

# Ruells Farm and Land at Church Farm

Castlemorton, Worcestershire WR13 6BH



- In all extending to 220 acres of land
- 3 Bedroom Traditional Farmhouse
- Available as a Whole or in Lots
- Range of buildings extending to circa 21,915sqft

For Sale

[brutonknowles.co.uk](https://brutonknowles.co.uk)

# Ruells Farm and Land at Church Farm

Guide Price £2,740,000 **Freehold**

## Introduction

The holdings are situated near the Malvern Hills. The sale provides a unique opportunity to enlarge Ruells Farm or for neighbouring landowners as well as those with equestrian and amenity interest subject to obtaining any necessary consents

The holdings are located in Castlemorton, a small rural village situated approximately 8 miles south of Malvern town centre and 16 miles to the south-west of Worcester city centre. The holdings are well connected with Junction 2 of the M50 just 5.5 miles by road, and Junction 8 of the M5 10.5 miles by road. Mainline railway services are available at Ledbury and Ashchurch for Tewkesbury.

**Approximately 220 acres (89 ha)**

For sale as a whole or in up to six lots.



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## Location

Ruells Farm and Land at Church Farm are located in Castlemorton, a village in the south-west of Worcestershire, offering a range of amenities including a public house, church, primary school, and parish hall. Further amenities, including retail and leisure facilities and restaurants and bars can be found in the nearby town of Malvern.

Castlemorton is well connected, with good access to Malvern, via the B4208, and Worcester. The A417 also provides good access to Gloucester and the M50, which continues towards the M5.

## Lot 1 - Farmhouse, Farm Buildings & Pastureland

**Approximately 19.81 ac (8.02 ha) Guide Price £740,000**

The house can be approached on foot from a pathway extending from the main road, leading to the front door next to the conservatory room; alternatively, the property can be accessed from the rear where the parking provisions for the house adjoin the shared access drive serving the farm buildings.

The ground floor comprises a living room with a fireplace and exposed beams, a kitchen with fitted units, utility room and family bathroom. A south-facing conservatory adjoins the hallway, while the utility room has an external door. Upstairs, there are two double bedrooms, one of which features exposed beams, and a single bedroom.

The farm buildings at Ruells Farm comprise a range of contemporary and more traditional structures, extending to approximately 21,915 sqft (2,036 sqm) of gross external area, all connected via concrete yards.

The buildings comprise of:

- (1) Timber and concrete stable (Approx. max 9.9m x 9.5m)
- (2) Garage / kennel (Approx. max 12m x 6.5m)
- (3) Pole barn (Approx. 18m x 9m)
- (4) Three steel portal-framed sheds (Approx. 29m x 22m)
- (5) Steel portal-framed shed with lean-to shed. (Approx. 22m x 19m)
- (6) Steel portal-framed shed with lean-to shed. (Approx. 22m x 14m)
- (7) Concrete block old parlour building (Approx. 19m x 11.5)
- (8) Three bay steel portal-framed shed. (Approx. 15m x 8m)

## Lot 2 - Arable Land & Pastureland

**Approximately 97.65 ac (39.51 ha) Guide Price £980,000**

Lot 2 comprises approximately 61.78 acres of arable land and 35.87 acres of pastureland, with the land being a mixture of level and gently sloping ground. The land has a Grade 3 Agricultural land Classification and has a loamey-clayey soil structure; vehicular access to the land can be found off Druggers End Lane.

## Lot 3 - Pastureland

**Approximately 14.62 ac (5.92 ha) Guide Price £150,000**

Lot 3 comprises approximately 14.62 acres of pastureland with access off Church Road.

## Lot 4 - Pastureland & The Tump

**Approximately 68.36 ac (27.66 ha) Guide Price £650,000**

Lot 4 comprises approximately 68.36 acres of gently undulating pastureland as well as a scheduled monument known as The Tump, with access off Church Road and opposite Castlemorton Primary School



## Lot 5 - Pastureland

**Approximately 15.96ac (6.46 ha) Guide Price £160,000**

Lot 5 comprises approximately 15.96 acres of pastureland with access off Church Road and a track that runs adjacent to Castlemorton Primary School.

