

NEW HASELAND FARM

ABBERLEY • WORCESTERSHIRE



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ABBERLEY • WORCESTERSHIRE • WR6 6BS

A well established and productive hop farm

Worcester 14 miles • Droitwich 13 miles • M5 (J6) 16 miles • Birmingham 26 miles • Hereford 28 miles
(Distances approximate)

The Farmhouse

Hall • Sitting room • Dining room • Kitchen/breakfast room • Store room

Four bedrooms one en-suite • Family bathroom

Double garage with utility area

Farm buildings and infrastructure

Modern LPG fired hop kilns • Fully automated hop cleaning and drying plant with RB60 hop bailer

Additional general purpose buildings suitable for livestock or general storage

Range of loose boxes and stables

Large open level yard with parking and turning area

Farmland

South facing ring fenced parcel of farmland with good road access. The majority of the land was planted to hops in 2008/9/10. Land is planted to two varieties, First Gold approximately 7.41 acres and Sovereign 13.6 acres.

The remainder of the land is in pasture, with 3 small areas of woodland

In all about 40.80 acres (16.51 hectares)

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Your attention is drawn to the Important Notice on the last page of the brochure.





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Situation

- The farm is set within the historic parish of Abberley and is surrounded by open countryside on the edge of the Temе Valley.
- Abberley itself retains the characteristics of a rural village community, being served by a local shop with post office, two public houses and two churches. The neighbouring village of Great Witley has a large and modern doctors surgery, garage with fuel, and post office.



Abberley has a good primary school and Abberley Hall Preparatory School. In the village of Martley is the highly acclaimed Chantry High School.



For more extensive educational, cultural, retail and social amenities the City of Worcester is to the east which offers a variety of leisure facilities including horse racing, professional rugby, football and county cricket in the setting of its Cathedral.



Whilst being rural, Abberley has excellent access to the M5 corridors, making the Midlands and the whole of the country easily accessible.



Mainline railway can be accessed from either at Kidderminster or Droitwich, both of which provide direct trains to Worcester, Birmingham and London.

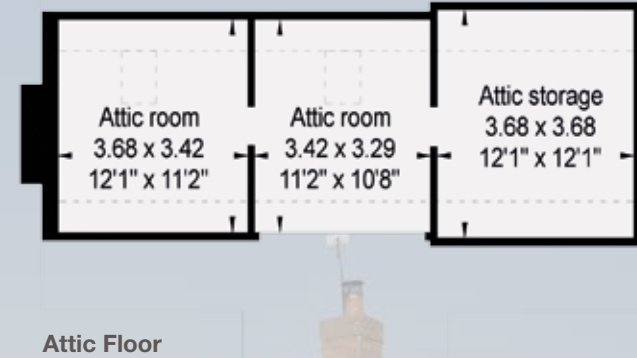
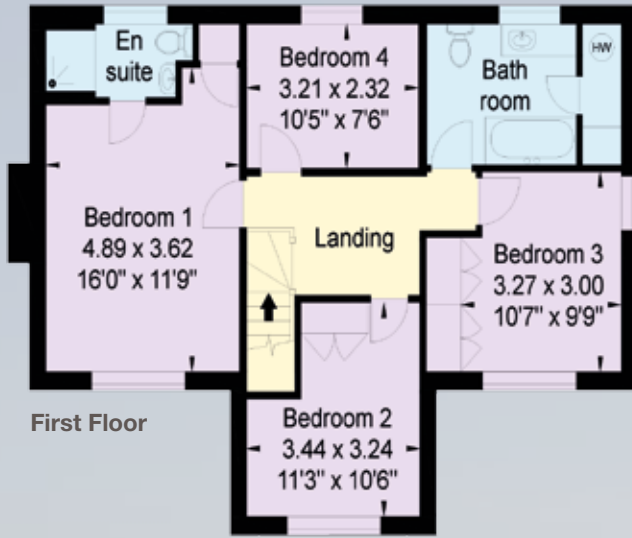


Quiet country lanes, public footpaths and bridleways provide excellent access to the glorious rural surroundings.

