

BK | Bruton Knowles



Land and Buildings at Hillhampton Farm, Hillhampton, Great Witley, Worcester, WR6 6JU

Approximately 53 acres of productive agricultural land along with a useful range of modern buildings.

Worcester 10 miles, Worcester Foregate Street Station (London Paddington 120 mins) 9.5 miles, Leominster 22 miles, Hereford 27 miles, Birmingham 40 miles.

In all about 53.68 acres, 21.72 hectares

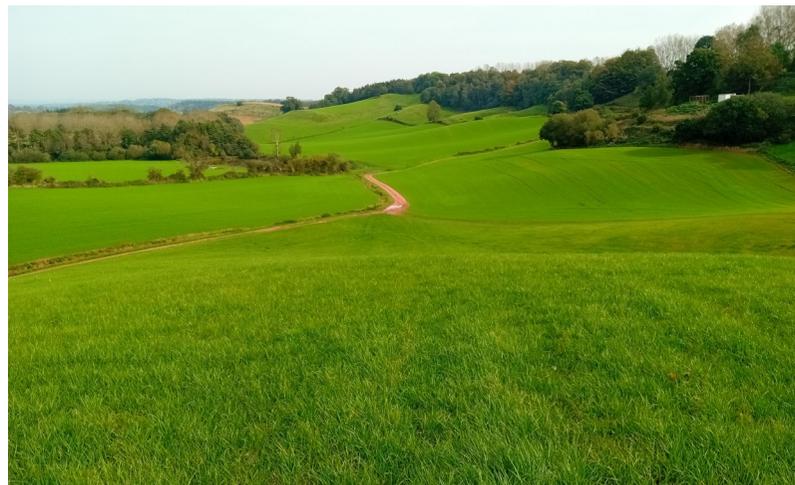
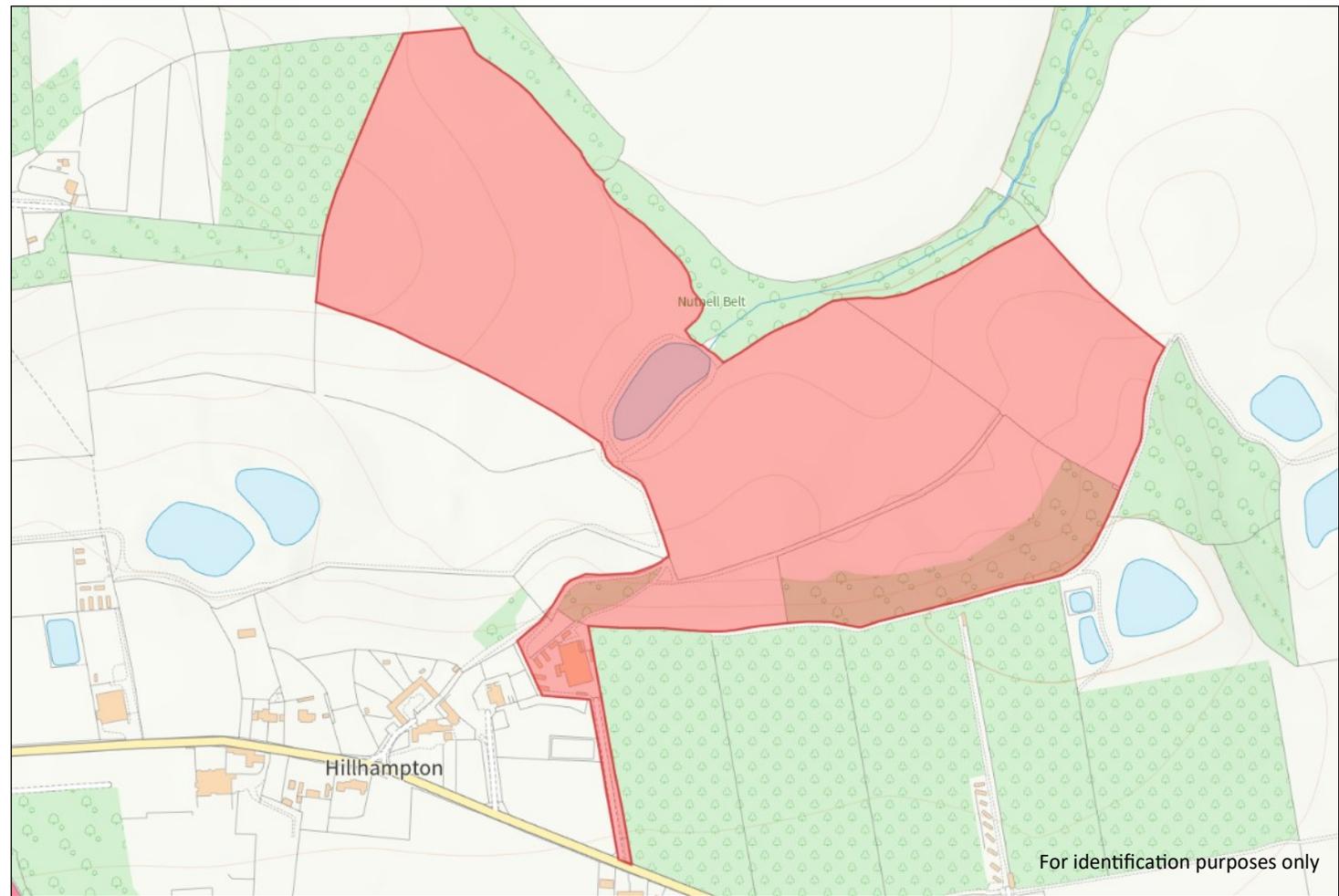
The land and buildings at Hillhampton Farm are situated just outside the Worcestershire village of Great Witley, which lies 1.5 miles to the west. Access is taken via a private surfaced driveway from an unnamed road off the A443.

