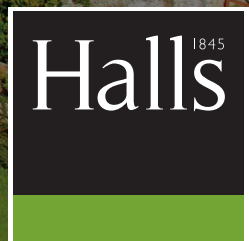




FLANNOG FARM

ST. MARTINS | OSWESTRY | SHROPSHIRE | SY11 3DR





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St Martins 2 miles | Oswestry 9 miles | Shrewsbury 25 miles | Chester 25 miles
(all mileages are approximate)

A SUPERBLY SITUATED LIVESTOCK/RESIDENTIAL FARM
IN A TOTALLY PRIVATE AND UNSPOILT RURAL LOCATION

Attractive period 4 bedroom farmhouse
An extensive range of traditional and more modern farm buildings
Productive and well farmed land

Extending to approx. 94.52 acres (38.23 hectares) or thereabouts



Ellesmere Office

The Square,
Ellesmere, SY12 0AW

T: 01691 622602

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Viewing strictly by appointment with the selling agents

GENERAL REMARKS

Flannog Farm is a superbly situated livestock / residential Farm in a stunning and private rural setting in the heart of unspoilt countryside.

The Farm comprises an attractive four bedroomed period Farmhouse residence with lovely surrounding gardens, a yard of traditional and more modern farm buildings and surrounding farmland, extending, in all, to approximately 94.52 acres or thereabouts.

It is most unusual for a farm of this type to become available for sale in this area and it should therefore be noted by farmers, those with equestrian interests, or those looking for a first class country residence in a secluded, attractive yet accessible rural setting.

SITUATION

The farm is situated in a scenic rural setting, yet is only approximately 2.4 miles from the village of St Martins which has a useful range of local facilities. However, the well known town of Oswestry (9 miles) is also within an easy drive and offers a wide range of local shopping, recreational and educational facilities. The larger centres of Wrexham (12 miles) and the county towns of Shrewsbury (25 miles) and Chester (25 miles) are also within easy motoring distance, all of which, have a more comprehensive range of amenities of all kinds.

FARMHOUSE

The period farmhouse, which is believed to date back originally to the 17th Century, provides well proportioned internal accommodation over two floors and retains a good number of interesting original period features. Therefore, it has great potential for further modernisation and improvement according to one's own tastes and preferences.

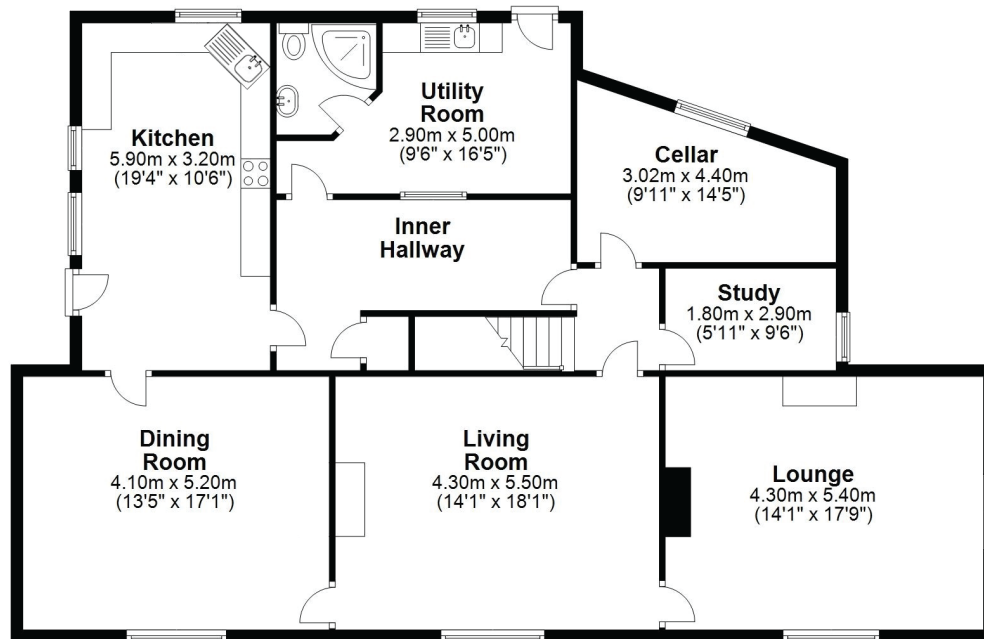
The internal layout is most versatile and the accommodation can be used according to one's individual preferences. The ground floor provides a Kitchen/Breakfast Room, Dining Room, Living Room, Lounge, Study, Inner Hall, Utility Room and Shower Room. The first floor includes four bedrooms and a family bathroom.

The gardens are a most attractive feature of the property and comprise a lawned garden to the front leading around to a sweeping lawn to the rear with attractively set floral and herbaceous borders throughout.