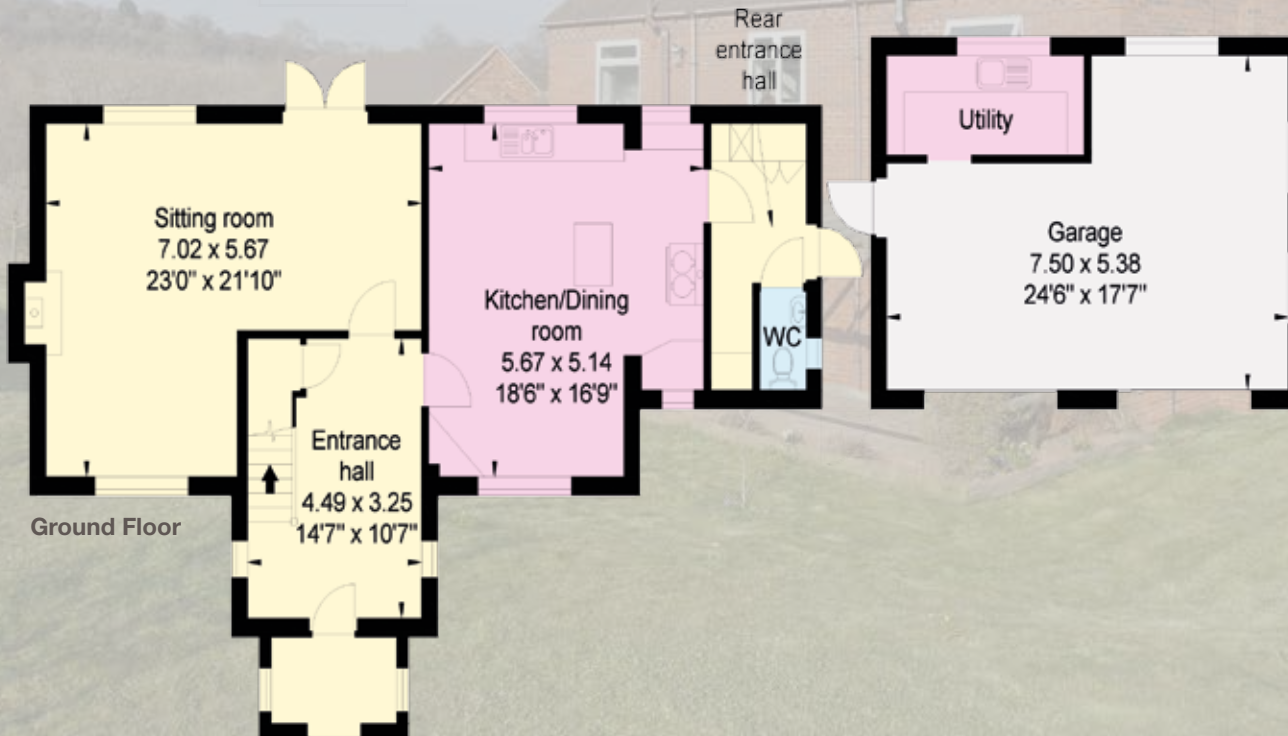


Farmhouse

- Farmhouse, constructed in 2000, is surrounded by its own garden, mature shrubs and double garage. There is separate access from the public highway to the farmhouse which provides excellent family accommodation.
- The Farmhouse is subject to an agricultural occupancy condition.
- The property has a large hall and a modern style kitchen and open plan dining room with Range style wood burner and stove.
- Secondary reception rooms including dining area and large lounge.
- The first floor has four good sized bedrooms, a family bathroom and one en-suite bathroom.
- The house has good views over the surrounding countryside including the farm's main land.



Denotes restricted head height



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area

- Main House: 151 sq.m (1,625 sq.ft)
- Attic Floor: 38 sq.m (410 sq.ft)
- Garage: 40 sq.m (435 sq.ft)
- Outbuildings: 1,527 sq.m (16,437 sq.ft)
- Total: 1,756 sq.m (18,907 sq.ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

