

# BIRCHLEY BARN FARM

BOCKLETON, TENBURY WELLS, WORCESTERSHIRE



# **BIRCHLEY BARN FARM**

**BOCKLETON, TENBURY WELLS, WR15 8PW**

Tenbury Wells 2 miles | Bromyard 9 miles | Leominster 10 miles | Worcester 25 miles

## **LOT 1: BIRCHLEY BARN & LAND**

Substantial 3 bedroomed detached stone barn conversion | Ground Source Heat Pump | Two ensuite bedrooms  
Set in an elevated secluded position | Range of traditional buildings with potential for other uses subject to  
planning permission | Land | Woodland | In total extending to about 2.61 acres

**Guide Price: £700,000**

## **LOT 2: ABOUT 175.55 ACRES OF LAND**

Predominantly Arable Land | Grade 2 & 3 | Around 148.07 acres of arable | Around 15 acres of grassland  
Modern Building | Around 10.06 acres of amenity woodland with known sporting potential | Internal stone farm track

**Guide Price: £1,875,000**

## **LOT 3: UPPER BIRCHLEY COTTAGE & LAND**

Quaint detached 3 bedroomed cottage | Plethora of traditional features including flagstone floor, open fire and  
wooden windows | Grassland | Woodland | Natural Brook | In total around 11.4 acres

**Guide Price: £625,000**

**IN ALL ABOUT 189.56 ACRES (76.7 HECTARES)**

**FOR SALE BY FORMAL TENDER**

**TENDER DEADLINE 12 NOON ON THURSDAY 27TH MARCH 2025**

**REF: KATIE BUFTON**



## INTRODUCTION

Birchley Barn Farm offers a unique and exciting opportunity to acquire a predominantly arable farm near Tenbury Wells. The ring fenced farm comprises of a substantial detached three bedroomed barn conversion, a three bedroomed detached cottage, farm building and land in total extending to around 189.56 acres. The land is primarily Grade 2 and Grade 3 arable, with some grassland and woodland blocks providing sporting opportunities. The farm is available as a Whole or in 3 Lots by Formal Tender.

## SITUATION

Birchley Barn Farm enjoys a convenient yet secluded location at the end of a sweeping 700-meter private farm drive. It is situated in northwest Worcestershire, near the market town of Tenbury Wells. The farm benefits from its strategic location between the B4212 Bromyard Road and the A4112, with excellent road links to the A456, A44, and A49. A location plan is included in these details.



## LOT 1: BIRCHLEY BARN & LAND

Lot 1 comprises a spacious detached 3 bedroomed stone barn conversion with traditional outbuilding and land in total extending to around 2.61 acres. The barn is set in an elevated position with stunning views across the surrounding rolling countryside.

Birchley Barn boasts ample internal accommodation, blending traditional features with modern comforts. Nearby, a traditional stone and brick barn offers potential for further development or change of use, subject to planning permission. The property includes a full-height glass wall with mezzanine floor, and a ground source heat pump that provides underfloor heating throughout. The barn is accessible via a private driveway off the main farm drive, with ample parking space at the rear. The property also includes a small area of woodland and around 2.04 acres of land.



## **Birchley Barn**

The stone barn has been sensitively converted to retain the natural features whilst including modern amenities such as underfloor heating, ensuite bedrooms and floor-to-ceiling glass windows.

The accommodation comprises:

### **Lounge**

The rear entrance of the property leads into a spacious hallway/living area featuring a partially vaulted ceiling, exposed timber beams, and a laminate wood-effect floor. The west side of the room is adorned with full-height windows, offering views of the front garden and dual aspect views with windows overlooking the rear of the property. This versatile space can be used as a secondary lounge or a separate dining room.

### **Kitchen**

The spacious kitchen features timber wall and base units with a light granite-effect countertop, a stainless steel sink, a tile-effect floor, extractor fan unit, and plumbing for a washing machine. Triple aspect windows fill the room with natural light, and a single door provides access to the side of the barn.

