



Moor Farm, Eastham, Tenbury Wells, Worcestershire

G HERBERT
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EST. 1898

Land at Moor Farm, Eardiston, Tenbury Wells, Worcestershire WR15 8JJ

A high quality farm being offered in two Lots:

Lot 1 – 141.81 acres (57.39 hectares) level Grade II arable land. **Guide Price; £2,100,000**

Lot 2 – 12.51 acres (5.06 hectares) comprising agricultural land with a range of farm buildings to include a traditional barn with permission (Class Q) to convert to three dwellings. **Guide Price: £750,000**

Total – 154.32 acres (62.45 hectares)
Guide Price: £2,850,000

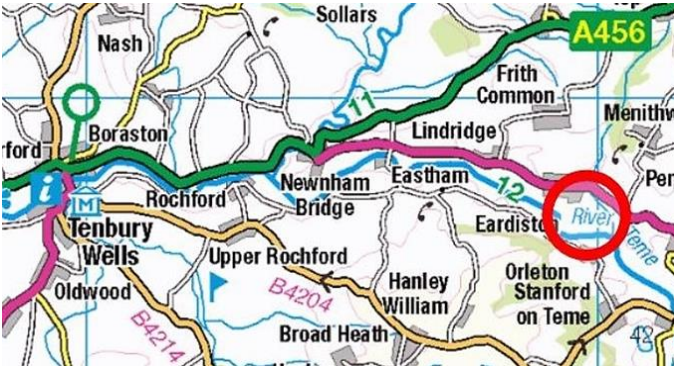
Approximate Distances (miles):
Tenbury Wells 7 * Worcester 16 * Leominster 14
Ludlow 11 * Hereford 27

Situation and Directions

Moor Farm is located approximately 7 miles east from Tenbury Wells, with the counties of Worcestershire, Herefordshire and Shropshire all meeting at the town.

From Tenbury Wells take the A443, heading east towards Worcester. Enter the village of Eardiston, and as you drive-through the village you will find Mill Lane to your right. Access to the farm buildings is the first turning to your left. For access to the land continue past the arm buildings, passing further commercial buildings and you will come to a gate on your left hand side.

What Three Words for the farm buildings access -
///durations.margin.javelin



Lot 1 – 141.81 acres (57.39 hectares) of level Grade II arable land
Guide Price £2,100,000

This is a high quality commercial block of Grade II land, and a rare offering to the market within the region.

Almost all of the land is within just two large parcels, with one being a little under 100 acres.

Parcel ID	Area in Hectares	Area in Acres	Description
Pt SO7067 0581	39.12	96.67	Arable
SO6967 3663	17.46	43.14	Arable
SO7677 1462	0.11	0.27	Woodland
SO6967 5879	0.08	0.20	Woodland
SO6968 4408	0.18	0.44	Woodland
SO6967 9543	0.44	1.09	Woodland
	57.39	141.81	

There is approximately 1,180 metres of river frontage to the Teme, although please note that the fishing rights are not owned, and therefore not included in the sale.

The river may offer abstraction for irrigation, subject to securing a suitable licence.

Cropping

The 2025 cropping comprises 50 acres of potatoes, with the balance being in stewardship. The stewardship land is planted in a Two Year Sown Legume Fallow (AB15) and Herbal Leys (CSAM3).



Services

There are no services connected to the land. Services are connected to Lot 2.

Local Authority

Malvern Hills District Council.

Countryside Stewardship Scheme

The land is currently within a Mid Tier scheme, the details of which can be provided on request. The current scheme runs to 2026.

Sporting Rights

The Agent believes that the sporting rights over the land are in hand, but the fishing rights to the River Teme are not owned.

