



# HALL FARM

CRUCKMEOLE | HANWOOD | SHREWSBURY | SY5 8JN





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Pontesbury approx. 3 miles | Shrewsbury approx. 6 miles | Telford approx. 18 miles  
Chester approx. 44 miles | Birmingham approx. 51 miles

For sale by Informal Tender

A conveniently situated Dairy/Arable Farm Organic Status

Two Period Dwellings (around 5606 sqft in total)

Range of Traditional and Modern Farm Buildings, productive Arable and Pastureland in one block

Extending in all to approximately 194 acres (78.509 hectares) or thereabouts



## HEAD OFFICE

Bowmen Way, Battlefield, Shrewsbury, SY4 3DR  
01743 450 700  
jamese@hallsgb.com | alleng@hallsgb.com

## GENERAL REMARKS

Halls are favoured with instructions from Andrew and Roger Bebb to offer Hall Farm for sale by informal tender, as a whole or in lots. Hall Farm comprises a conveniently situated organic dairy farm set in a glorious rural location. The farm comprises two dwelling houses providing great opportunities for multi-generational living, staff accommodation, holiday lets or assured shorthold lets, some of which can provide additional income. There are a substantial range of traditional brick farm buildings boasting a wealth of character together with some modern purpose built livestock/dairy buildings.

The land lies in one block and comprises primarily Grade 3 fertile land with organic status. It is conveniently divided by a hardcored access road.

The sale of Hall Farm offers prospective purchasers an unusual opportunity to acquire a highly productive organic dairy and livestock/arable farm set in a convenient rural location in a beautiful part of South Shropshire. Hall Farm has been in the Bebb family (current owners) since 1917.