### **WC**

The downstairs cloakroom features a toilet, basin unit and laminate wood-effect flooring. The room also includes built-in timber storage cupboards that house the ground source heat pump.

### **Hallway**

With understairs wooden storage cabinets and access through to the main living room and staircase leading to the first floor.

### **Living Room**

Double doors off the hallway open into a spacious living and entertainment area featuring dual aspect views, including a French sliding door leading to the front garden. The room is adorned with exposed timber beams and a laminate wood-effect floor.

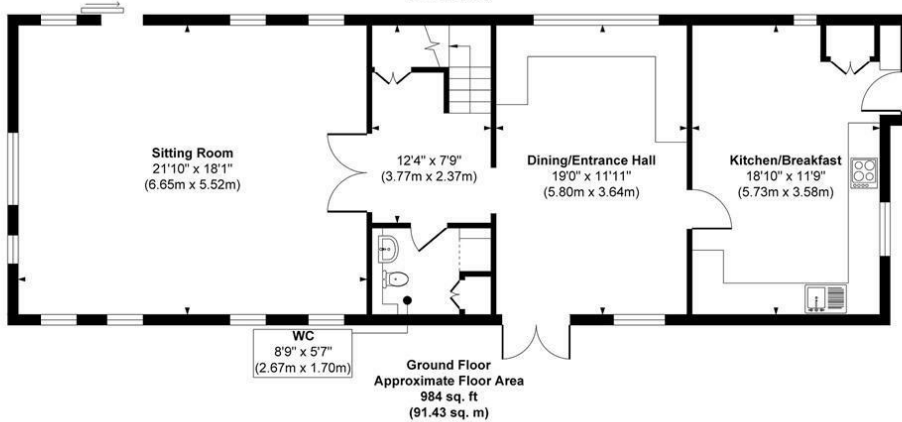
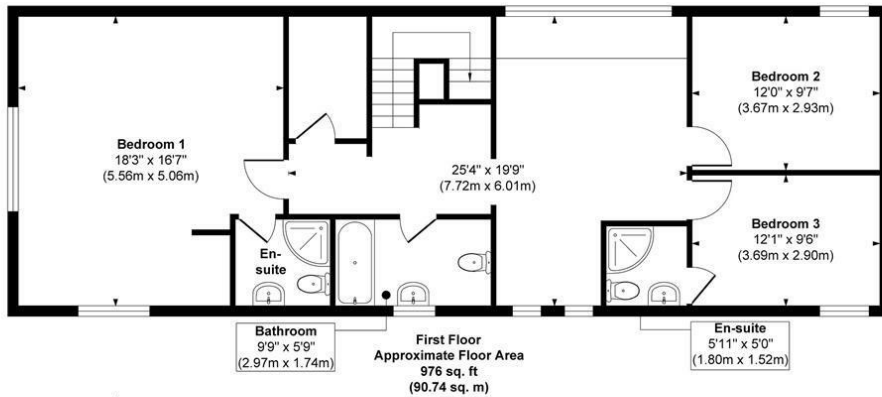
### **First Floor**

A timber-carpeted staircase ascends to the first-floor vaulted landing, offering views through the full-height windows.

### **Bedroom 1 (Ensuite)**

The master bedroom comprises a spacious double bedroom with an adjoining ensuite. It features dual aspect views overlooking the rear of the property and includes built-in wardrobes and storage. The room is adorned with exposed timber beams and carpet flooring.





**Approx. Gross Internal Floor Area**  
**Main House = 1960 sq. ft / 182.17 sq. m**  
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 The position & size of doors, windows, appliances and other features are approximate only.  
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### **Ensuite**

With corner mixer shower, pedestal basin and toilet.

### **Family Bathroom**

With pedestal basin, toilet, bath with shower over and exposed beams.

### **Airing Cupboard**

With exposed beams, shelving and housing the hot water tank.

### **Bedroom 2 (Ensuite)**

Double bedroom with ensuite shower room. Exposed timber beams and carpet floor, single window overlooking the rear of the property.

