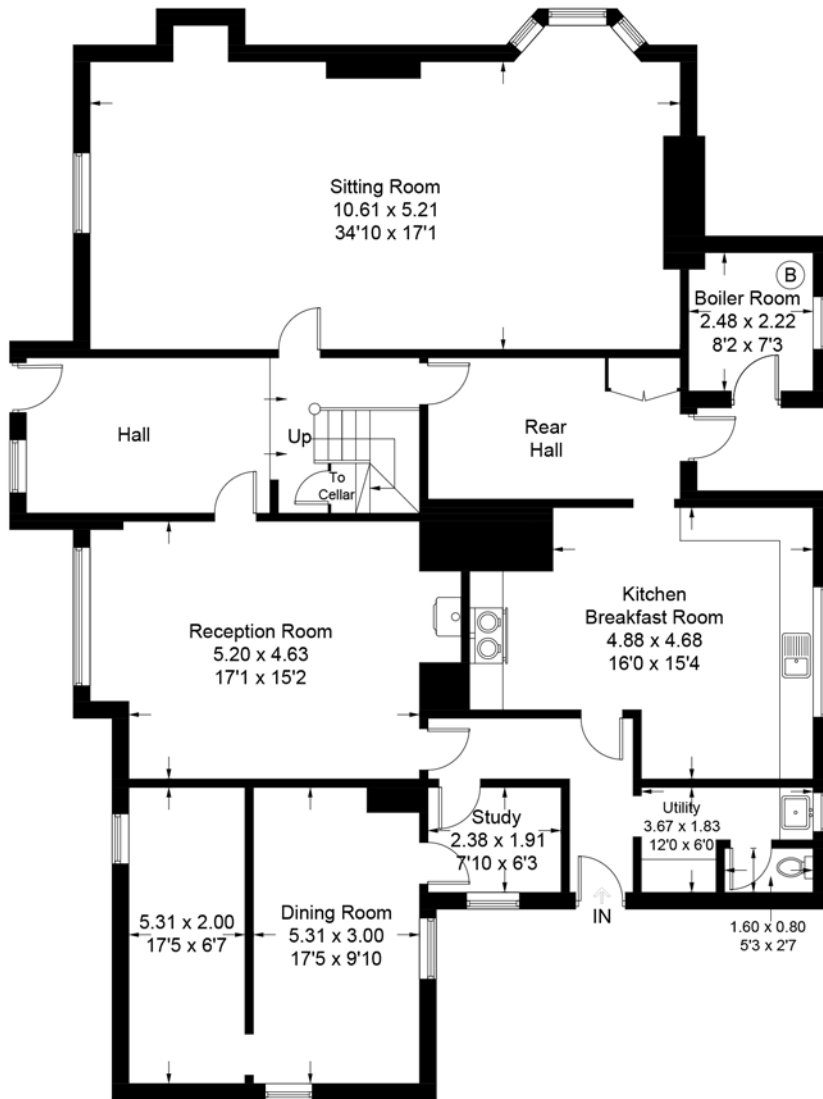


Buidling Number	Buidling Description	Size (sqm)*	Size (sqf)*
1	Steel portal frame cattle yard	443	4,768
2	Steel portal frame grain store	194	2,088
3	Steel portal frame cattle yard	443	4,768
4	Steel frame bull pens	134	1,442
5	Timber frame cattle yard plus lean to	880	9,472
6	Steel frame cattle handling yard	306	3,294
7	Concrete block spray store	28	301
8	Steel portal frame straw shed with lean to's	1,468	15,801
9	Red brick barn	78	840
10	Timber frame barn	160	1,722
11	Dutch barn and lean to	270	2,906
12	Single storey cart shed	7	75
13	Brick and tile barn pt. two storey	127	1,367
14	Two storey brick and stone barn	63	678
Total		4,601	49,525

