

# PERRYFIELDS FARM

INKBERROW • WORCESTERSHIRE









# PERRYFIELDS FARM

## INKBERROW • WORCESTERSHIRE

*A superb and well established equestrian holding*

Worcester 12 miles, Stratford-upon-Avon 13 miles, M5 (J6) 10 miles, Birmingham 35 miles, Cheltenham 25 miles  
(Distances approximate)

### **The Farmhouse**

Hall • Sitting room • Dining room • Study • Kitchen/breakfast room • Store room • 2 Cloakrooms  
5 Bedrooms • 2 Bathrooms • Double garage

### **Barn Conversion**

Dining Hall • Sitting room • Kitchen/breakfast room • Utility • Ground floor en suite bedroom • Galleried landing  
2 Bedrooms en suite • Separate office with cloakroom • Conservatory/orangery • Storage room • Office

### **Annexe**

Kitchenette • Hall • En suite bedroom

### **The Cottages**

Both Cottages include; Kitchen • Sitting room • 2 Bedrooms • Family bathroom

### **Stable Yard**

10 Stables • Tack room • Wash box • Feed store • 8 Loose boxes • Manège • Horse walker • Paddocks

### **Modern Farm Buildings**

Grain store • Attached Dutch barn • American barn • Fertiliser barn • Hard standing • Paddocks

**In all about 84 acres**



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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation

Located at the end of a long driveway on the edge of the picturesque village of Inkberrow, Perryfields Farm enjoys wonderful views to the west across the valley to the village and its church and to the south over rolling farmland to Bredon Hill. An extensive network of local footpaths and bridleways provide excellent access across the surrounding countryside. Inkberrow itself benefits from a very lively community and offers two public houses, post office and shop, a village hall and a primary school. More extensive shopping and amenities can be found in the nearby town of Stratford-upon-Avon and the City of Worcester and slightly further afield in the Spa town of Cheltenham. Its glorious setting in East Worcestershire makes it easily accessible to the national motorway network and to the whole country.

## Perryfields Farm House

The agriculturally tied farmhouse was constructed in 1991 and is surrounded by its own garden with post and rail fencing and benefits from views to Bredon Hill. The accommodation includes a good living room with a brick fireplace and patio doors leading outside. Double doors lead through to a dining room. There is a good sized kitchen with breakfast area which in turn leads to a double garage and store room.

## Perryfields Barn

Converted in 2006/7 this delightful red brick barn enjoys a courtyard to the front and rear. It has been finished to a high standard including granite work surfaces and an Aga in the kitchen. Of particular note are the fine exposed beams and striking dining hall with high ceilings and tiled floors.

The Farmhouse



The Farmhouse



The Farmhouse





Barn Conversion



Barn Conversion



Barn Conversion



### The Cottages

Originating from the 1890's and originally the main farmhouse, the cottages were extended in the 1970's and now provide good staff accommodation. Enjoying the stunning views over farmland to Bredon Hill in the distance, they could once again become a single residence subject to the necessary consents. Both dwellings have gravelled driveways and gardens, mostly laid to lawn.

### Annexe

The holding benefits from a separate apartment with studio room, bathroom and kitchenette. This area would make ideal staff accommodation.

### Yard and farm buildings

The stable yard consists of 10 loose boxes, tack room and wash box in 3 brick buildings surrounding a concrete yard. Adjacent to this is the wooden yard consisting of a further 8 loose boxes around a concrete hard standing.

There are currently three large modern multi-purpose agricultural barns. All are of steel framed construction with concrete floors. In their current form the buildings offer very good agricultural storage, further to this they offer enormous potential for additional stabling or an indoor ménage subject to any necessary consents.

### Farmland

The farmland is a mixture of arable and pasture with good road access to all parts. The soil type is mainly that of Whimple 3 described as fine loamy or fine silty over clayey soils and is classified as Grade III on the land classification series.

