

BERRYS



Property and Business



PERRY FARM

WHITTINGTON • OSWESTRY • SHROPSHIRE

185.62 Acres (75.12 Hectares)

An interesting poultry, leisure and agricultural property together with a range of traditional buildings with planning consent for residential conversion

Oswestry 4 miles • Shrewsbury 16 miles • Chester 27 miles

(All distances are approximate)

FOR SALE BY PRIVATE TREATY

With vacant possession on completion

Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire SY2 6LG

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Offices: Cheshire Northamptonshire Shropshire



PERRY FARM • WHITTINGTON • OSWESTRY • SHROPSHIRE • SY11 4PF



On the instructions of Mr & Mrs J P Ward

DESCRIPTION

Perry Farm presents an interesting opportunity to acquire a diversified agricultural property with further potential for development. The property is a family-run concern and has been developed by the present owners to the successful business which comprises the farmhouse suitable for bed and breakfast, poultry unit, leisure complex, traditional buildings with planning consent for residential conversion and fertile agricultural land extending to 185.62 acres (75.12 hectares) in total.

SITUATION

Perry Farm lies on the bank of the River Perry within tranquil Shropshire countryside to the east of Oswestry approximately 1½ miles from the centre of the village of Whittington. Whittington offers a range of local services including village shop, post office, primary school, public houses and public transport facilities.

The larger conurbations of Oswestry to the east and Shrewsbury to the south west are easily accessible. Both towns have a livestock market, primary and secondary education facilities and a wide range of shopping and leisure facilities. The A5 also provides excellent access to Chester.

DIRECTIONS

From Oswestry take the A495 to Whittington. Upon reaching Whittington turn right on to the B5009 towards West Felton. Take the first turning left and Perry Farm is the third property on the right hand side after approximately one mile.

EDUCATION

Perry Farm is situated within easy reach of Oswestry and Shrewsbury which offer a range of educational facilities for all ages. Primary education is available in the nearby village of Whittington and secondary education is provided in Oswestry. There are independent schools within close proximity including Moreton Hall and Oswestry School at Oswestry, Packwood Haugh School at Ruyton XI Towns and Ellesmere College at Ellesmere.

LEISURE

There are a wide variety of leisure activities in addition to those offered at Perry Farm within easy reach including golf courses, equestrian centres, PGL at Boreatton Park, walking and country parks.

BOUNDARIES, ROADS AND FENCES

The boundaries consist of well maintained hedgerows and barbed wire fences.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Perry Farm has the benefit of easements for mains water supply over land belonging to Babbinswood Farm with water metres located upon this property. Water is supplied via sub metres to the adjoining properties known as Berghill Farm, Keepers Cottage and Berghill Cottages. These properties are invoiced by the owners of Perry Farm for the water used.

Perry Farm has the benefit of an easement for irrigation purposes to lay pipe above or below ground from the reservoir over the adjoining land as indicated on the attached plan by the orange line.

In addition, the property is sold subject to and with the benefit of any wayleaves, public or private rights of way, easements and covenants together with all outgoings whether mentioned in these particulars or not.

SERVICES

The property has the benefit of a private borehole and mains water. 3 phase mains electricity. Drainage is to a treatment plant.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are in hand and will pass with the freehold of the property.

PLANNING

The land is sold subject to any development plans, tree preservation orders, Town & Country Planning Schedule, restriction or notice which may come to be in force, subject to any road widening or road improvement schemes, land charges and statutory provisions or bylaws, without any obligation on the Vendor to specify them.

INGOING

In addition to the purchase price and if applicable, the Purchaser(s) will be required to take to and pay for on completion, all growing crops and acts of husbandry carried out up to the time of completion, at the valuation of the sole agents Berrys whose decision will be final and binding. The valuation to be calculated on the basis of cultivations carried out, cost of seed, fertilisers, lime and sprays applied, in accordance with the Central Association of Agricultural Valuers Costings. Further details are available from the selling agents.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in lots as required.

LIVE AND DEAD STOCK

The Vendor reserves the right to hold a sale by public auction of the live and dead farming stock on the premises prior to completion without claim for any damage or injury occasioned thereby.

TENURE AND POSSESSION

The property is offered freehold. Vacant possession will be given upon completion.

VIEWING

Strictly by prior appointment with the selling agents, Berrys. Telephone: 01743 271697.

VENDOR'S SOLICITOR

The solicitor acting for the Vendor is Mr D Foden, Conveyancing Manager of LG Solicitors, 39-41 Church Street, Oswestry, Shropshire, SY11 2SZ Tel: 01691 652241.