Land

The land at Hillhampton Farm comprises predominantly arable and pasture land along with approximately 10 acres of woodland and rough bank grazing land.

The arable and pasture land is classed as being predominantly Grade 2 with the soil being of a light loam ideal for the production of arable and horticultural crops. The land is currently being used for growing rye grass.

At the centre of the property there is a large irrigation lake.





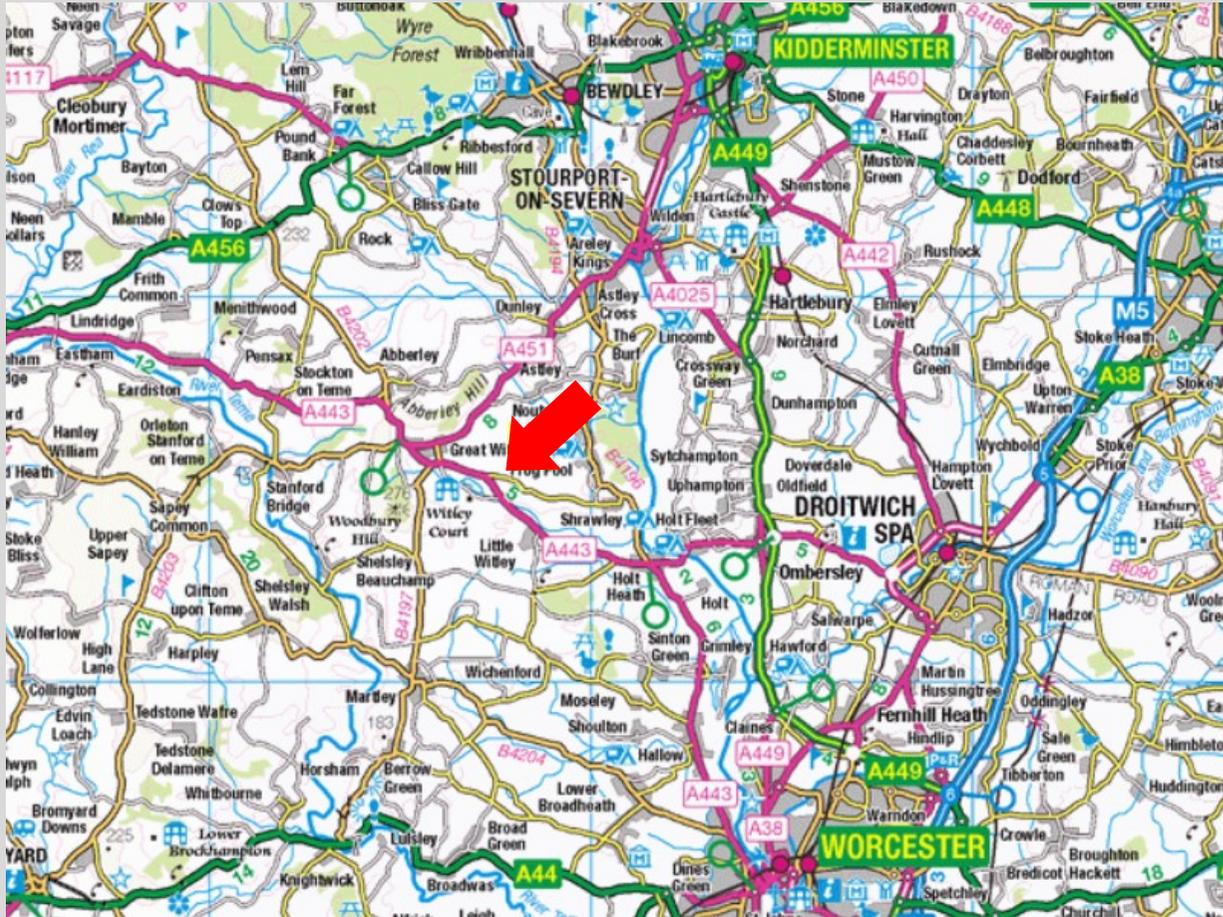
Buildings

The buildings at Hillhampton Farm are situated at the edge of the holding to the south west of the land. They all sit within a single yard area, surrounded by tall mature trees giving a private and sheltered position.

The buildings, extending to approximately 12,125 sq ft in total, comprise two steel framed general purpose buildings on either side of a steel framed and corrugated iron clad Dutch Barn. To the rear of these is a former seasonal workers accommodation block, benefitting from drainage, wash facilities and break room. The buildings are currently all used for storage, but have potential for a range of alternative uses subject to planning.

In addition there is a hardstanding yard area with 10 static caravans currently housing seasonal agricultural workers and generating in the region of £25,000 per annum. These have been in situ for in excess of 20 years.





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Directions

From Worcester take the A449 north then take the exit on to the A4133 before turning left at the village of Ombersley. Still on the A4133 continue on towards Great Witley for approximately 5 miles before turning right on to an unnamed road. Follow this road for 0.5 of a mile. The private access road to the property will be on your left .

General

Local Authority: Malvern Hills District Council

Services: Mains electricity and water. Private drainage.

Tenure: Freehold

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

We are not aware of any Public Rights of Way crossing the land.

Buyer's Premium: There is a buyer's premium of £1,000 + VAT per lot payable in addition to the purchase price.

Method of sale: Hillhampton Farm is offered for sale by Informal Tender (unless previously sold) as a whole or in lots to be determined with best and final offers to be received by Noon on Thursday 18th January 2024.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared November 2023. Photos taken November 2023.