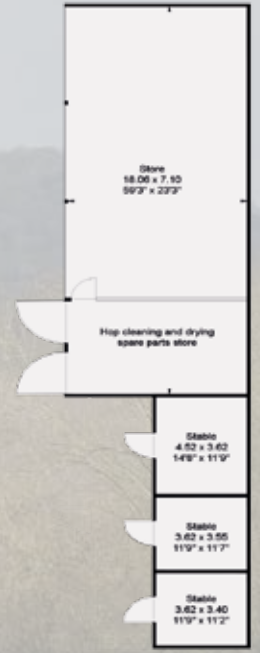
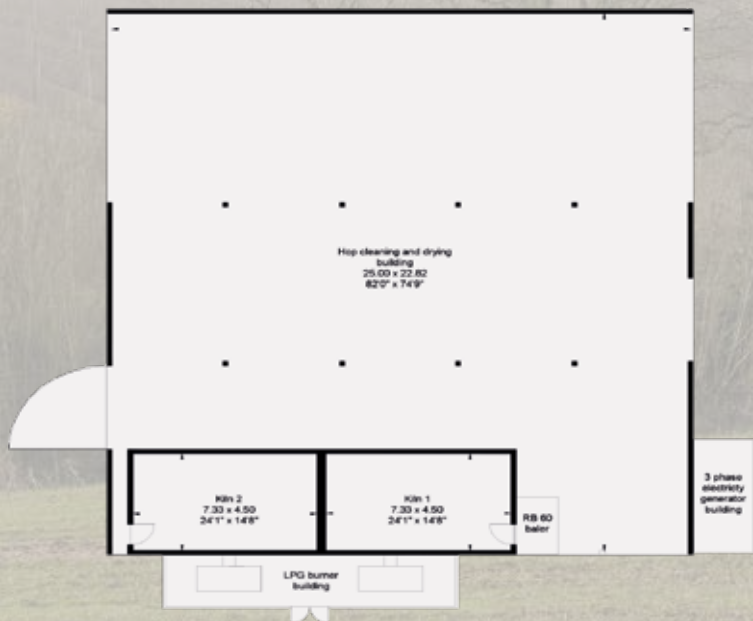


Farm buildings

- In addition to a substantial range of general purpose buildings the yard has a new hop drying cleaning facility which was installed in 2011. Push button systems with a modern design incorporating Bruff hop cleaners with 2 insulated kilns, powered by 2 million Btu LPG burners through 14,000 cu ft per min variable speed fans and baler.
- The buildings are situated over a large and level yard with good road access.



Concrete area





Land

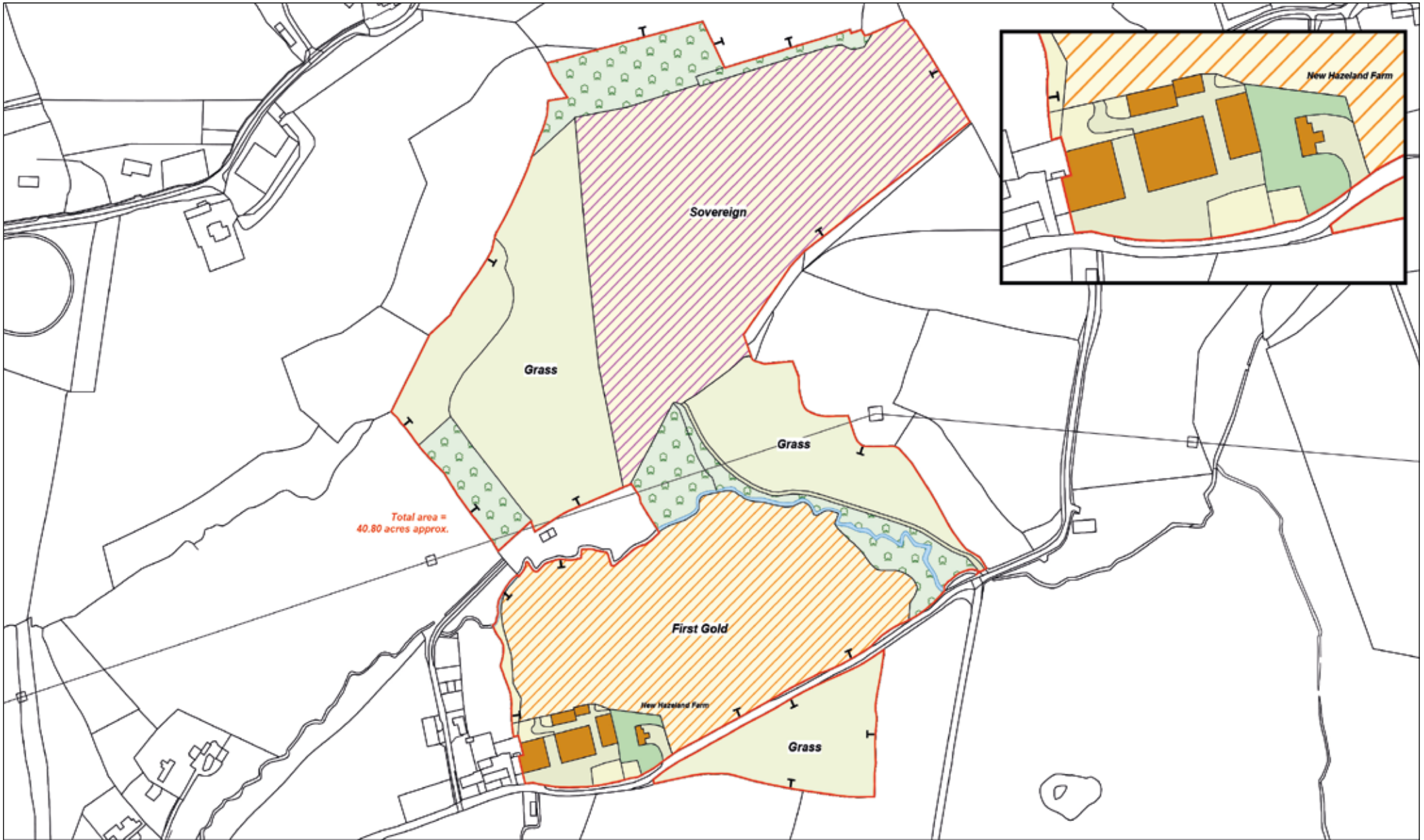
- The land is shown on the agricultural land classification map as being Grade 2. The soils are part of the Bromyard series of soils renowned for their well drained reddish fine silty soils suitable for hops, orchards, cereals and grass.
- The land is presented in excellent order and has been cared for to a high standard. There is access from both the farm yard and secondary access from the public highway.
- There is land suitable to plant further hops if so needed.
- In addition to the south facing Hop Land there is a useful field of almost three acres adjacent to the farmbuildings which is ideal for livestock or equestrian uses.