## SITUATION

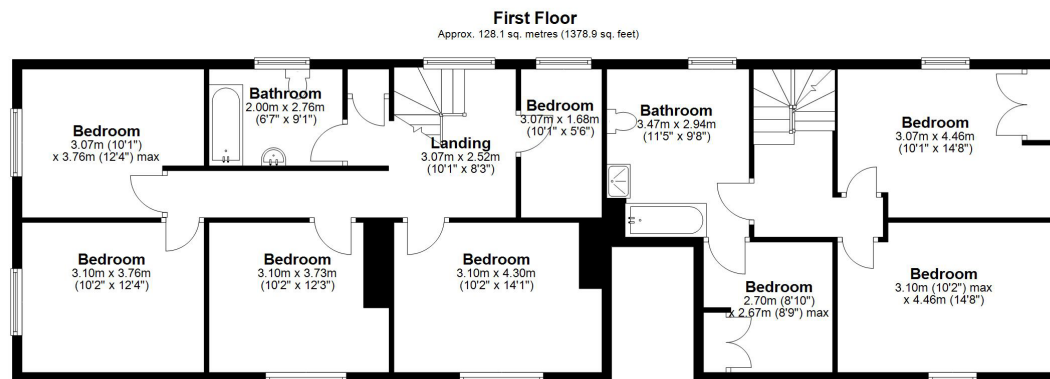
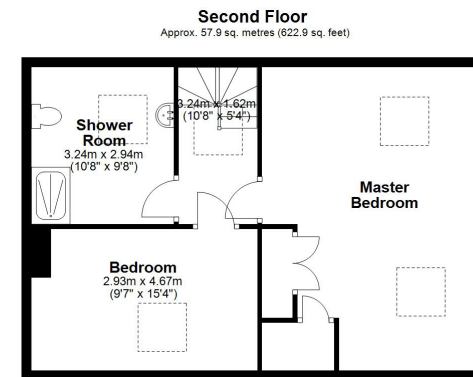
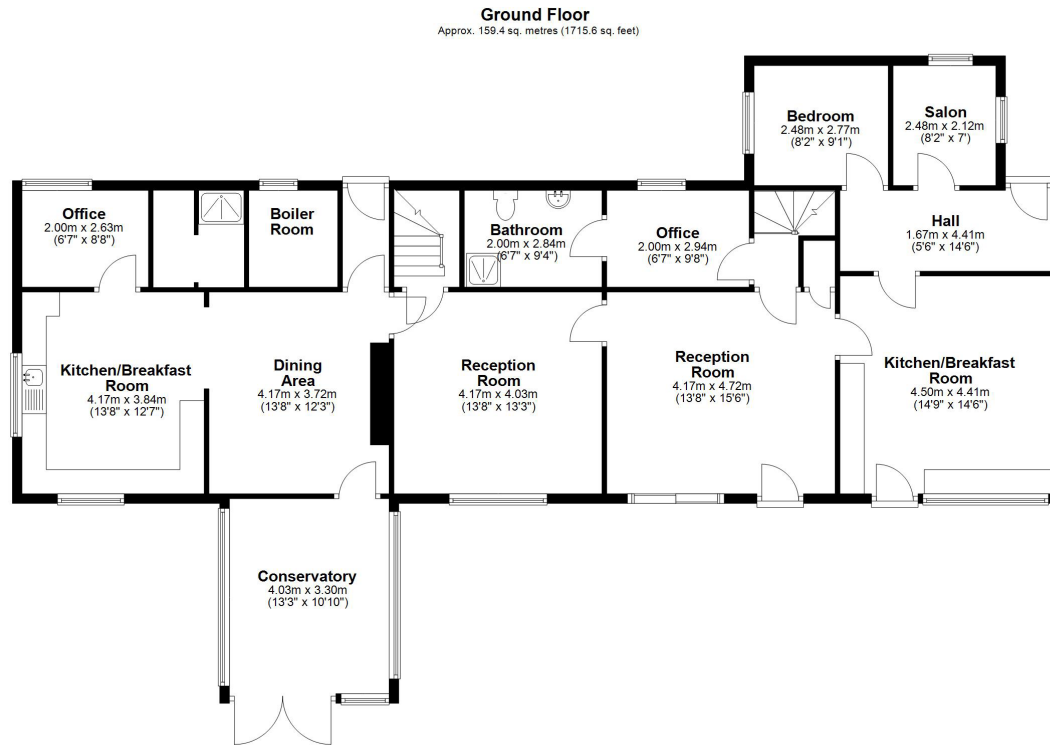
Hall Farm is conveniently situated in the Hamlet of Cruckmeole, just off the A488 Shrewsbury to Bishops Castle road. Cruckmeole is a pleasant rural hamlet situated 6 miles south of Shrewsbury. The nearest villages are Hanwood which is under a mile away and Pontesbury which lies 3 miles away. The hamlet of Cruckmeole is within the parish of Pontesbury.



## FARMHOUSES/DWELLINGS

The property has the benefit of two with the possibility of making into three residential dwellings. Hall Farmhouse and Keepers Cottage.

Hall Farmhouse comprises the original farm house and extends to 3740 square feet over 3 floors. On the ground floor is a large farmhouse kitchen, additional kitchen/breakfast room, five reception rooms, two offices/study, conservatory, boiler room, shower room and a W.C..



Total area: approx. 345.4 sq. metres (3717.4 sq. feet)





On the first floor are seven bedrooms and two bathrooms and on the second floor are two further bedrooms and a shower room. This property sits adjacent to the farmyard. Gardens to the front and side elevation.





Keepers Cottage is set apart from the other property above being located amongst the traditional range of brick buildings and forming part of them. It extends to approximately 1866 square feet over two floors. On the ground floor there is a kitchen/breakfast room, utility, W.C. and shower room, three reception rooms and a study. The snug and study are galleried with a staircase up to the first floor where there are three bedrooms and a family bathroom. Secondary staircase to main hallway. Gardens to front elevation.