* approximate ground floor measurements



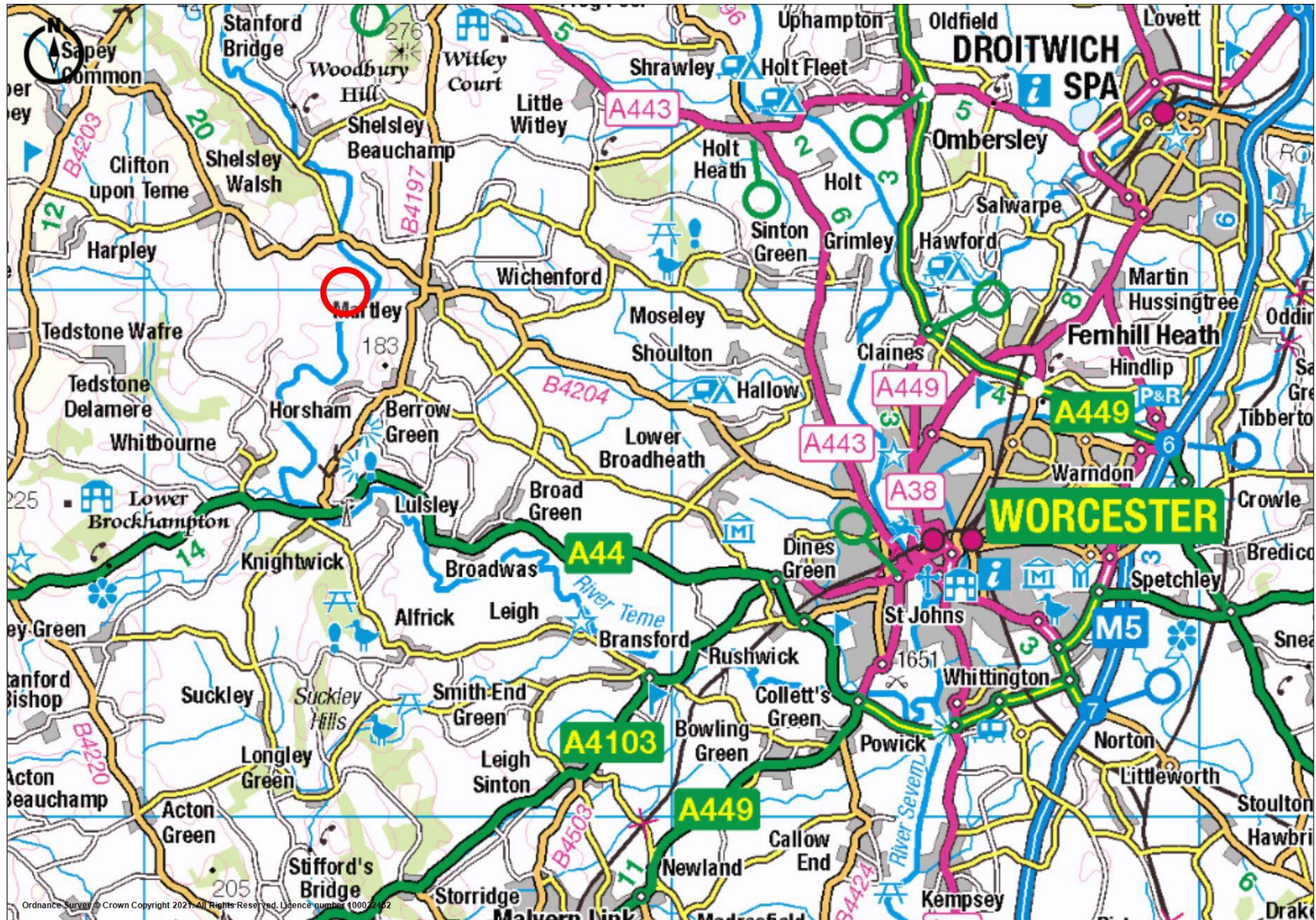
Approximate Gross Internal Area = 365.8 sq m / 3937 sq ft
 Boiler Room = 5.8 sq m / 62 sq ft
 Total = 371.6 sq m / 3999 sq ft



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

HAM FARM ESTATE LAND SCHEDULE

Field Name	NG Number	Acres	Ha	
Aynsley	SO7358 6297	19.03	7.70	Arable
Bottom of Stone Pits	SO7460 2244	10.11	4.09	Arable
Cherry & Plum Orchard	SO7360 4112	44.40	17.97	Arable
Ham Bridge Field	SO7360 7194	13.34	5.40	Arable
Stone Pits	SO7460 1128	22.41	9.07	Permanent Pasture
Hill House	SO735 94434	39.71	16.07	Arable
Jimmy Richards	SO7259 9482	9.02	3.65	Arable
Lyndhurst	SO7360 9249	11.10	4.49	Arable
Ashes	SO7360 5947	15.96	6.46	Permanent Pasture
Noak Arable	SO7360 7537	16.78	6.79	Arable
Old Hopyard	SO7459 1288	15.25	6.17	Arable
Seeds 2	SO7359 1457	12.08	4.89	Arable
Mill Field	SO7460 2804	8.11	3.28	Arable
Greenwood	SO7259 7264	40.15	16.25	Permanent Pasture
Long Meadow	SO7359 4580	25.28	10.23	Permanent Pasture
Hamwood Field	SO7359 5665	11.24	4.55	Permanent Pasture
Front Meadow	SO7359 8571	16.90	6.84	Permanent Pasture
Apple Orchard	SO7360 8902	14.53	5.88	Permanent Pasture
Park Field	SO7360 9113	9.81	3.97	Permanent Pasture
Back of Hill House	SO7359 0140	24.61	9.96	Permanent Pasture
Woodland, Tracks, River, Yard & Gardens		Circa. 70 acres		



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LANDMARK INFORMATION

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Plotted Scale - 1:75000. Paper Size - A3

What3words: brightly.boxer.toothpick



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