### **Ensuite**

Shower room with basin and toilet.

### **Bedroom 3**

Large double bedroom with single window overlooking the front garden, exposed timber beams and carpet floor.

### **Land**

Externally the property benefits from a lawned garden to the front with large level parking area to the rear. Lot 1 extends in total to around 2.61 acres of which around 2.04 acres could be put down to grass. The remainder of the land comprises the barn, garden, outbuilding and woodland.

### **Building**

There is a horseshoe shaped range of traditional stone and brick outbuildings included with Lot 1. The buildings are in a poor state but could provide a useful footprint for further ancillary accommodation or stabling subject to all necessary consents.



## **LOT 2: AROUND 175.55 ACRES OF LAND & FARM BUILDING**

Lot 2 extends in total to approximately 175.55 acres of predominantly arable land contained within a ring fence. The land benefits from road frontage onto the Bockleton Road near Tenbury Wells and an internal hardcore track providing access to the majority of fields.

### **Land**

The land is classified as Grade 2 and 3 according to the Provisional Land Classification Maps of England and Wales. Soilscape describes the soil type as being freely draining slight acid but base-rich and loamy soils with moderate to high fertility.

Lot 2 extends to around 175.55 acres in total of which around 148.07 acres is arable, 15 acres is pasture, 10.06 acres is mixed woodland and the remainder is farm track and building.

The land is currently farmed in-hand and is sown to Winter Wheat, Winter Barley and one grass ley with red clover. A 5-year cropping schedule is available upon request. We understand the land has benefitted from regular farmyard manure applications and appears in good heart.

### **Building**

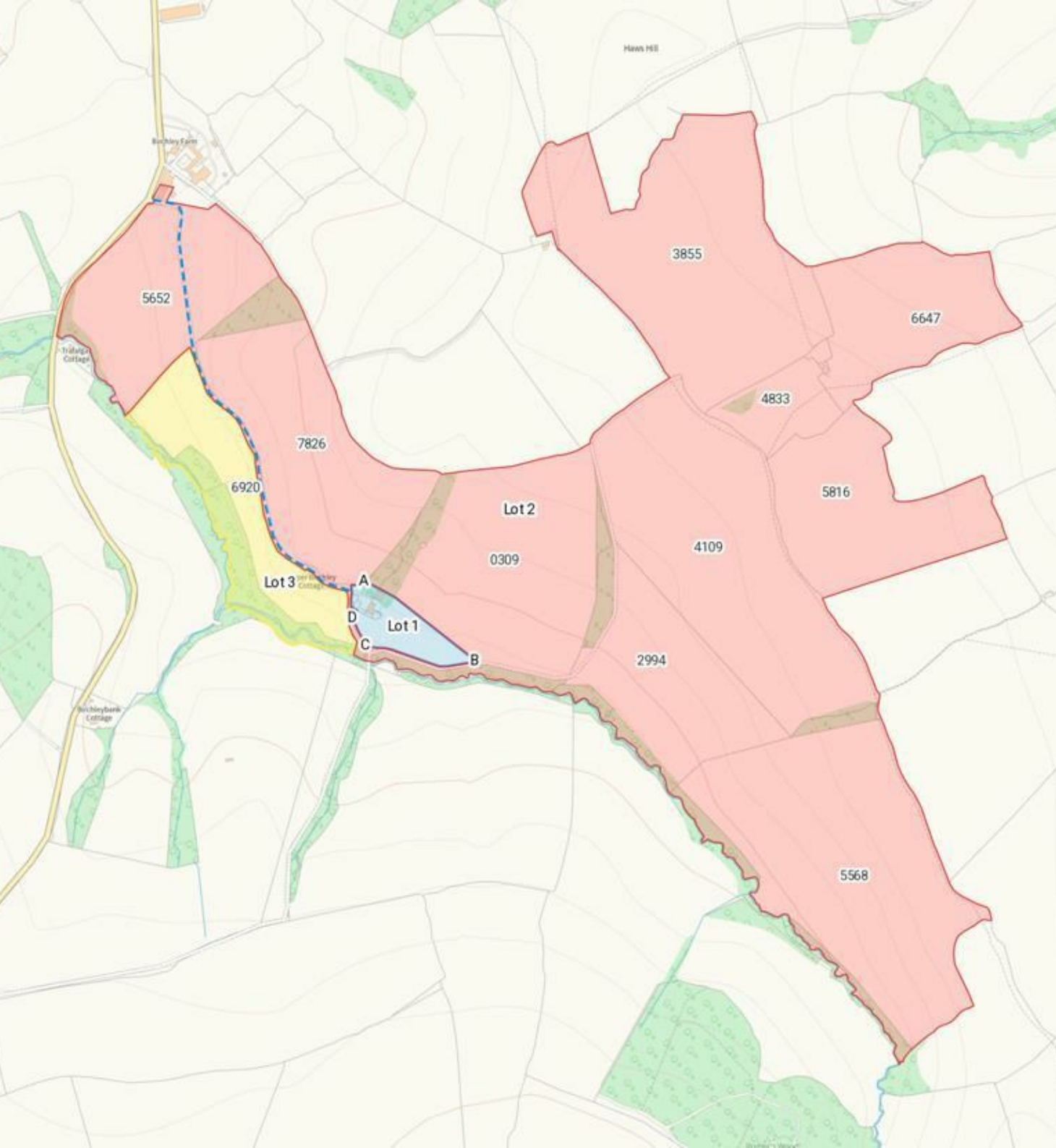
Lot 2 includes a single modern 4 bay steel portal framed building with concrete floor and sheet sides. The barn is situated immediately off Bockleton Road at the entrance to the farm drive. The barn is currently used for agricultural purposes with potential for conversion to other uses subject to planning permission.