FARMHOUSE

Perry Farm House comprises a substantial well maintained Georgian house constructed of brick under a slate roof with a large south facing private garden adjoining the River Perry. The farmhouse is approached from the adjoining yard area and has previously been used for bed and breakfast. The property has the benefit of mains water, electricity, security alarm with wall mounted detectors throughout the house and electric storage heaters. The accommodation is in good order and comprises:

GROUND FLOOR

Entrance Porch		Glazed porch with tiled floor and part glazed door leading to:
Entrance Hall	5.10m x 2.40m	Carpet flooring with parquet flooring under, exposed oak stair case to first floor with under stairs cupboard and access to cellar (sealed off) and doors leading to:
Drawing Room	4.60m x 5.15m	Open fireplace with marble surround, window to front and side overlooking garden. Door to sitting room.
Rear Hall	6.80m x 1.50m	Exposed beams, wall mounted storage heater and doors to covered rear porch.
Sitting Room	5.20m x 5.80m	Exposed beams, large brick fireplace with wood burner and timber beam above, fitted cupboard and shelving to right of fire place, fitted painted pine corner cupboard to left of fire place, ceiling light with dimmer switch and windows to side and rear.
Breakfast Room	6.10m x 5.55m	Exposed beams, spot lights, oil fired Rayburn set in tiled fireplace, wall mounted cupboard housing electricity fuses, window to front overlooking garden area, wall mounted storage heater and corner storage cupboard. Doors to:
Dining Room	3.60m x 5.45m	Wall mounted storage heater and window to rear.
Kitchen	5.55m x 2.15m	Exposed beams, spot lights, range of wall and base units with tiled splash back, round stainless steel sink with mixer tap, 1½ bowl stainless steel sink with mixer tap, fitted hob with extractor fan, Tricity Fanfare double tower oven, fitted Bosch dishwasher, tiled floor and window to side.
Utility		Fitted cupboard housing electric metres, tiled floor, door to front garden, door to rear yard area and further doors to:
Cloakroom		Wash hand basin, wc, shower cubicle with Triton T70 shower and extractor fan.
Office/Store	4.40m x 2.50m	Vinyl floor covering and roof light.
Storage Area	2.00m x 4.40m	Housing oil tank.
Garage	6.60m x 3.30m	Sliding door to garage area with insulated profile sheet roof and window to front. Suitable for use as an annex subject to planning and building regulation consent. Separate garden store to side.

FIRST FLOOR

Landing		Window to front overlooking garden area.
Bedroom 1	4.60m x 5.15m	Windows to front and side, ceiling rose and spot lights, wash hand basin with wall mounted shelf to side and shaving socket.
Bedroom 2	6.00m x 2.70m	Window to front, fireplace and range of fitted wardrobes housing wash hand basin.
Bedroom 3	5.75m x 3.95m	Windows to side and rear, 2 ceiling lights, pull cord light switch, wash hand basin and shaving socket.
Bedroom 4	6.00m x 2.70m	Window to side, fireplace and range of fitted wardrobes housing wash hand basin.
Bathroom 1	4.55m x 2.85m	Window to rear, green suite comprising bath, wash hand basin and wc, shower cubicle with power shower, storage heater, spot lights with pull cord switch, separate light over wash hand basin and carpet flooring.
Rear Landing		
Leading to:		
Bedroom 5	6.10m x 2.80m	Window to rear, storage heater, pull cord light switch, fitted wardrobe housing wash hand basin and loft hatch to roof space. Door to airing cupboard housing hot water tank and shower pump.
Bathroom 2	3.55m x 1.58m	Window to side, bath with shower over and screen to side, wash hand basin, wall mounted heater fan and spot lights with pull cord.
Separate WC		Window to side and wc.

The farmhouse was re-roofed and re-wired in the late 1970's and all sash windows have been recently refurbished.

Outside

To the front of the property lies a large south facing garden with a pergola from the front door leading to the River Perry at the foot of the garden. The garden is mainly laid to lawn with shrub borders and mature trees.

Council Tax

Oswestry Borough Council band D, amount payable 2008/09 £1,498.34p.



POULTRY ENTERPRISE

The poultry enterprise comprises 4 modern low profile poultry houses each measuring 300 feet x 60 feet currently rearing 32,200 broiler chickens per house per crop with 7 crops reared in each year. The poultry unit has planning consent which incorporates unrestricted movement of goods vehicles. Houses 2, 3 and 4 were constructed in 1996 and House 1 in 2004. In addition to the poultry houses there are 6 storage silos each with 13 tonne capacity and 2 with 20 tonne capacity. Detailed financial information is available from the selling agents upon request.

LEISURE COMPLEX "NUMBER 42"

Number 42 is a unique diversified enterprise which was opened in 2006 by the current owners and is located within a former farm building adjacent to the farmhouse. The leisure complex comprises a reception area, gym, swimming pool, meeting room and changing facilities. The swimming pool is heated by gas for which there is an underground tank. Number 42 is open to the public on a private hire basis between 7am and 10pm during weekdays and between 7am and 6pm during weekends. The venture has proved very successful to date with most afternoon and evening appointments fully booked by regular customers. Turnover for the year ending 31st March 2008 was £67,000 with running costs of £10,000 (excluding family labour and VAT). Further financial information is available from the selling agents upon request.