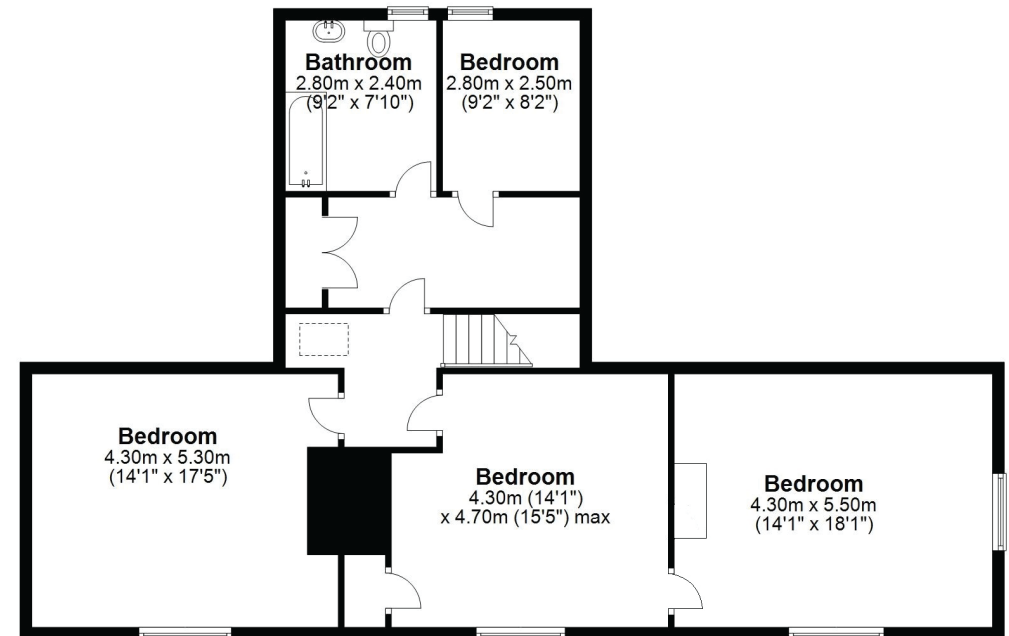
Ground Floor

Approx. 138.4 sq. metres (1490.1 sq. feet)



First Floor

Approx. 100.0 sq. metres (1076.7 sq. feet)



FLANNOG FARM



FARM BUILDINGS

The farm buildings are conveniently situated in relation to the farmhouse and are principally set round concreted yards. They include a traditional two storey Range building, which extends to approximately 1426.98 square feet, which offers great potential for alternative usages such as dependent relative living accommodation, offices, gym, holiday lets, etc (subject to the necessary Local Authority consents). There is extensive garaging adjacent.

The farm buildings are ideal for continuation of livestock housing/feeding/rearing and fodder storage, but also have great potential for adaptation for those with equestrian interests.



Building No.	Size (sqft)	Description
1		Residence
2	856.71	Garaging
3	1426.98	Two storey Range Building
4	1749.69	Loose Housing Shed
5	1504.69	Milking Parlour and Collecting Yard
6	2309.52	Tractor Shed
7	4693.32	Loose Housing Shed
8	2557.53	Stock Shed
9	1260.68	Stock Shed
10	2937.40	Silage Clamp
11	980.36	Machinery Storage Shed

LAND

The land is a major feature of the property and extends, in all, to approx. 94.52 acres (38.23 hectares) or thereabouts.

The land is virtually within a ring fence only intersected by quiet council maintained country lanes. It is divided into convenient sized enclosures of grass, which has the benefit of a borehole water supply to virtually all fields. It includes approximately 5 acres of amenity woodland providing an interesting feature and shelter to a number of the fields. It is very good grass growing land and would be considered to be a medium loam soil type – certain fields have in the past grown arable crops.

Please note that a further separate parcel of accommodation land extending to approximately 12.16 acres situated a short distance from the farm is also available for purchase for those looking for additional land.





METHOD OF SALE

Flannog Farm is offered for sale by Private Treaty, as a whole or possibly in lots.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITIES

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire SY3 8HQ

Severn Trent Water, 2 St John's Street, Coventry, West Midlands CV21 2LZ.

SERVICES

We understand that the farmhouse has the benefit of mains electricity. There is a private borehole water supply and drainage is to a private system.

COUNCIL TAX

Council Tax Band – G

ENERGY PERFORMANCE CERTIFICATE

EPC rating - G

DIRECTIONS

w3w///encourage.sideboard.helm

From the village of St Martins take the B5069 Overton Road for approximately 0.8 of a mile. Turn left on to Flannog Lane signposted "Little Common" and continue for approximately 1.4 miles and the Farm will be found on the left hand side.

BOUNDARIES, ROADS & FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

ENVIRONMENTAL STEWARDSHIP SCHEMES

The land is not currently subject to any Environmental Stewardship schemes.

NITRATE VULNERABLE ZONES (NVZ)

The property is not situated within a Nitrate Vulnerable Zone.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

SCHOOLING

Within a short drive of the property are a number of highly rated state schools and a wide range of noted private schools including Ellesmere College, Moreton Hall, Shrewsbury School, Shrewsbury High School, Packwood Haugh, and Adcote School for Girls.



VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

SOLE AGENTS

Halls, The Square, Ellesmere, SY12 0AW,
Tel: 01691 622 602 Email: ellesmere@hallsgeb.com

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