### **Sporting**

The landscape of Birchley Barn Farm offers a stunning natural setting for a variety of recreational and conservation activities. The woodlands consist of a blend of native and coniferous trees, offering ideal cover for game birds and shelter for livestock. Historically, the farm has hosted a successful syndicate shoot, with the diverse terrain providing exceptional drives. There are also a number of small natural pools







<b>LOT 1 - BIRCHLEY BARN &amp; LAND</b>				
Sheet	Parcel	Description	Acres	Ha
SO6064	N/A	House & Garden	0.34	0.14
SO6064	O309	Pasture	2.04	0.83
SO5964	8809	Woodland & Building	0.23	0.09
<b>Total</b>			<b>2.61</b>	<b>1.06</b>

<b>LOT 2 - LAND AT BIRCHLEY BARN FARM</b>				
Sheet	Parcel	Description	Acres	Ha
SO5964	5652	Arable field	12.37	5.01
SO5964	7826	Arable field	16.38	6.63
SO6064	0309	Arable field	17.31	7.01
SO6063	2994	Arable field	11.23	4.54
SO6064	4109	Arable field	24.74	10.01
SO6063	5568	Arable field	26.39	10.68
SO6064	5816	Arable field	13.11	5.31
SO6064	3855	Arable field	26.54	10.74
SO6064	6647	Pasture	11.01	4.46
SO6064	4833	Pasture	3.75	1.52
SO6064	5241	Pasture	0.24	0.10
SO5964	Various	Woodland	10.06	4.07
SO6064	O309	Building & Yard	0.11	0.04
SO6064	Various	Tracks	2.31	0.93
<b>Total</b>			<b>175.6</b>	<b>71.04</b>

<b>LOT 3 - UPPER BIRCHLEY &amp; LAND</b>				
Sheet	Parcel	Description	Acres	Ha
SO5964	6920	House & Garden	0.14	0.06
		Pasture	7.67	3.10
SO5964	6808	Woodland	3.59	1.45
<b>Total</b>			<b>11.4</b>	<b>4.61</b>

### **LOT 3: UPPER BIRCHLEY COTTAGE & LAND**

Lot 3 comprises Upper Birchley Cottage; a quaint detached three bedroomed cottage set in around 11.40 acres. The cottage retains a plethora of traditional features including flagstone floors, open fire and wooden windows. The cottage is set in an elevated position with a south facing garden and land below.