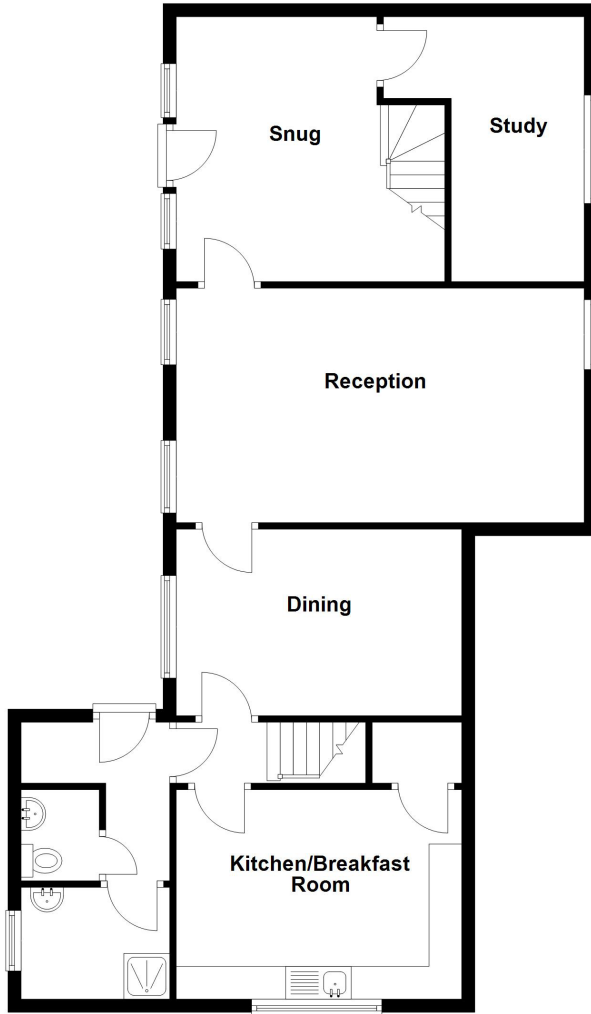




Hall Farm offers prospective purchasers a diverse range of residential dwellings with opportunities for a large family accommodation, multi-generational living, on-site staff accommodation or additional income generation from airbnb or lettings.

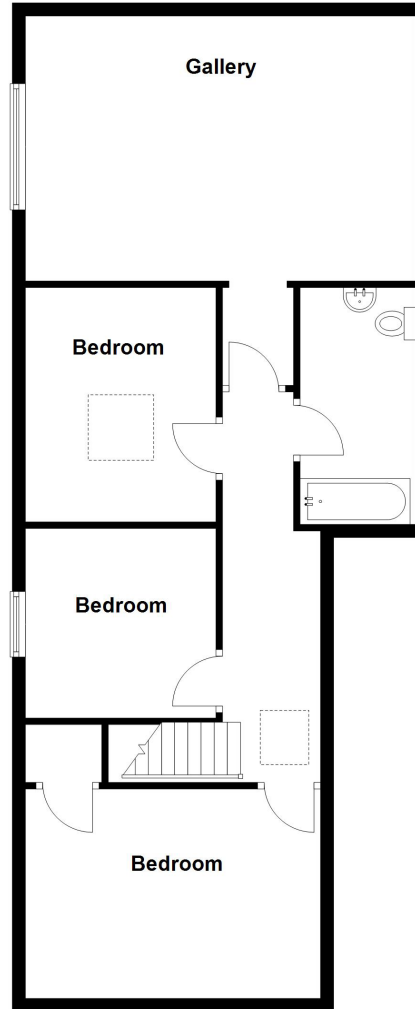
### Ground Floor

Approx. 94.1 sq. metres (1012.9 sq. feet)



### First Floor

Approx. 79.3 sq. metres (853.1 sq. feet)