## Lot 6 - Pastureland

**Approximately 3.24 ac (1.31 ha) Guide Price £60,000**

Lot 6 comprises approximately 3.24 acres of pastureland, split into two principal paddocks suitable for equestrian use; with access off Church Road.

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 and Photographs taken September 2026.

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**Council Tax** - Band E (£2,906.35 payable in 2026/27)

## Planning Use / History

The holdings are situated within the Local Authority of Malvern Hills District Council. Pertinent planning history for Lot 1 is detailed below:

- 12/01006/AGR | Waterproof cover to existing fodder area – Approved on 21 Aug 2012
- 99/00153/FUL | New general purpose/livestock building. – Approved on 07 Apr 1999

## Services

Lot 1: We understand the holding to be connected to mains water, and electricity with a sewage treatment plant. The boiler is understood to be oil fired.

Lot 2: We do not believe the holding is connected to any mains services; however, we understand there is a well.

Lots 3 and 4, we understand both these lots have an independent metered mains water connection.

Lots 5 and 6 we understand the lots are not currently connected to any mains services. We understand there to be mains connections nearby, but any potential purchaser should undertake their own searches in this regard.

## Energy performance certificate

The dwelling at Ruells Farm is rated E (39)

## Tenure

Freehold: Available with vacant possession upon completion.

## Environmental Schemes

We understand the land is not entered into any agri-environmental schemes.

## VAT

The holdings are not elected for VAT.

## Legal Costs

Each party is responsible for their own legal and professional fees.

## Overage Clause

All lots will be subject to an overage provision reserving to the vendor a 40% share of any increase in value arising from development for a period of 30 years from completion of the sale.

Development shall include any scheme that would require planning consent, be carried out under permitted development rights, or be a change of use.

## Method of Sale

The holding is for sale by way of informal tender. Offers should be submitted by 12 noon on Tuesday 1<sup>st</sup> December 2026 to the sole selling agents, in writing addressed to:

Ellie Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 4NF or by email [eleonor.isaac@brutonknowles.co.uk](mailto:eleonor.isaac@brutonknowles.co.uk)

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies provided.

## Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

Public rights of way cross lots 2, 4 and 5.

A powerline also crosses Lots 1, 2, 3 and 4.

## Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plans.

Should the holdings be sold in lots, purchasers may be liable to erect and maintain a stockproof fenceline between the lots within three months of completion.

## Viewing

Viewing is by appointment only with the sole selling agents. Interested parties should book onto the pre-arranged viewing days by emailing [eleonor.isaac@brutonknowles.co.uk](mailto:eleonor.isaac@brutonknowles.co.uk) or by calling 07849 800739.