The Cottages



Stable Yard





## Approximate Gross Internal Floor Area

Farm House: 213 sq m / 2,296 sq ft

Barn Conversion: 210 sq m / 2,259 sq ft

Cottages: 173 sq m / 1,864 sq ft

Stable Yard: 146 sq m / 1,576 sq ft

Loose Boxes: 104 sq m / 1,120 sq ft

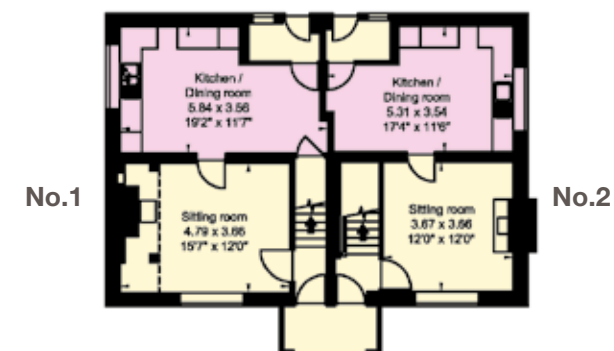
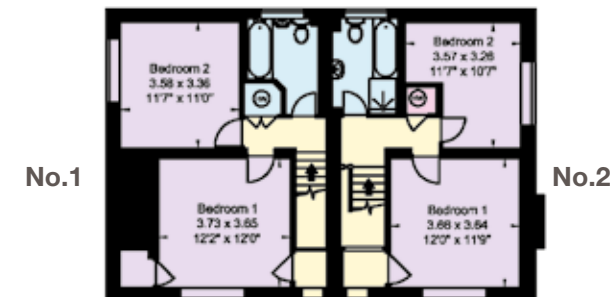
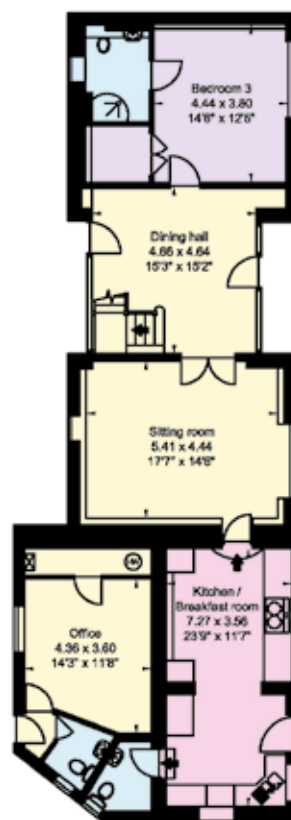
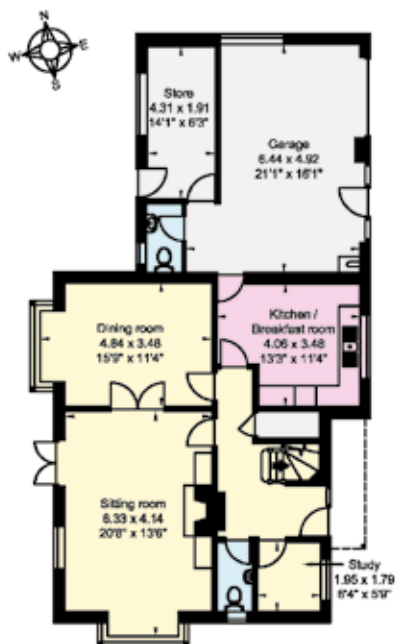
Converted Barn: 128 sq m / 1,379 sq ft

