



**FIELD FARM, LONGDON HILL, WICKHAMFORD, EVESHAM, WORCESTERSHIRE**



# FIELD FARM

Field Farm is a well located property positioned in between Evesham and Wickhamford. The property currently offers a versatile portfolio of income generating opportunities that have significant potential for enhancement. Field Farm comprises a spacious four bedroom main house, a recently developed holiday let, a range of former farm buildings currently let commercially and 29 acres of land of which approximately 22.5 acres is used within an arable rotation. The property is available as a whole or in two lots.

**Mileages:** Evesham town centre (2 miles), Broadway (3 ½ miles), Stratford upon Avon (16 miles), Cheltenham (17 miles), Worcester (17 miles), Birmingham (32 miles).

**Road:** M5 J9 (12 ½ miles), M40 J15 (22 miles)

**Railway:** Evesham and Pershore

**Airports:** Bristol and Birmingham

## Key Features:

### Lot 1:

- 4 bedroom spacious farmhouse with modern interior
- 1 bedroom barn conversion holiday let with high spec modern interior
- Covered outdoor swimming pool
- Large lawned garden
- Log cabin

### Lot 2:

- Range of former farm buildings and yard areas used for commercial lettings (buildings approx. footprint of 2,350m<sup>2</sup>)
- Land extending to approximately 29 acres

## For sale as a whole or in 2 lots.

Field Farm is located just outside the riverside town of Evesham close to the popular village of Wickhamford. Evesham provides a whole range of services with both national and local chains. A stone's throw from the property is the picturesque Cotswold village of Broadway with the commanding Broadway Tower. The rest of the North Cotswolds and Shakespeare's country is located close by.

The property is situated in a rural location yet with excellent access to the main road network. The A46 gives good access to Cheltenham and Stratford upon Avon. The M5 and M40 motorway networks and mainline railway station at Evesham brings the towns and cities of the Midlands into close proximity.





# LOT 1 (Pink on plan)

## Field Farm house and The Old Granary Holiday Let

Carver Knowles are delighted to bring to the market this 4 bedroom family home with garden and successfully run detached holiday let to the market.

### Field Farm House

Field Farm house is a spacious two storey property benefitting from four good sized bedrooms. The property is in excellent internal condition with a light and airy feeling throughout.

Downstairs, the property benefits from a utility room, recently installed wet room, large kitchen / diner, dining room, large sitting room and conservatory.

The main kitchen / diner features a recently updated "L" shaped kitchen area with a comprehensive range of units and work surfaces with large windows which look out onto the garden, giving the room a bright and spacious feel. There is plenty of space for a large kitchen table for more day to day dining.

The large sitting room benefits from a southerly aspect and provides generous living space in conjunction with the adjoining dining room. Attached to the sitting room is a conservatory with direct access to the rear lawn.

Upstairs are four good sized bedrooms and a recently updated family bathroom with large walk in shower.

### Outside

The house enjoys a large, enclosed, private garden as well as an outdoor covered swimming pool. In addition, a log cabin offers the possibility of a home office, games room or gym.

### The Old Granary Holiday Let

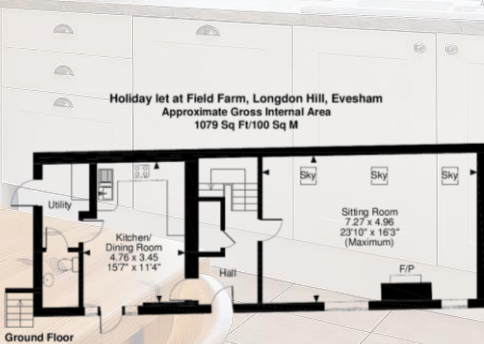
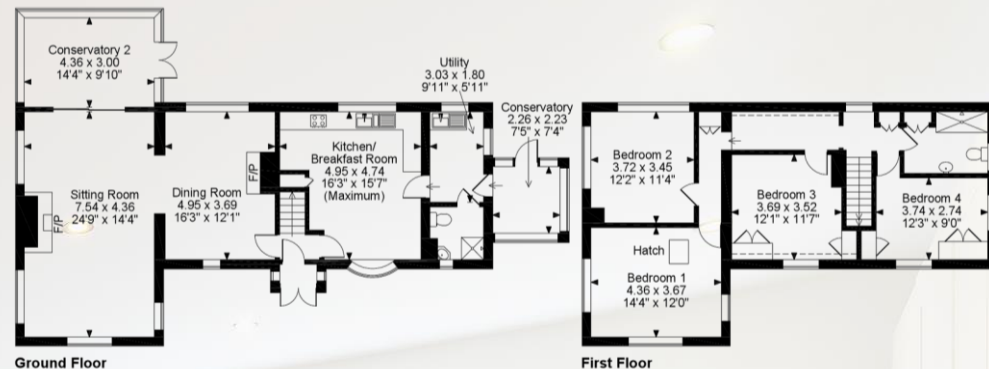
The Granary is a recently converted one bed roomed holiday let. The property boasts a large open vaulted sitting room with log burner effect gas fire, kitchen diner, downstairs wet room, large double bedroom with en-suite bathroom and a walk-in dressing room.

The annual turn over of the holiday let is in the region of £10,000.