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

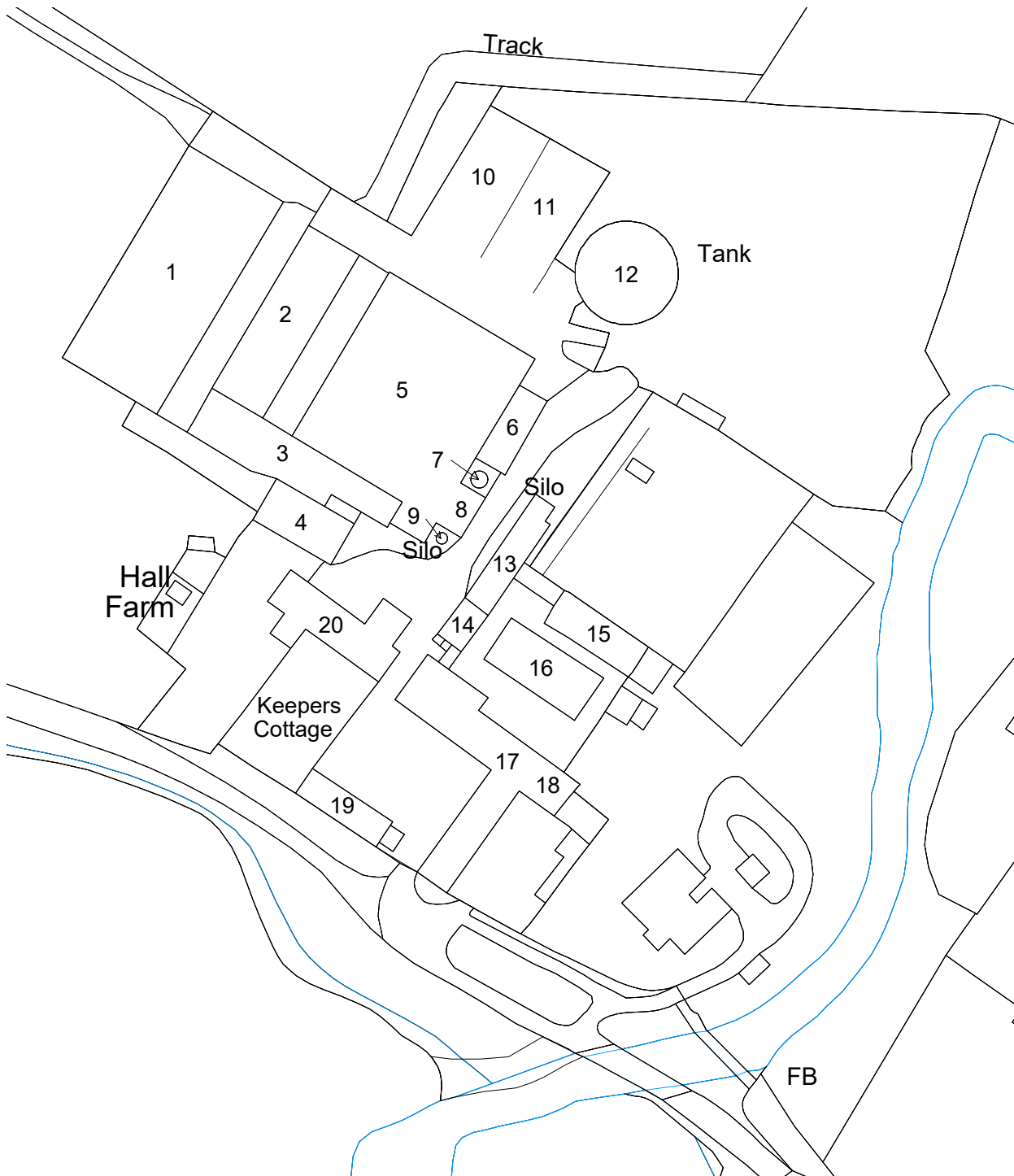


## FARM BUILDINGS

The farm buildings are conveniently positioned in relation to the farm houses and are principally set around concreted yards. They comprise the original brick and slate roofed traditional range adjoining Keepers Cottage and offer great potential for change of use (subject to local authority planning consents).

The modern farm buildings have been purpose built for a dairy enterprise and comprise a parlour, collecting yard, cubicle shed, loose housing sheds, silage clamps and slurry store.