Outbuildings: 1,732 sq m / 18,645 sq ft

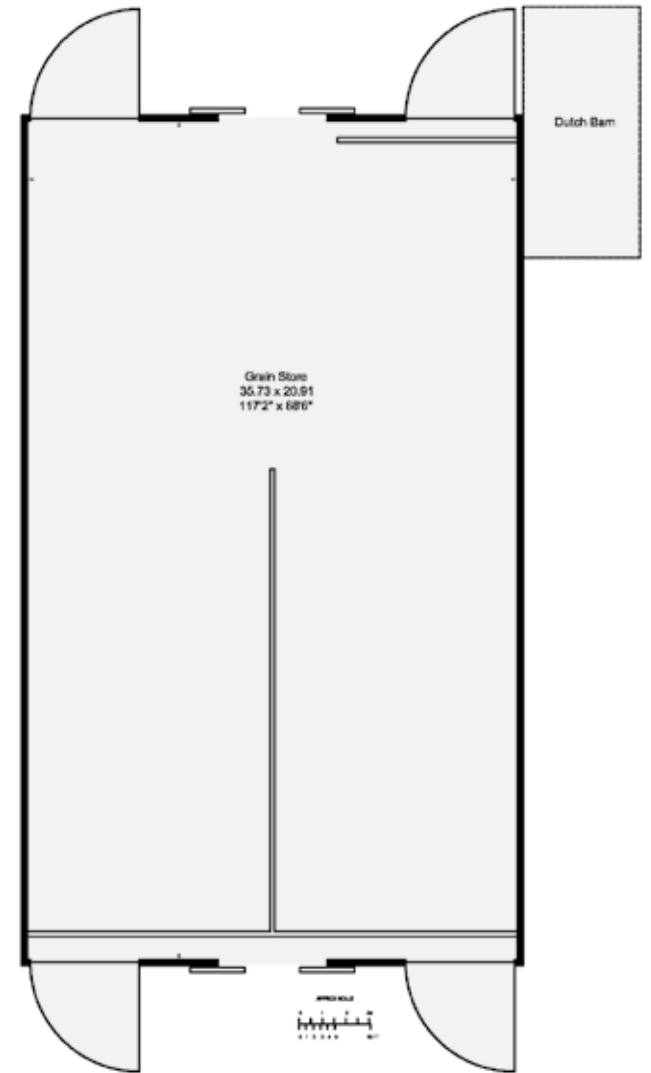
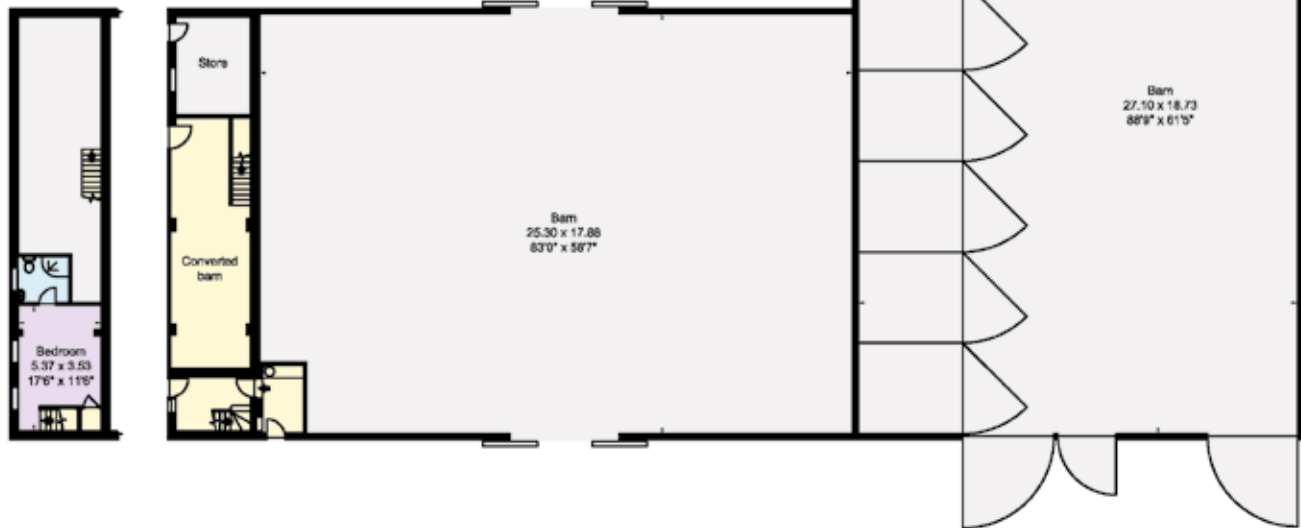
Total: 2,706 sq m / 29,139 sq ft

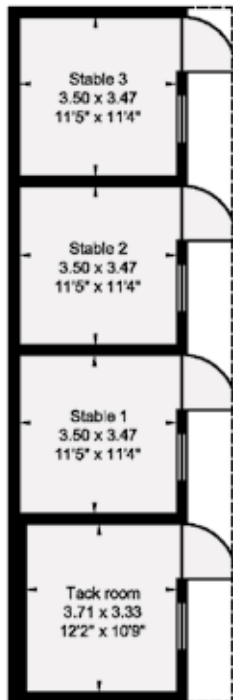
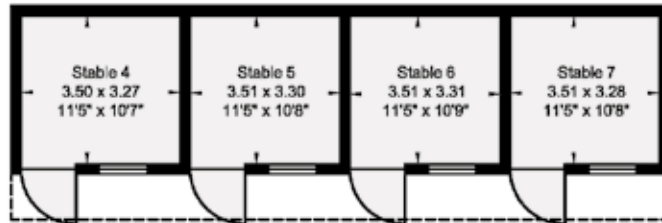
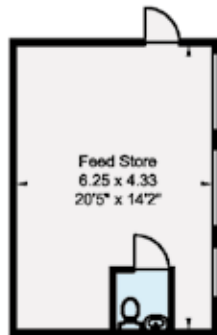
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.