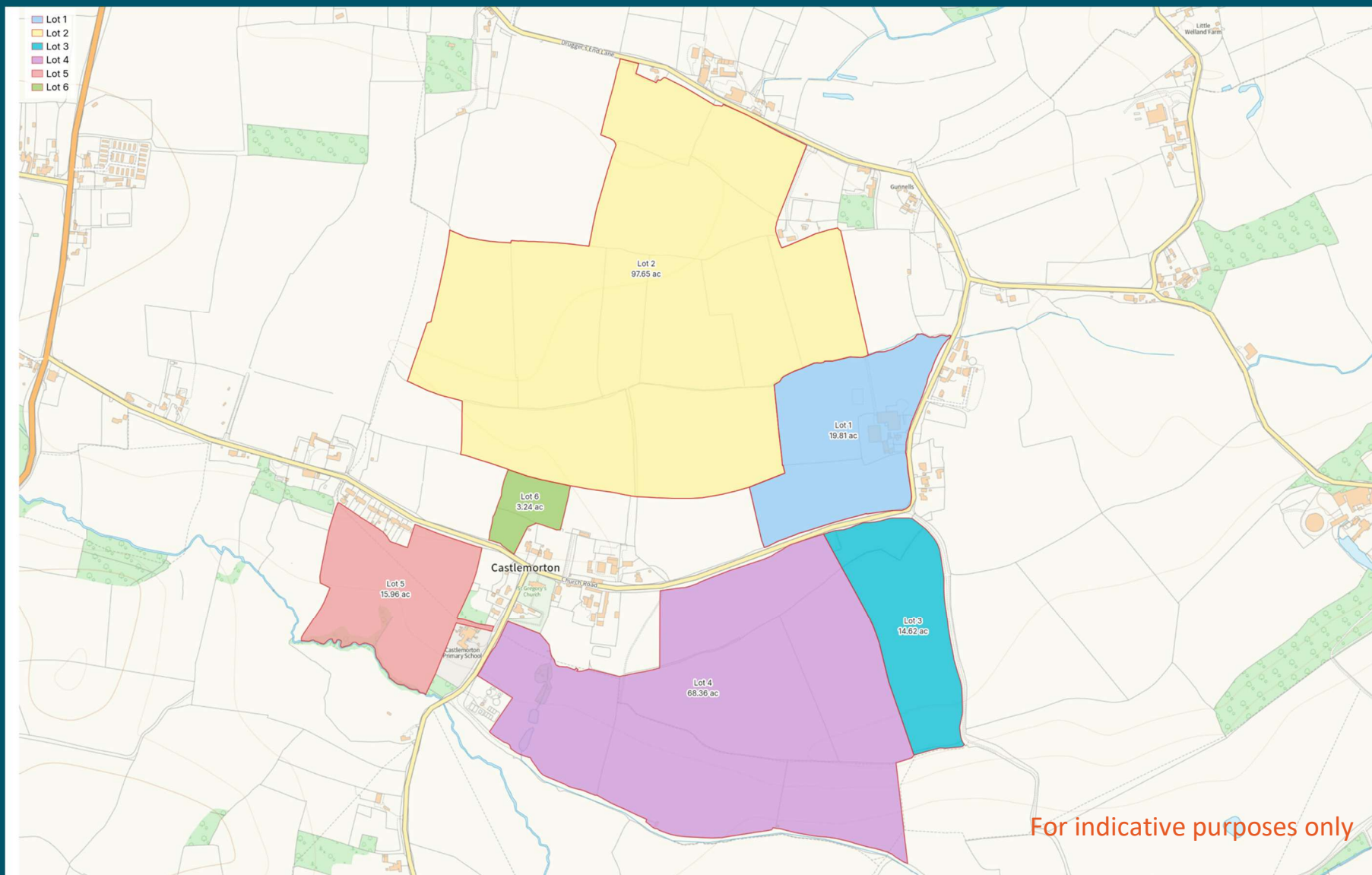
**Health and Safety for Viewers** - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing. Please note that neither the vendor nor Bruton Knowles take any responsibility for any loss or injury caused whilst carrying out an inspection/viewings.

**Subject to Contract September 2026**

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For indicative purposes only

Produced on Land App, Sep 28, 2026.  
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Central Grid Reference: SO79783752

100 m  
Scale 1:6000 (at A3)



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Approximate IPMS2 Floor Area  
House