Number	Building
1	Covered yard with overhang over feed passage
2	Covered yard
3	Open livestock yards
4	Brick and tile general storage
5	Cubicle shed with capacity of 83 cattle, milking parlour and covered collecting yard
6	Covered yard
7	Grain silo
8	Dairy and workshop
9	Grain silo
10	Silage clamp
11	Silage clamp
12	240,000 gallon slurry store
13	Fuel store and covered yard
14	Former granary
15	Brick and tile livestock housing
16	Dutch barn
17	Timber clad traditional building
18	Keepers Cottage
19	Workshop and general storage
20	Hall Farm House

## LAND

The land lies in one principle block and is mainly situated to the West of the farmstead. It can all be accessed without using main roads and has a most useful hardcore track (green lane) running through the southern part. Part of the land is dissected by the Cambrian line railway running from Shrewsbury to West Wales coast. There are no railway crossing as railway passes over via a bridge over the access track. The land is predominantly grade 3 suitable for grazing, mowing and for arable cultivations. It has organic status and has been farmed organically since 2001.

The land extends in all to approximately 76.89 hectares (189.94 acres) of which 76.02 hectares (187.85 acres) are eligible/farmable. It is currently down to grass leys with field sizes ranging from 5 acres up to over 40 acres. The land is well fenced and is served by mains water supplies.



Field Parcel	Description	Area (ac)	Area (ha)
9662	Hall Farmhouse, Keepers Cottage, Garden and Yard	2.17	0.88
0966	Grassland	31.33	12.68
7786	Grassland	1.16	0.47
0348	Grassland	12.11	4.90
3243	Grassland	13.11	5.31
2073	Grassland	41.83	16.93
Track 6474	Grassland	0.31	0.13
6684	Grassland	19.92	8.06
Track 8283	Grassland	0.71	0.29
8090	Grassland	5.28	2.14
8982	Grassland	5.90	2.39
0176	Grassland	5.19	2.10
1376	Grassland	5.60	2.26
2577	Woodland	0.59	0.24
7649	Grassland	13.31	5.39
8865	Grassland	2.21	0.90
0266	Grassland	0.84	0.34
0865	Woodland	0.45	0.18
1065	Woodland	0.16	0.06
2500	Grassland	6.78	2.74
1388	Pond	0.63	0.26
0799	Grassland	8.89	3.60
0091	Grassland	2.69	1.09
8805	Grassland	5.26	2.13
8204	Grassland	3.00	1.21
7207	Woodland	0.13	0.05
7309	Woodland	0.19	0.08
7614	Woodland	0.19	0.08
<b>Total</b>		<b>189.94</b>	<b>76.89</b>

## THE REA BROOK

The Rae brook previously known as the Meole Brook runs adjacent to the farmyard. Vehicular access is through a ford over the Rea Brook. There is a pedestrian bridge over the Rea at this point. At times of high rainfall, the Rea Brook can become unpassable. This normally lasts for a short period of time.

## PLANNING

The vendors have submitted a Pre-App reference (PP-12848074vIOMU) for a new access to the north of the farmstead and this is currently with Shropshire Council. Further information is available from the selling agents.



Halls

Halls Holdings House  
Bowmen Way, Battlefield  
Shrewsbury, Shropshire, SY4 3DR  
bendutton@halls.gb.com  
01743 450700