Current farming system

- New Haseland Farm is a dedicated hop growing farm with the benefit of some pastureland and ancillary facilities.
- The hops grown on the holding make up potentially approximately 60% of the capacity of the processing and hop kiln facilities.

Year	Yield	Kg produced
2015	First Gold dwarf hops	2,622 kg
	Sovereign	5,600 kg
2014	First Gold	3,044 kg
	Sovereign	5,603 kg

- Hops are currently sold through the Hawkbrand growers group and there is extremely strong market demand for the varieties grown at New Haseland Farm. The current owner also rents an additional 18 acres of tall hops (Challenger and Golding which may be offered to rent subject to separate negotiation).
- The hops were planted in 2008/9/10 and do not have any known long term disease problems and the deep loamy south facing soils provide excellent yields.
- There is the capacity to increase total hops growth at New Haseland Farm to approximately 30 acres.



Total area = 40.80 acres approx.

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Land Use:

	✓ Pasture		✓ Orchard
	✓ Arable		✓ Heathland
	✓ Game Cover		✓ Rocks / Boulders
	✓ Woodland		✓ Building (Residential)
	✓ Scrub		✓ Building / Structure (Agricultural)
	✓ Verge / Misc		✓ Gardens
	✓ Water		✓ Road / Track

NB: if field & building type are unknown - assumed pasture & residential



Date: 31:03:16
 Drawn By: CW
 Scale: 1:4000 @ A4
 Plan Ref:

Title New Haseland Farm

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Services

Heating - Farmhouse, Esse Range and Bosh oil fire boiler.

Mains water - mains water Severn Trent no meter.

Electricity - mains, single phase. The hop building has power for the plant provided by a Rolls Royce 250kva 3-phase generator, high quality ex MOD generator with underground fuel supply from farm diesel tank .

Drainage - private septic tank.

Kilns - Three FloGas rented LPG storage tanks supplying the burners with Auto Refill re-order activation systems.

Timber and mineral rights

The timber and mineral rights insofar as they are owned are included in the sale.

Tenure

The land is offered freehold with vacant possession.

Single Farm Payment - Basic Payment Scheme

The scheme payment entitlements are included with the sale. This produces an income of circa £3,000 per annum. Further information can be obtained from the vendor's agent.

Easements, wayleaves and rights of way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



Local authority

Malvern Hills District Council – 01684 862511
www.malvernhills.gov.uk

Directions (WR6 6BS)

From Worcester head westwards on the A443 to Tenbury Wells. Pass through the villages of Holt Heath and Great Witley. As you reach the top of Abberley Hill and just after Abberley Hall School on your left hand side turn right sign posted to Clows Top and Abberley Village. After ¼ mile turn right again and continue to and through the centre of Abberley Village. About ¼ mile after the village centre and the church you will reach New Haseland Farm on your left hand side. Pass the farm buildings and enter on to the farm house drive.

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