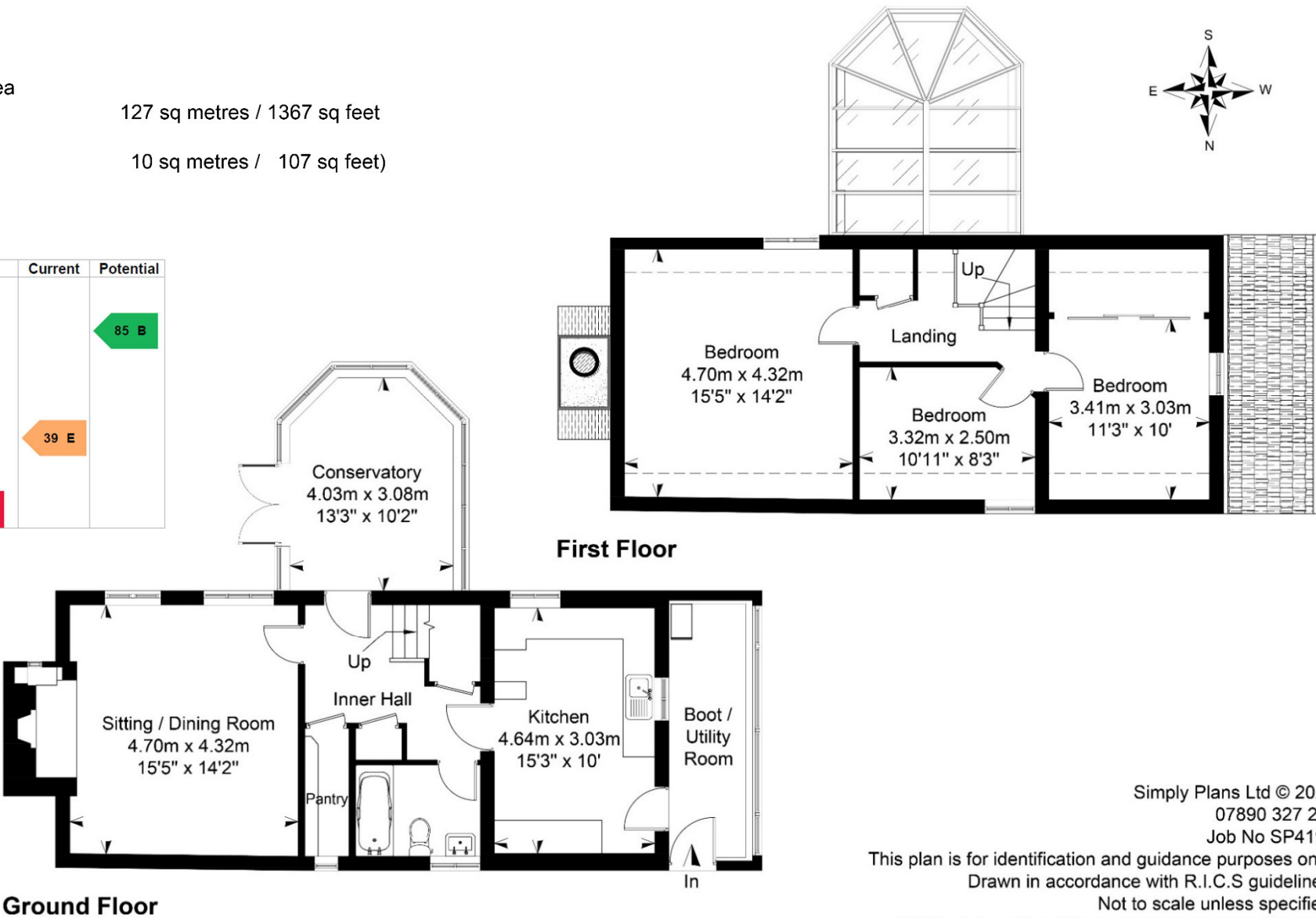
127 sq metres / 1367 sq feet

(Includes Limited Use Area

10 sq metres / 107 sq feet)

[---] = Limited Use Area

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 39 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Simply Plans Ltd © 2026  
07890 327 241  
Job No SP4195

This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

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## Contact:

