



Worralls Grove, Dunley, Stourport-on-Severn DY13 0UL

**G HERBERT  
BANKS**

EST. 1898

Worralls Grove  
Dunley  
Stourport-on-Severn  
Worcestershire DY13 0UL

### A Small Residential Farm

3 Bedroom Farmhouse and a Range of Farm Buildings Standing in 57.17 Acres (23.14 Hectares) of Mainly Good Pastureland.

In all about 1,981 sq ft (inc Garage 339 sq ft)

### For Sale by Private Treaty

### Agent's Note

It is not too often that the likes of Worralls Grove, Dunley come to the market. The property comprises a decent modern detached 3-bedroom farmhouse (subject to an Agricultural Occupancy Condition), a useful set of farm buildings and 57.17 acres (23.14 ha) of pastureland which historically was the home of the late Henry Jones and his wife Hazel, Henry being well renowned for his North Country Mule ewes.

### Location

Worralls Grove is situated approximately 4 miles to the south-west of Stourport-on-Severn in a pleasant rural location.

### Description

Worralls Grove is described as a modern small residential farm with its detached brick and tile farmhouse, pleasant gardens, useful range of farm buildings together with pasture. In all extending to 57.17 acres.

The house stands within its own garden, with stone driveway. The accommodation within is outlined on the floor plan and comprises:

### On the Ground Floor

Entrance Porch, Hallway with separate WC.  
Reception Room 18'6 x 12'10 (5.64m x 3.91m)  
Conservatory 11'11 x 11'6 (3.63m x 3.51m)  
Kitchen/Dining Room 20'4 x 12'1 (6.20m x 3.68m) with wall and base units and Aga oven.  
Utility Room 10'8 x 6'8 (3.25m x 2.03m) leading to Double Garage 18'8 x 18'2 (5.69m x 5.54)

### On the First Floor

Landing  
Bedroom One 12'7 x 12'7 (3.84m x 3.84m) with en-suite Shower Room  
Bedroom Two 12'10 x 9'1 (3.90m x 2.77m)  
Bedroom Three 12'10 x 9'1 (3.90m x 2.77m)  
Bathroom with corner bath, basin & wc

### The Farm Buildings

These are situated just to the west of the farmhouse within a stone farmyard comprising:

1. Steel Portal Framed General Purpose Building 90' x 80' with block walling under Yorkshire boarding with roller shutter doors and gated access in all elevations.
2. Steel Portal Framed General Purpose/Livestock Building 50' x 30' with reinforced concrete walls under profile sheets with profile sheet roof, being open fronted with gated access. In addition, there is a small tradition brick shelter located in NG No 2553 27'0 x 12'0.

### The Land

This lies predominantly to the north of the farmhouse and buildings, slightly undulating in contour, divided into convenient sized enclosures, classified Grade III. It has a frontage to and access from Netherton Lane from the southern boundary, adjoining Dick Brook adjacent to the eastern boundary being a natural water supply. The vast

majority of the land is down to pasture, extending in all to 57.17 acres (23.14 ha) as outlined in red on the attached plan.

### GENERAL INFORMATION

#### Services

Mains electricity and water are connected. Drainage is to a septic tank. Oil fired central heating.

(NB The mains water supply is shared with 4 other properties with sub meters and the charge split according to usage).

#### EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0270-0200-9104-6031-3914>

The EPC was carried out in March 2024 with a rating 48/E; potential 93/A.

#### Local Authority

Wyre Forest District Council  
Tel: 01562 732928

#### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

#### Tenure and Possession

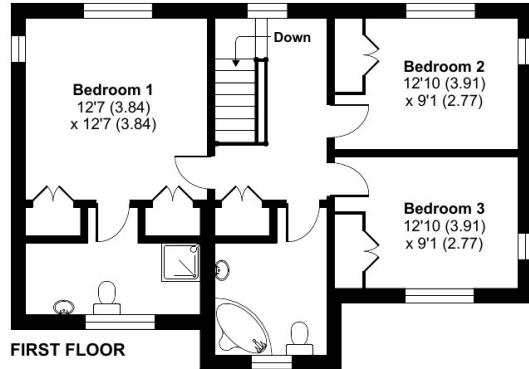
Believed to be freehold and vacant possession will be given on completion.



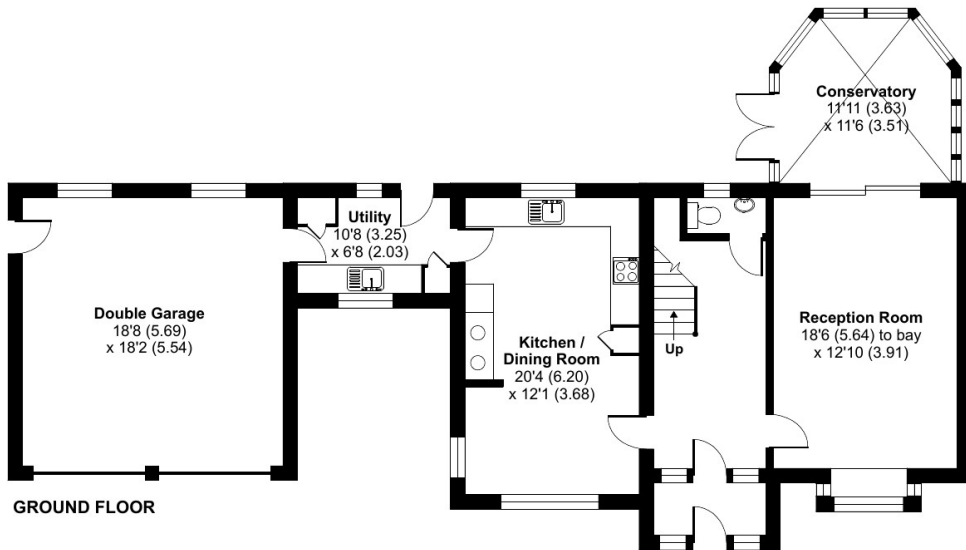


# Dunley, Stourport-on-Severn, DY13

Approximate Area = 1642 sq ft / 152.5 sq m  
 Garage = 339 sq ft / 31.5 sq m  
 Total = 1981 sq ft / 184 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

## Viewing

Strictly by prior telephone appointment with the Selling Agents, by contacting Robert Parry or Caroline Harber on 01299 896968

## Directions

From Stourport take the A451 towards Dunley and Great Witley. At Dunley take the land to the right signposted Heightington.

Follow this lane for approximately  $\frac{3}{4}$  mile then take the first land to the left signposted Netherton to Abberley. Follow this road for 0.75 miles and Worralls Grove will be on the right identified by the Agent's 'For Sale' board..

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