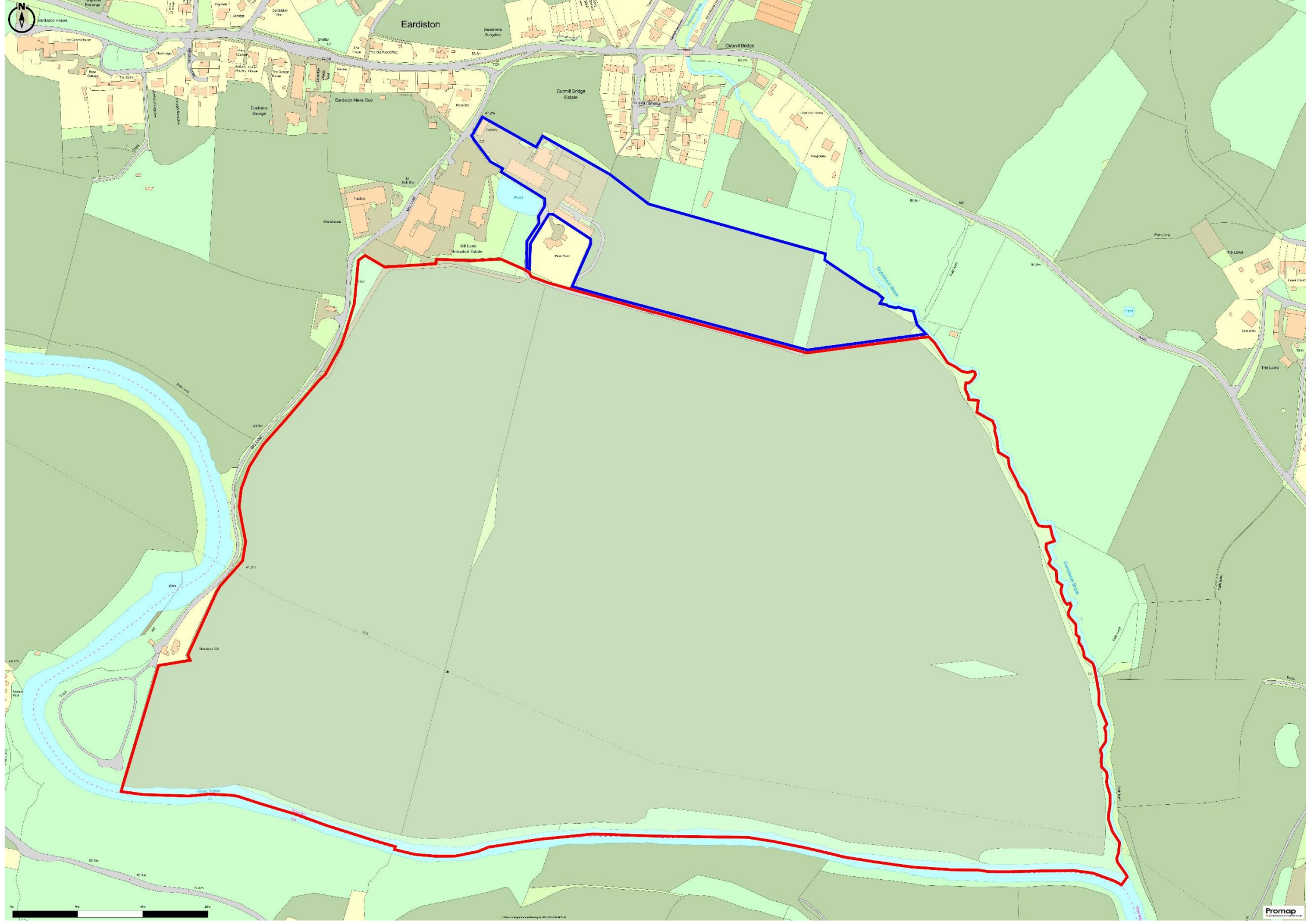
Public Rights of Way

The land has a single footpath running along the eastern boundary. This is footpath 655 (C).



Money Laundering, Terrorist Financing and Transfer of Funds (Information on The Payer) Regulations 2017

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Crime Agency. If you wish to purchase this property, you will be required to produce suitable identification in accordance with the Act. Without identification a sale cannot proceed.