The accommodation briefly comprises:

#### **Entrance Hall**

With kitchen wall and base unit, plumbing for washing machine and lino floor

#### **Kitchen**

With wall and base kitchen units, granite effect work top and breakfast bar. Single oven and hob space with extractor fan. Velux skylight on the east aspect providing natural light and further window overlooking the rear garden and land beyond.

#### **Dining Room**

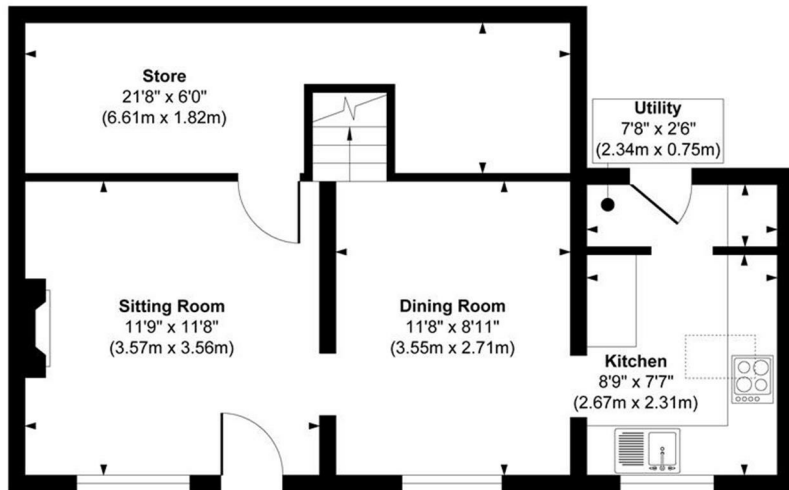
The dining room has a traditional flagstone floor with window overlooking the rear garden. The staircase provides access to the first floor and bedrooms.

#### **Living Room**

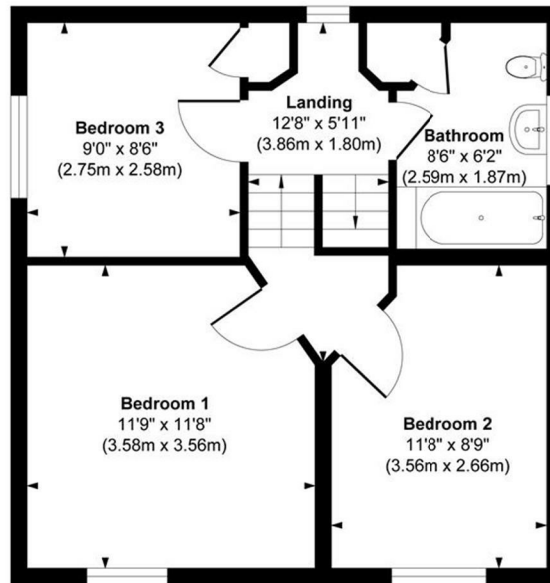
With traditional flagstone floor, open fire with window and door to the rear garden.



Upper Birchley Cottage, Bockleton Road, Tenbury Wells, WR15 8PW



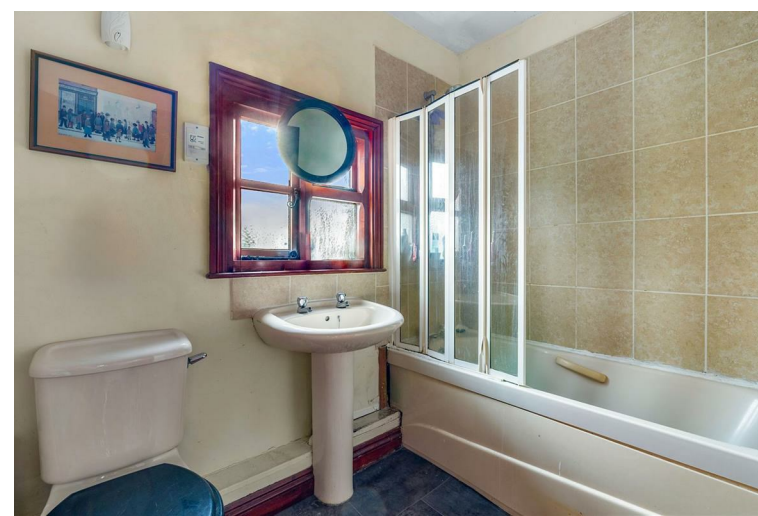
Ground Floor  
Approximate Floor Area  
484 sq. ft  
(45.05 sq. m)