TRADITIONAL BUILDINGS

The brick and slate range of traditional farm buildings have planning consent for conversion into three dwellings extending to 571.56 square metres (6,150 square feet) in total. Planning consent (reference number 04/13588/FUL) was granted by Oswestry Borough Council on 23rd March 2005 for three dwellings however the buildings do have potential for conversion into four dwellings, subject to obtaining the necessary planning consent. The proposed plans and planning permission are available from the selling agents. The traditional buildings provide an interesting opportunity to expand the residential accommodation at Perry Farm and have potential to be used as holiday accommodation or longer term lets.

FARMLAND

The agricultural land at Perry Farm extends to 185.62 acres (75.12 hectares) of level productive grade II and III land interspersed with coppices and bounded by hedgerows and livestock proof fences. The land is currently down to pasture and cereal crops. The predominant soil types are Clifton, a slowly permeable reddish loam and Newport, a deep well drained sandy loam suitable for the production of roots crops, cereals, and pasture. The land has the benefit of a water storage reservoir extending to 1.78 acres (0.72 hectares) and an abstraction licence with a maximum quantity to be abstracted of 25,000 cubic metres per year between 1st April and 31st March. The reservoir has potential for alternative uses such as water sports subject to the necessary planning consent being obtained.

Nitrate Vulnerable Zone

The land at Perry Farm lies within a Nitrate Vulnerable Zone.

Single Farm Payment

The property is sold with the benefit of Single Farm Payment Entitlements as follows:

Type	Number	Value (2007)
Normal	61.38	389.12
Set Aside	3.72	95.13

The Entitlements allocated to Perry Farm will be transferred to the Purchaser subject to transfer regulations. The Vendor will submit the Single Payment application prior to 15th May 2008 and retain the monies arising from this application. A copy of the Entitlement Statement and Single Payment Application are available from the selling agents.

Farm Woodland Grant Scheme

The areas of land marked 1 and 10 on the attached plan are subject to the terms of a Farm Woodland Grant Scheme Agreement.

Entry Level Stewardship

An application has been submitted to Natural England for inclusion of the farm within an Entry Level Stewardship scheme primarily based upon hedgerow and ditch management. A copy of the application is available from the selling agents.

Asbestos Survey

A full asbestos survey was conducted in 2004, copies of which are available from the selling agent.

Farm Buildings

The farm buildings are situated to the north west of the farmhouse with separate access off the council maintained roadway. The buildings are as set out below and the majority are fronted by concrete aprons.

Storage Building	15.50m x 18.40m	Steel frame with concrete floor, fibre cement clad walls with large sliding door and inset pedestrian door under a fibre cement sheet roof
Cart Shed	11.46m x 6.18m	Open fronted brick and slate building suitable for storage
Dutch Barn	22.30m x 6.60m	5 bay, steel frame under a corrugated tin sheet roof
Storage Building	12.10m x 6.10m	Steel frame with a concrete floor with fibre cement clad walls under a fibre cement sheet roof
Grain Store	18.30m x 18.30m	Steel frame, concrete floor under a fibre cement sheet roof with part concrete block and timber walling



SCHEDULE OF LAND

	O.S. Field No.	Cropping			Area	
		2008	2007	2006	Acres	Hectares
1	SJ3430 4343	Wheat	Wheat	Wheat	18.78	7.60
2	SJ3430 4355	Reservoir	Reservoir	Reservoir	4.03	1.63
3	SJ3430 6046	Woodland	Woodland	Woodland	1.48	0.60
4	SJ3430 6937	Permanent Pasture	Permanent Pasture	Permanent Pasture	3.34	1.35
5	SJ3430 6929	Permanent Pasture	Permanent Pasture	Permanent Pasture	1.36	0.55
6	SJ3530 2198	Wheat	Wheat	Wheat	19.77	8.00
7	SJ3530 3383	Wheat	Set Aside	Wheat	8.62	3.49
8	SJ3530 1165	Wheat	Wheat/Set Aside	Sugar Beet	18.53	7.50
9	SJ3530 1844	Wheat	Wheat	Wheat	23.75	9.54
10	SJ3430 8833	Woodland	Woodland	Woodland	1.14	0.46
11	House & Buildings				8.99	3.64
12	SJ3530 1225	Wheat	Oilseed Rape	Wheat	25.65	10.38
13	SJ3530 3320	Woodland	Woodland	Woodland	1.73	0.70
14	SJ3529 2491	Permanent Pasture	Permanent Pasture	Permanent Pasture	42.48	17.19
15	SJ8529 5185	Woodland	Woodland	Woodland	6.15	2.49
					185.62	75.12