Lot 2 – 12.51 acres (5.06 hectares) comprising agricultural land with a range of farm buildings to include a traditional barn with permission (Class Q) to convert to three dwellings

Guide Price £750,000

A mix of traditional and modern farm buildings, with a combined gross external floor area (measurements taken from an Ordnance Survey digital mapping system) of approximately 22,000 ft² (2,040 m²).

The buildings include a grain store, livestock and general storage buildings, together with a large amount of concrete yard.

One of the traditional barns had permission granted (General Permitted development Order – Class Q) in December 2024. Further details can be found on the Malvern Hills District Planning website. Planning Ref : M/24/00210/GPDQ.

<https://plan.malvernhills.gov.uk/Planning/Display/M/24/00210/GPDQ>

Unit	Bedrooms	Bathrooms	Reception Rooms	Floor Area m ²	Floor Area ft ²
1	2	1	1	87	936
2	3	1	1	121	1,302
3	3	2	1	111	1,195

The buildings would appear to offer further planning potential, but no attempts/applications have been made by the vendor.

Next to the buildings is the agricultural land, with about 10.25 acres (4.15 hectares) of pasture and a parcel of woodland extending to 0.47 of an acre (0.19 hectare). The land is level, and whilst it is currently in pasture, it is suitable for arable cropping.

Services
Mains electricity and water are connected to the property.

Overage/Uplift Clause
To Lot 2, the vendor will be applying an Overage/Uplift Clause, to remain in place for 30 years. The uplift will entitle the vendor to 30% of the uplift in value following a change of use to commercial or residential.

Local Authority
Malvern Hills District Council.

Rights of Way
There are no public right of way over Lot 2. Please note that the owners of The Moor Farmhouse, have a right of way across part of the property for access across to their home.

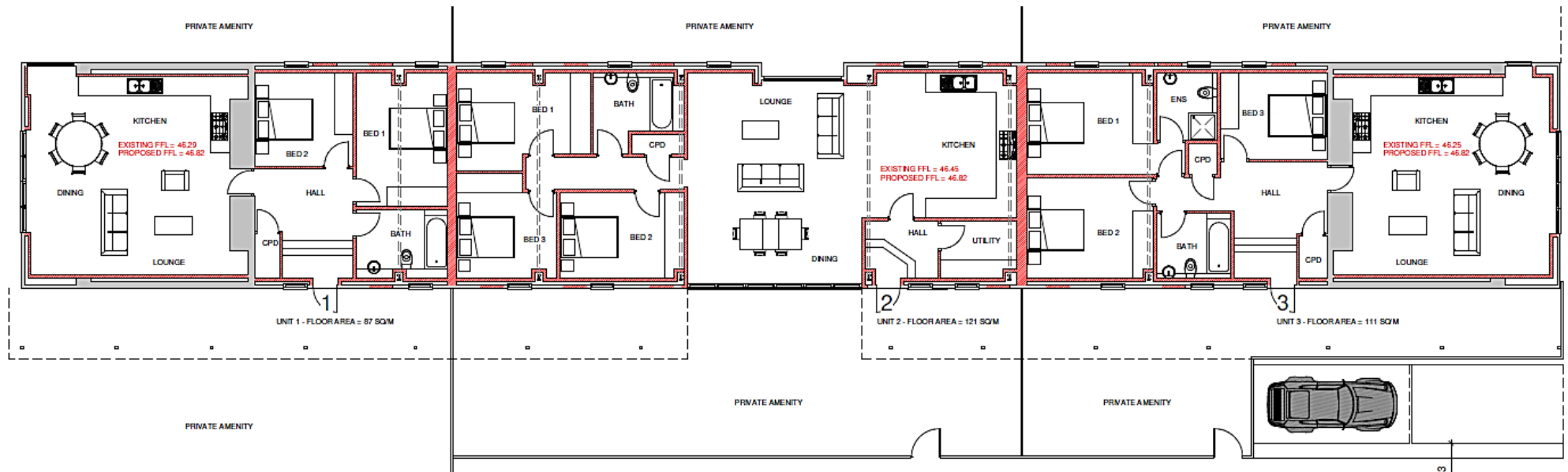




2 Front Elevation
1 : 100



2 Rear Elevation



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AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