First Floor  
Approximate Floor Area  
458 sq. ft  
(42.56 sq. m)

Approx. Gross Internal Floor Area  
Main House = 942 sq. ft / 87.61 sq. m

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### **First Floor**

The accommodation is spread across two different levels, with the second short flight of stairs leading to two of the three bedrooms.

### **Bathroom**

Bath with mixer shower above, wash hand basin, toilet, lino flooring and corner airing cupboard.

### **Bedroom 1**

Double bedroom with carpet floor and window overlooking the rear garden.

### **Bedroom 2**

A double bedroom with carpet floor and single window overlooking the garden. The room provides access to the properties loft space.

### **Bedroom 3**

Single bedroom with built in storage cupboard and window overlooking side of the property.

### **Store**

The property includes an adjoining store which is currently accessed externally only but could be opened up internally.

### **Land**

The cottage includes a gravelled parking area off the main drive with an enclosed south facing garden. Lot 2 extends in total to around 11.4 acres of which around 7.67 acres is grassland, around 3.59 acres is mixed woodland and the remainder is the cottage and garden. Cadmore Brook flows along the southern boundary.





## **EPC**

Birchley Barn has an Energy Performance Rating of E  
Upper Birchley Cottage has an Energy Performance Rating of D

## **Council Tax Band**

The Barn is Band F  
The Cottage is Band E

## **Services**

Lot 1  
We understand Birchley Barn benefits from Ground Source Heat Pump underfloor heating, double glazed wood effect pvc windows, mains water, mains electricity and a shared septic tank with Lot 3. The purchaser of Lot 1 will be responsible for the septic tank apparatus within their own Lot subject to a contribution of 30% from Upper Birchley Cottage. The services have not been tested.

Lot 2  
We understand the land benefits from an existing mains water supply located near the boundary of Lot 3. This supply also currently services the field water trough in Lot 3, if purchased separately from Lot 2 the purchaser of Lot 3 must disconnect from this supply at the T junction within one month of completion.

The land to the east is entitled to a free water supply for the trough in field 6647. This right is subject to the use not substantially reducing, or interfering with, the neighbour's supply.

The Cadmore Brook runs along the southern boundary.

Lot 3:  
We understand Upper Birchley benefits from oil fired underfloor heating, double glazed timber windows, mains water, mains electricity and a shared septic tank with Lot 1. The purchaser of Lot 3 will be responsible for the septic tank apparatus within their own Lot and Lot 2 subject to a contribution of 70% from the purchaser of Lot 1 Birchley Barn. The services have not been tested.

If purchased separately from Lot 2, the purchaser of Lot 3 must disconnect the surplus field mains water supply serving Lot 2 at the T Junction within a month of completion. The mains water supply to the cottage remains unaffected. Further information available from the selling agent.

The Cadmore Brook runs along the southern boundary.

## **Access**

The access track is included in Lot 2. Lot 1 and Lot 3 will have a right of way reserved along the track shown dotted blue subject to a maintenance contribution according to user.

## **Ingoing Valuation**

In addition to the purchase price, the purchaser of Lot 2 will take over and pay for all growing crops, cultivations and sprays at a price of £20,000 plus fertiliser and associated application costs. Fertiliser costs to be confirmed in due course by the selling agent. Payment is to be made on completion.

## **Tenure**

Lot 1 is available with vacant possession upon completion.