LOCAL AUTHORITIES

Oswestry Borough Council, Castle View, Oswestry, Shropshire, SY11 1JR

Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Severn Trent Water Limited, Shelton, Shrewsbury, Shropshire, SY3 8BJ

The Environment Agency, Hafren House, Welshpool Road, Shrewsbury, Shropshire, SY3 8BB

Central Networks Services, Herald Way, Pegasus Business Park, Castle Donnington, DE74 2TU

Tel: 01691 671111

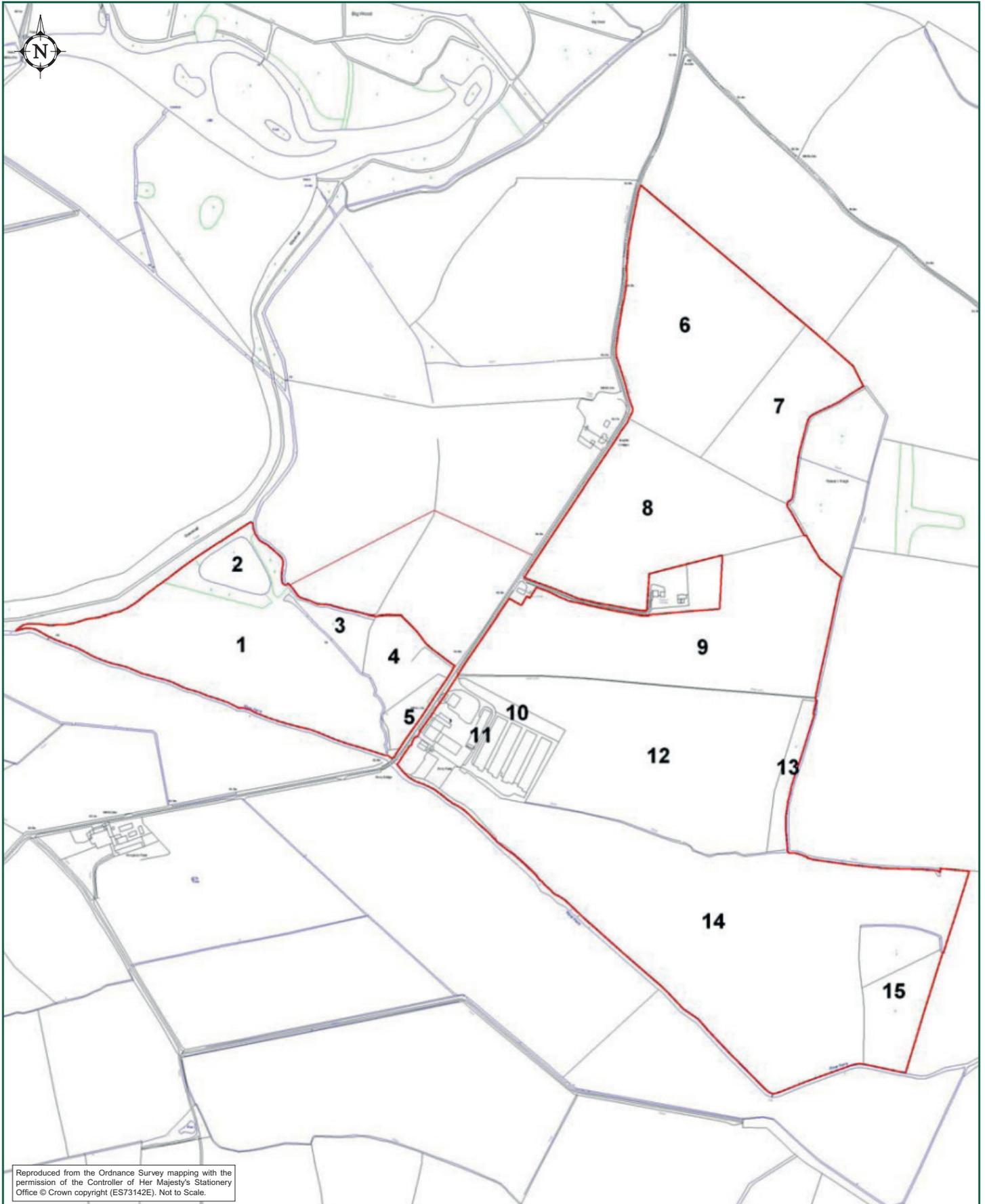
Tel: 01743 251000

Tel: 01743 231666

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IMPORTANT NOTICE

- The property being open to inspection, the purchasers shall be deemed to have full knowledge of the whole and the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Berrys give notice to anyone who may read these particulars as follows:-
1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
 2. Any information contained herein (whether in the text plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any service or facilities are in good working order.
 4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
 5. Any areas measurements or distances referred to herein are approximate only.