**Ellie Isaac MRICS**

Associate Rural Surveyor

**T:** 07849 800739

**E:** [eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk)

**Andrew Dickenson**

Rural Assistant

**T:** 07453 638727

**E:** [andrew.dickenson@brutonknowles.co.uk](mailto:andrew.dickenson@brutonknowles.co.uk)

## Gloucester office:

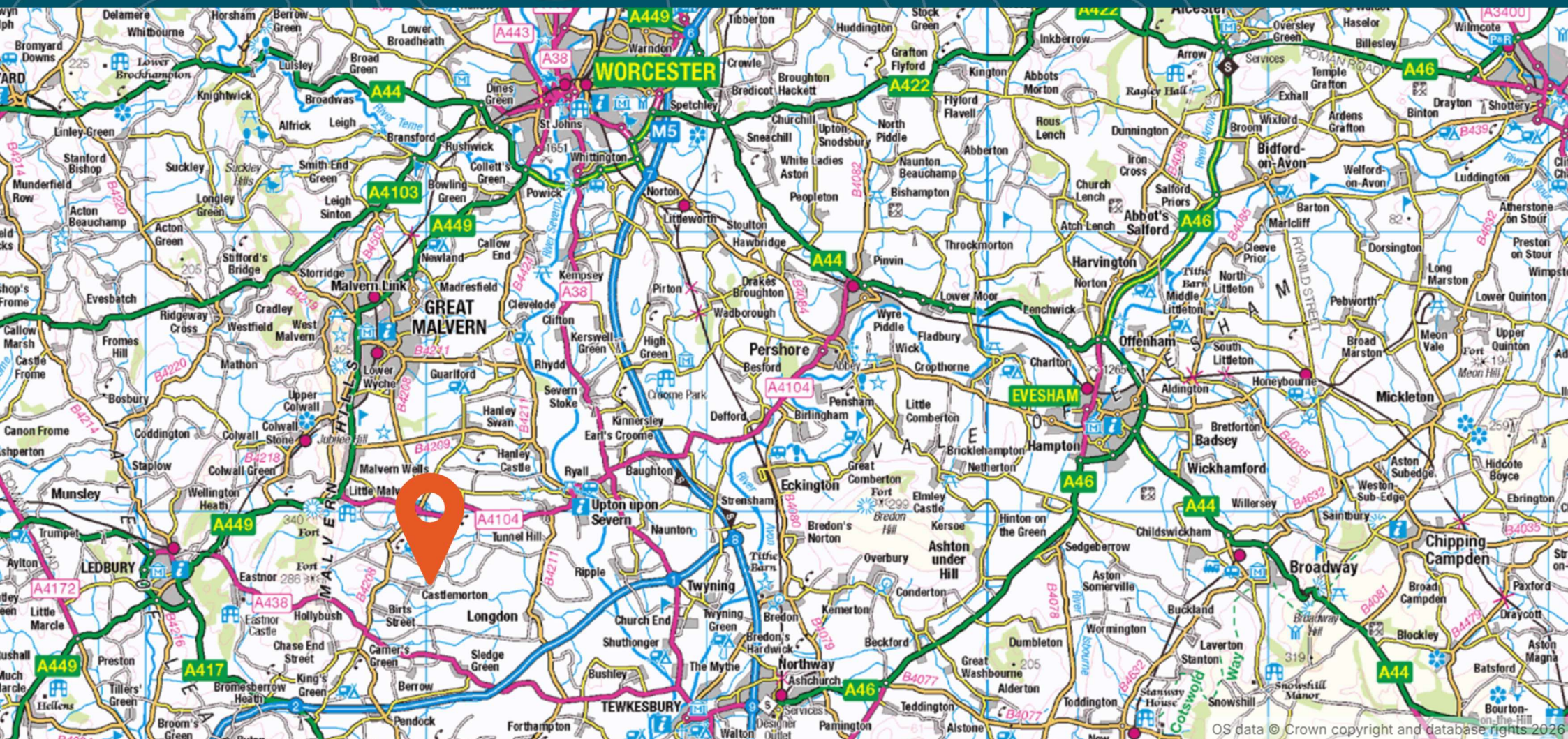
Olympus House, Olympus Park, Quedgeley,  
Gloucester, GL2 4NF

**T:** 01452 880000



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**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

**Disclaimer** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



For Sale

[brutonknowles.co.uk](https://brutonknowles.co.uk)

**FORM OF INFORMAL TENDER – Ruell’s Farm and Land at Church Farm**

Informal Tenders Closing Date: Noon on 1st December

Subject to Contract

I/We offer the sum of: \_\_\_\_\_

\_\_\_\_\_  
(figures and words)

|                                      |   |   |   |   |   |   |
|--------------------------------------|---|---|---|---|---|---|
| For lot(s)                           | 1 | 2 | 3 | 4 | 5 | 6 |
| <i>Please deleted as appropriate</i> |   |   |   |   |   |   |

|                                      |     |    |
|--------------------------------------|-----|----|
| I accept the proposed overage        | yes | no |
| <i>Please deleted as appropriate</i> |     |    |

This is my/our best and final offer.  
*Complete as appropriate:*

My/Our position is:

|    |                                        |
|----|----------------------------------------|
| 1. | Cash Purchase                          |
| 2. | Finance required (no property to sell) |
| 3. | Subject to sale of current property    |
| 4. | Other                                  |

My/Our Solicitor:      Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

Tel No: \_\_\_\_\_

The Buyer(s) Details      Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

Tel No: \_\_\_\_\_ Signed: \_\_\_\_\_

This form is to be returned no later than 12 Noon on 1<sup>st</sup> December via email to: [eleonor.isaac@brutonknowles.co.uk](mailto:eleonor.isaac@brutonknowles.co.uk).  
**We will reply with a confirmation of receipt email.**

**NB**      The Vendors do not bind themselves to accept this or any other offer whether higher or lower.