Lot 2 is available with vacant possession upon completion subject to payment of the Ingoing Valuation.

Lot 3 is sold subject to an existing Assured Shorthold Tenancy (AST) over Upper Birchley Cottage and garden. The land and woodland is sold with vacant possession available upon completion. Further information available from the selling agents.

## **Boundaries**

If Lot 1 is purchased separately from Lot 2, the purchaser of Lot 1 Birchley Barn must erect a stock-proof fence from the points A-B-C-D on the plan within six months of completion. The southern boundary to Lot 1 is one meter north of the stone track (between points B-C).

Responsibility for the fences will be as indicated by the 'T' marks on the transfer plan.

## **Wayleaves, Easements & Right of Way**

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared, including all existing services and media across Lots 2 that serve Lot 1 and 3. There are public bridleways and a single public footpath crossing the land. Further information available via the Malvern Council website and from the selling agent.

## **Basic Payment Scheme & Stewardship Schemes**

The delinked BPS payments are reserved by the Vendor.

The land is not currently entered into any environmental schemes as far as we are aware.

## **Sporting, Timber & Mineral Rights**

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale. Full information available in the legal pack.

## Mode of Sale

The farm is being offered for sale in 3 Lots by Formal Tender. Purchasers will be deemed to have bid on the basis of the Contract and such conditions, whether or not they have inspected them. The Tender is legally binding.

The Vendors reserve the right to not accept the highest, or indeed any offer. The Vendor reserves the right to accept an offer prior to the Tender date.

The Tender document should be signed by the proposed Purchaser(s) stating the proposed purchase price and should include a deposit cheque of 10% of the purchase price and completed Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) for Anti-Money Laundering purposes.

Tenders are to be received at the office of Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ by Thursday 27th March 2025 at 12 noon. Envelopes must be marked "Tender for Birchley Barn Farm"

The deposit cheque should be made payable to T A Matthews Solicitors Ltd.

The Vendors will then confirm which (if any) proposed offer to purchase is acceptable to them and the Solicitors will then immediately effect an exchange of Contracts with a completion date of 8th May 2025 (or earlier by mutual agreement).

All unsuccessful bidders will have their deposit cheque(s) returned and unsuccessful Contracts and documentation will be destroyed.

## Vendors Solicitors

Trudie Nicholas  
T A Matthews  
32-35 Broad Street  
Hereford  
HR4 9AR  
Tel: 01432 352121  
Email: [t.nicholas@tamattthews.com](mailto:t.nicholas@tamattthews.com)

## Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

## Planning

Full details of the planning history can be found on the Malvern Hills District Council website.

## Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

## Local Authority & Public Utilities

Malvern Hills District Council, The Council House, Malvern WR14 3AF  
Severn Trent Water, Coventry. CV1 2LZ  
National Grid ED (West Midlands), Bristol, BS2 0TB

## Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.





### Viewing

Viewing strictly by appointment with the agent only.  
 Katie Bufton on 01432 356161 (Option 3)  
 k.bufton@sunderlands.co.uk

### What3Words

Lot 1: ///riders.goose.building  
 Lot 2: ///converter.dollar.inherit  
 Lot 3: ///sticking.playfully.musician

### Directions

From Leominster, follow the A49 towards Ludlow. After approximately 0.5 miles take a right turning onto the A4112 signposted Leysters & Kimbolton. Follow the road for approximately 7.5 miles proceeding through the village of St Michaels on to Oldwood Common. Take the right hand turning signposted to Bockleton and proceed for just over 1 mile. The farm drive is located on the left as per the agents For Sale board.

### Sunderlands

#### Hereford Branch

Offa House, St Peters Square,  
 Hereford HR1 2PQ  
 Tel: 01432 356 161  
 Email: hereford@sunderlands.co.uk

#### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
 Hay on Wye, Herefordshire HR3 5BU  
 Tel: 01497 822 522  
 Email: hay@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

Lot 1: Birchley Barn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		

Lot 3: Upper Birchley Cottage

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G		



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.