### Outgoings

Council Tax: Field Farm – Band E – Wychavon District Council  
Business Rates: The Old Granary – Rateable Value - £2,800

Field Farm, Longdon Hill, Evesham  
Approximate Gross Internal Area  
1987 Sq Ft/183 Sq M





## LOT 2 (Blue on plan)

### Buildings and Approximately 29 Acres

Field Farm offers a range of former farm buildings now used for commercial lettings and storage as well as approximately 29 acres of agricultural land;

#### Buildings

The farm yard features several barns previously used for agricultural purposes but now let out commercially (*Unit numbers refer to planning consent numbers*):

- Unit 1 – 1,925 sq ft – Pole Barn - Let
- Unit 2 – 2,700 sq ft – Former pig housing - Let
- Unit 3 – 1,090 sq ft – Former pig housing - Let
- Unit 4 – 875 sq ft – Former pig housing – Let
- Unit 5 – 1,650 sq ft – Former pig housing – Let
- Unit 6 – 4,825 sq ft – Concrete framed former cattle sheds – In hand
- Unit 6a/6b – 1,840 sq ft – Dilapidated red brick traditional building – In hand
- Unit 7 – 1,180 sq ft – Former pig housing – Let
- Unit 10 – 1,125 sq ft – Dutch barn portal shed – In hand
- Unit 11 – 1,405 sq ft – Steel portal shed – In hand
- Unit 12 – 950 sq ft – Part concrete block dutch barn – In hand
- Units 13/14 – 1,890 sq ft – Portal framed storage sheds – In hand

In addition to the buildings, there is a significant yard area that is used to store caravans on an annual basis (currently 14 caravans). The current income from the lettings is approximately £27,000 pa. Further details of the lettings arrangements are available from the selling agent.

Units 1,2,3,4,5,7 and 12 have planning consent for change of use from agricultural use to light storage (W/02/0444/CU). Six of the commercial units are listed for Business Rates.

#### Agricultural Land

The agricultural land comprises of approximately 22.5 acres of heavy arable land suitable for growing combineable crops; 4.5 acres of permanent pasture; 0.5 acres of old orchard; and approximately 1.5 acres of ponds, tracks and waste ground. The land is classified as Grade 3 on the Agricultural Land Classification maps.

The land and buildings offer significant potential for equestrian or amenity uses (subject to the necessary planning consents).



Field Number	Area (Ha)	Area (Ac)	Use
9033	1.30	3.21	Pasture, Track, Pond
7552	2.84	7.02	Arable
8964	2.57	6.35	Arable, Orchard, Pond
0269	1.51	3.73	Arable
0145	2.79	6.89	Arable
1357	1.00	2.47	Pasture
	<b>12.01</b>	<b>29.67</b>	





## GENERAL INFORMATION

### ACCESS

A right of access over the driveway coloured Orange on the plan is available and this shall be the principle access route to Lot 1 should the property be sold in separate lots. Access for Lot 2 will be freehold but subject to a right of way to serve Field Farm Bungalow.

### SERVICES

The property benefits from mains water, electricity, oil fired central heating and hot water (holiday let - electric underfloor heating and water), telephone line, broadband and private drainage systems. We understand fibre broadband should be available.

### PLANNING

Potential purchasers are invited to make their own investigations with the Local Planning Authority however we note the following relevant planning consents in respect of the property:

*W/02/0444/CU* – Change of use of farm buildings to light storage

*W/12/02783/CU* – Change of use and proposed conversion of existing barn to self-contained holiday cottage

Local Planning Authority – Wychavon District Council – Tel 01386 565000

### UPLIFT CLAUSE

The property is to be sold with an Uplift Clause reserving the vendors a 25% share of any uplift in value attributable to a development for anything other than agricultural, equestrian or additional commercial uses (commercial development within the existing yard shall be excluded from the uplift clause) for a period of 20 years from the completion of the sale. "Development" shall include any scheme that would require planning consent, be carried out under Permitted Development rights or would be a Change of Use. Further details are available from the selling agent.

### LANDS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation.

### RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

### TENURE

The property is offered Freehold with vacant possession where available on completion.

### FIXTURES AND FITTINGS

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

### VIEWINGS

Viewings are strictly by appointment only. Please contact Carver Knowles to arrange a booking on 01684 853400.

### METHOD OF SALE

The property is offered for sale by Private Treaty.

### ANTI MONEY LAUNDERING

Interested parties will be required to provide photographic ID and proof of address for Anti Money Laundering checks prior to instructing solicitors.

### VENDOR'S SOLICITORS

Harrison Clarke Rickerby's Limited, 5 Deansway, Worcester, WR1 2JG

### HEALTH AND SAFETY

Please be aware of the potential hazards of the state of repair of the buildings and occupants of the commercial buildings. Please take extra care when making your inspection and ensure that children are supervised at all times.





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**VIEWINGS**

Strictly by appointment only through the sole agents Carver Knowles 01684 853400.

**DIRECTIONS:**

**From Evesham A46 / A44 roundabout:** Head south east along the A44 for approximately 1 mile towards Broadway. Just as the dual carriageway finishes turn right onto the farm drive and take the left hand side access road to the property.

**From Broadway:** From the B4632 / A44 roundabout head north west towards Evesham. Follow the A44 for approximately 2.3 miles passing though Wickhamford. Just before the A44 turns into the dual carriageway turn left onto the farm drive and take the left hand side access road to the property.

**PLEASE NOTE**

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property.

