

**BULLOCKS FARM
CHADWICK BANK
STOURPORT-ON-SEVERN
DY13 9SA**



Pughs

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FOR SALE BY PUBLIC AUCTION

Bullocks Farm is a mixed-use property comprising in total approx. 4.5 acres split into 2 acres of commercial with two 18.5m x 2m deluded steel framed buildings with outside yards. There is also a detached chalet and approx. 2 acres of grazed paddocks. Ample potential for further development or change of use.

**VIEWING HIGHLY RECOMMENDED
AUCTION GUIDE PRICE £450,000-£550,000**

Vendor Solicitors: MFG solicitors, 20-21 The Tything, Worcester WR1 1HD. Paul Harris acting. Tel 01905 610410

To be offered for sale by public auction, subject to conditions of sale and unless previously sold, At Hazle Meadows Auction Centre, Ross Road, Ledbury, Herefordshire, HR8 2LP on 2nd September 2026 at 2pm.

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COMMERCIAL AREA A large entrance lay by leads to the gated entrance to the property. This drive also leads to the residential area. On the right of the drive is a hard surfaced yard which are split into a few useful sized areas and have been let out to tenants in recent years. This yard also gives access to two 18m x 15m steel framed buildings which have power and light. Also, within the yard is a static caravan and numerous outbuildings which are included in the sale of the property.

RESIDENTIAL AREA Via vehicular access from the commercial yard is the 3-bedroom detached chalet with good sized gardens. There is also access to approx. 2 acres of grazing paddocks which have been used for equestrian purposes in recent years.

SERVICES We understand from the vendors that mains water, electric, LPG gas central heating and private drainage are connected to the property

COUNCIL TAX Band A (2026-2027) (Stourport Town Council 01562 732750)

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AUCTION GUIDE PRICE £450,000-£550,000 Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

AUCTION PACK A link to the auction pack will be made available nearer the sale. Any queries of a legal nature, please direct to the vendors solicitor, preferably via your own conveyancer.

ONLINE BIDDING The auction will be live and online, if you wish to register to bid online please contact the office. All online bidders must be registered online by 5pm on Monday 31st August 2026.

VENDORS SOLICITORS MFG solicitors, 20-21 The Tything, Worcester WR1 1HD. Paul Harris acting. Tel 01905 610410

TENURE We understand that the property is freehold and offered with vacant possession

VIEWING Strictly by appointment with the sole agents Pughs. Tel. 01531 631122 Out of office hours 07836320330 James Pugh

ANTI MONEY LAUNDERING REGULATIONS 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. We will require formal identification from all the purchasing parties before proceeding, this can take the form of using photographic identification and a utility bill for your current address in accordance with this Act. Without identification, a sale cannot proceed.



The Bungalow

Chadwick
Cottage Farm

Chadwick
Business
Park

Path (um)

A 4025

Area: 1.84 ha
(4.54 acres)

0m 10m 20m 30m

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DIRECTIONS

Head south on the A4025 coming out of Stourport. After approx 1.5 miles you will reach Bullocks Farm on your right where you will see our board.

What3words: ///downfield.comet.myths



Energy rating and score

This property's energy rating is E. It has the potential to be E.

[See how to improve this property's energy efficiency.](#)

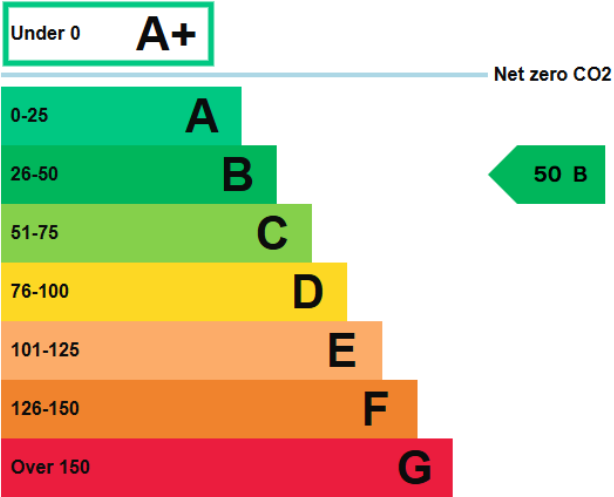
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	43 E
21-38	F		
1-20	G		

THE CHALET



Energy rating and score

This property's energy rating is B.

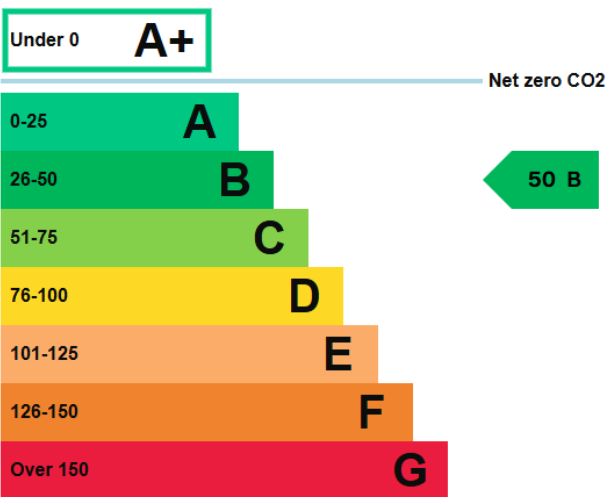


UNIT 1



Energy rating and score

This property's energy rating is B.



UNIT 2



**FOR MORE INFORMATION OR TO
ARRANGE A VIEWING PLEASE CALL
OUR OFFICE ON 01531 631122**



Pughs