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

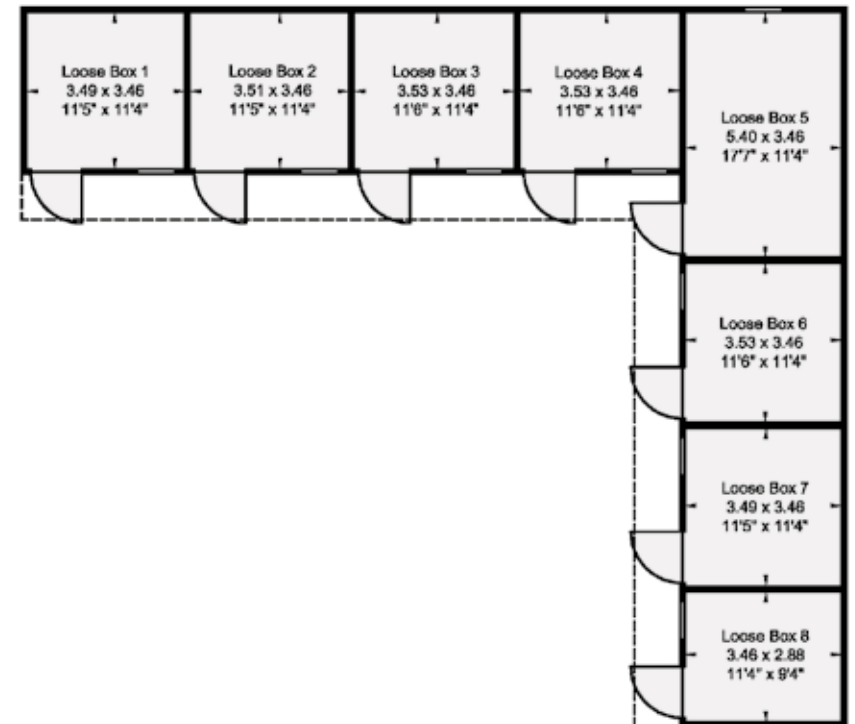
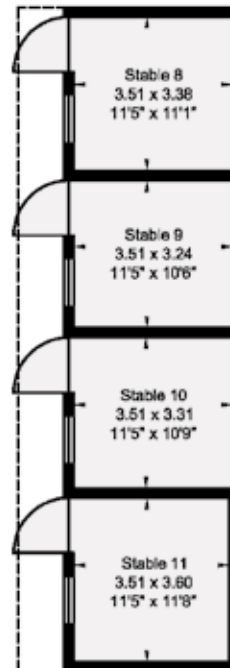








Stable Yard





Field Number	Area in Acres	Area in Hectares	Tenure
0008	2.58	1.04	Vacant
0378	4.69	1.90	Vacant
0606	2.05	0.83	Vacant
0802	0.32	0.13	Vacant
1344	4.46	1.81	FBT
1565	11.31	4.58	FBT
2237	5.20	2.10	FBT
2406	6.70	2.71	Vacant
2935	0.05	0.02	FBT
3826	8.51	3.44	FBT
7104	1.14	0.46	Vacant
7699	1.03	0.42	Vacant
7715	1.16	0.47	Vacant
8090	1.64	0.66	Vacant
8195	0.69	0.28	Vacant
8200	1.54	0.62	Vacant
8214	2.75	1.11	Vacant
8274	1.62	0.65	Vacant
8586	2.56	1.04	Vacant
8904	3.68	1.49	Vacant
8914	1.94	0.78	Vacant
9007	0.33	0.13	Vacant
9081	2.54	1.03	Vacant
9194	0.76	0.31	Vacant
9261	0.26	0.11	Vacant
9513	0.61	0.25	Vacant
9749	11.11	4.49	FBT
9894	2.78	1.13	Vacant
<b>Total</b>	<b>84.01</b>	<b>33.99</b>	

## Services

Mains water and electricity. Private drainage. LPG fired boilers to the farmhouse and converted barn.

## Timber and Mineral Rights

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

## Tenure

It should be noted that part of the land is subject to a Farm Business Tenancy. The buildings, yard and remaining land are sold freehold with vacant possession. A more detailed breakdown of the land subject to the tenancy can be found in the land schedule.

## Single Farm Payment

The Single Farm Payment Entitlements are included with the sale of the vacant possession land. Further information can be obtained from the vendors 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.

## Local Authority

Wychavon District Council,  
Tel 01386 565000.

## Directions (Postcode WR7 4HU)

From Worcester head eastwards on the A422 Stratford Road, pass through the villages of Spetchley, Broughton Hackett and Upton Snodsbury and continue into Inkberrow. At the heart of the village is the Village Green. Turn right here, past the two pubs and church.

Continue down the hill and 100 yards after the church on your right hand side is the turning to Perryfields Farm. Continue along the driveway to the centre of the farm.

