
LITTLE HALL FARM

UPTON SNODSBURY, WORCESTER, WR7 4NL



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OFFERS IN EXCESS OF **£900,000**



DIRECTIONS

The property is accessed off the A422 Worcester to Stratford Road. If heading from Worcester pass through the village of Broughton Hackett and the property will be found after approximately ½ mile on the left hand side as indicated by the Agent's for sale board.

SITUATION

Little Hall Farm enjoys a rural yet easily accessible location off the A422 Worcester to Stratford Road.

The property is located to the north west of the sought after village of Upton Snodsbury. The village provides a range of amenities to include

the Village Stores/Post Office, Pub, Primary School and Church. The village is well-positioned for access to Junctions 6 and 7 of the M5 Motorway. The nearby city of Worcester provides excellent shopping, education and leisure facilities and trains from the city run to London Paddington. The new Worcester Parkway is located

under 7 miles away from the property. The historic market town of Stratford Upon Avon, famous as the birthplace and gravesite of playwright and poet William Shakespeare, is located approximately 18 ½ miles from the property.



LITTLE HALL FARM

Little Hall Farm has been farmed by the Rolls family for over 50 years.

The property provides a rare opportunity to purchase a traditional farmstead that offers potential as a smallholding or for residential or commercial development (subject to obtaining necessary consents). The property is approached over a long private drive, sitting some 450m back from the council highway. The farm lies within a ring fence, with approximately 58.95 acres (23.86 ha) of land lying predominantly to the north of the farmstead.

The farmhouse, in need of refurbishment and modernisation, lies adjacent to the farm buildings which comprises of a mix of traditional, pole and steel frame buildings.

THE BUILDINGS

Forming an L shape courtyard to the rear of the farmhouse there is a timber framed and clad stone barn and a traditional brick, stone and tile barn. The courtyard is covered by a steel column lean to with corrugated iron roof. The barns benefit from period features such as exposed beams and flagstone floors. The range of timber and steel frame buildings comprises of:

- Steel and timber frame grain store with part concrete walls and curved corrugated iron roof with concrete floor
- Steel frame barn with lean to
- Steel frame dutch barn with lean to
- Timber framed grain store with concrete walls with corrugated cladding above and concrete floor

THE LAND

The land extending to approximately 58.96 acres (23.86 ha) lies within a ring fence. The land sits to the north of the farmstead and is bordered on two sides by Bow Brook. This is with the exception of the traditional orchard which lies to the south of the farmstead.

The land is relatively level and is divided into conveniently sized enclosures. The land is currently all down to grass but much of the land has in recent times been under the plough and utilised as part of a combinable crop rotation. Parcel 5598 has historic pronounced ridge and furrow.

The land is accessed through the farmyard area.



LITTLE HALL FARMHOUSE

Little Hall Farmhouse is a detached, white painted brick property offering accommodation over two floors. The house offers huge potential for modernising and upgrading to create a fantastic country family home.

Currently the ground floor accommodation comprises of a Kitchen with fitted base and wall units and oil-fired Rayburn, Living Room with Log Burner, Traditional Farmhouse Dairy with stone floor and setless and an Office/Reception Room. On the first floor, there are two Bedrooms and a Bathroom with fitted suite. Adjoining the Farmhouse there is a workshop/store.

The Farmhouse sits within its own pleasant garden area and enjoys views over the traditional orchard.

| FIELD NO. | HA | ACRES | LAND USE |
|-------------|--------------|--------------|-----------------------------|
| SO9254 8892 | 8.09 | 19.99 | Temporary Grass |
| SO9354 1383 | 1.83 | 4.52 | Permanent Grassland/Orchard |
| SO9354 3199 | 5.38 | 13.29 | Temporary Grass |
| SO9354 3490 | 0.31 | 0.77 | Foredraft |
| SO9354 5598 | 3.45 | 8.53 | Permanent Grassland |
| SO9355 1006 | 3.08 | 7.61 | Temporary Grass |
| SO9355 2713 | 1.72 | 4.25 | Permanent Grassland |
| | 23.86 | 58.96 | |

SERVICES

Mains water and electric. Septic tank drainage

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 2020 claim will be submitted by the Vendors and the payment for the current scheme year will be retained (the purchaser will indemnify the vendors against any breach of cross compliance during the current scheme year). The property is not entered into any Environmental Stewardship scheme.

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 outgoings whether mentioned in these particulars or not.

LOCAL AUTHORITY

Wychavon District Council, Civic Centre
Queen Elizabeth Drive, Pershore
Worcestershire WR10 1PT

Tel: 01386 565000

VIEWING

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





VENDOR'S SOLICITOR

SME Solicitors
8 Sansome Walk
Worcester
WR1 1LW

Tel: 01905 723561.

ADDITIONAL LAND

There is a further 17.99 acres of land available off the B4082 the south of Upton Snodsbury, there is also a 2.07 acre paddock available to the east of Broughton Hackett (as shown blue on the enclosed plan). Please refer to the sales details prepared in respect of each parcel for further information.

METHOD OF SALE

The property is offered for sale by Informal Tender and best and final offers are to be submitted in writing or by email to josie@lovattandnott.co.uk by no later than 12 noon Wednesday 22nd April 2020. Tenders are invited on the enclosed form.

- All offers should be for:
Little Hall Farm, Upton Snodsbury as identified in these particulars of sale.
- All offers should be submitted in writing and should be received at this office by 12.00 noon on Wednesday 22nd April 2020.
- Your offer should clearly identify that you are intending to offer on the property known as Little Hall Farm, Upton Snodsbury.
- The offer should either be submitted on the enclosed Tender Form in a sealed envelope and clearly marked "Little Hall Farm" or sent by email to josie@lovattandnott.co.uk
- All offers must be made by or on behalf of a named purchaser with full address provided.
- All offers should be in pounds sterling and we recommend that offers are for an uneven sum (i.e. not round numbers) to avoid identical bids.

- All offers must be for a fixed sum. We will not consider any escalating bids or an offer where the amount depends of another offer.
- Any condition applicable to the offer (such as a survey) must be clearly set out in the written offer
- If your offer is successful, we will expect you to exchange and secure contracts with a deposit of 10% of the purchase price within 28 days from the date your Solicitor receives the contract documents.
- Your offer should be supported by a bank reference or similar as confirmation that finance is available. If you will be using a mortgage for the purchase, then you must state the amount of mortgage needed; and what progress you have made with the mortgage application.
- You must supply the name and address of your solicitors. It would be helpful if your offer could be accompanied by a letter from your solicitor stating that they have clear instructions to act on your behalf.
- Completion will ideally be within 28 days from exchange of contracts. However, if you have an alternative and preferred date please advise so it can be considered.
- We will put all offers received to the vendors and notify you of their decision as soon as possible.
- The vendors have sole discretion to accept or reject any offer and are not bound to accept the highest or any offer.

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 September 2019.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 10 | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 71 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 11 | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |





LOVATT & NOTT
RURAL PROFESSIONAL CONSULTANTS

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