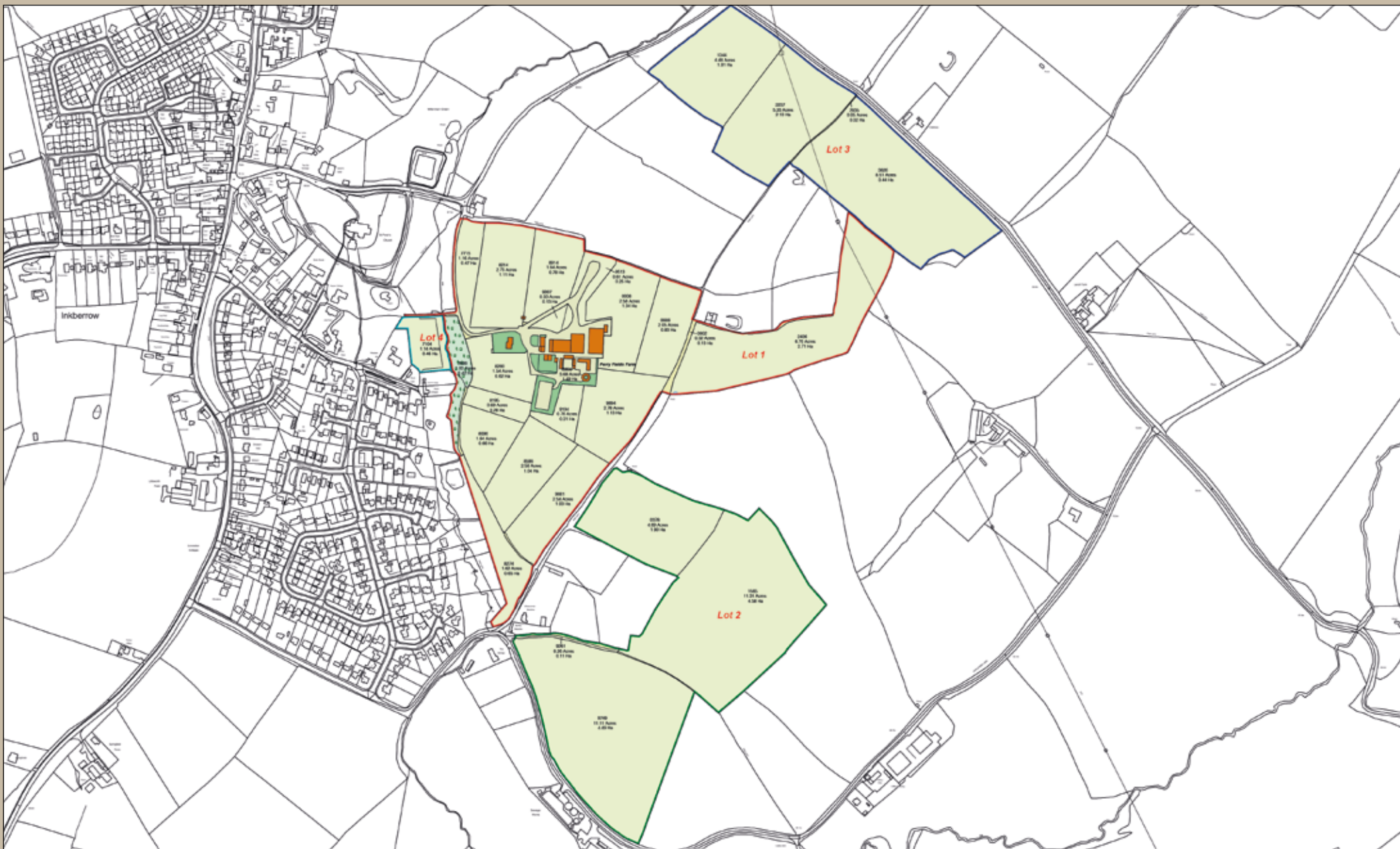
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## Particulars dated: April 2014.

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Kingfisher Print and Design.  
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**Land Use:**

- Field
- Arable
- Game Cover
- Woodland
- Scrub
- Veget / Misc
- Water
- Pasture
- Heathland
- Rocks / Boulders
- Building (Residential)
- Building / Structure (Agriculture)
- Gardens
- Road / Track
- Orchard
- Heathland
- Rocks / Boulders
- Building (Residential)
- Building / Structure (Agriculture)
- Gardens
- Road / Track

Note: If field & building type are unknown, assumed pasture & residential



Date: 24.03.14 CW 1:5000 @ A3  
Title: Perry Fields Farm  
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