### Hall Farm

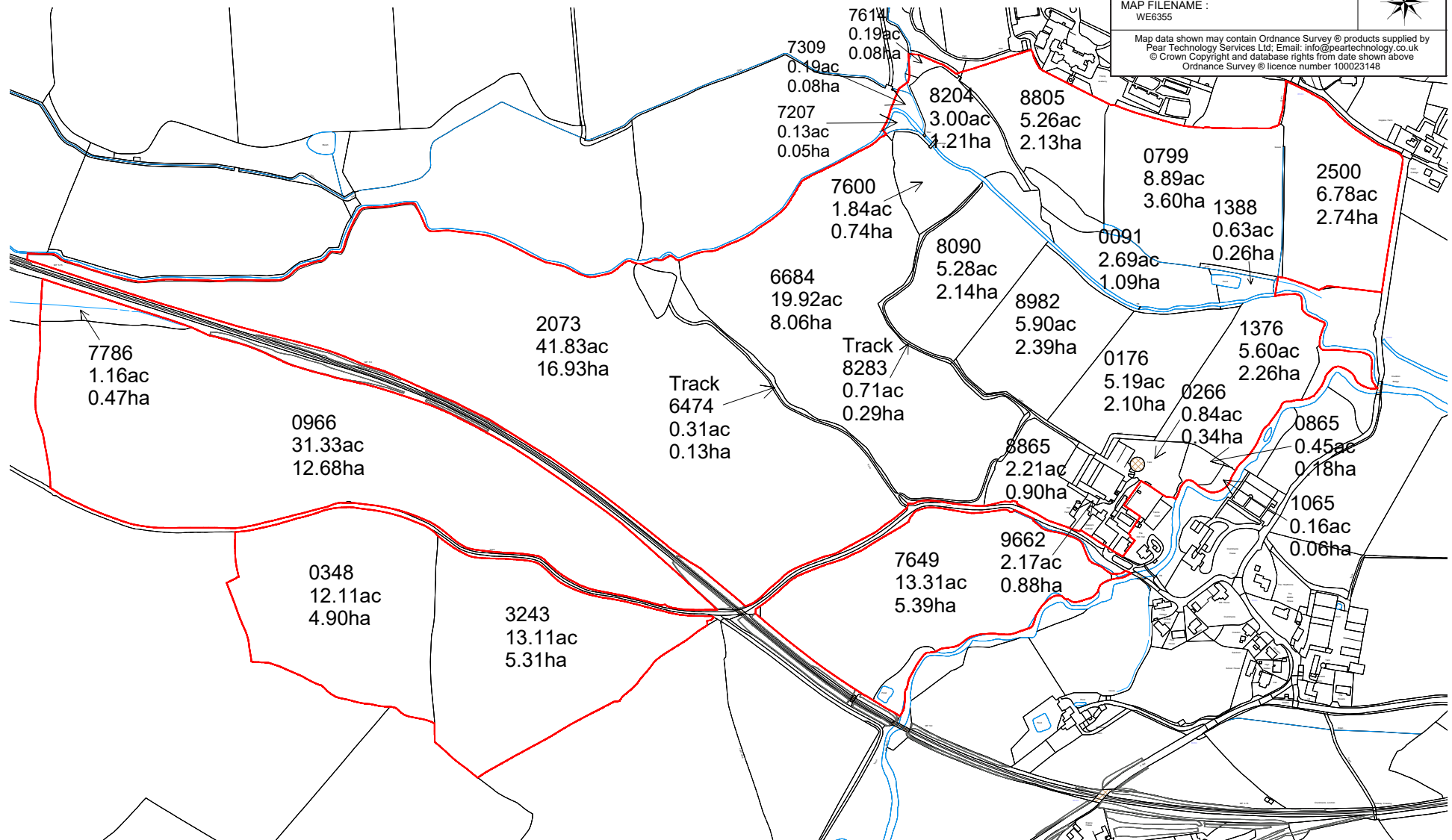
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DATE :  
02/05/2024



MAP FILENAME :  
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### **METHOD OF SALE**

The farm is offered for sale by informal tender as a whole or to suit purchasers requirements. Interested parties are invited to submit their tenders in writing together with proof of funds to Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR by 12.00 midday on Friday 21st June 2024.

### **TENURE AND POSSESSION**

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

### **LOCAL AUTHORITY**

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND  
Tel: 0345 678 9000

### **SPORTING RIGHTS**

We understand that the sporting rights are in hand and will pass with the farm.

### **SERVICES**

We understand that the farmhouses have the benefit of mains water and electricity. They have private drainage to septic tanks.

Hall Farmhouse has oil fired central heating. Keepers Cottage has mains gas and this runs the central heating boiler.

The farm buildings have mains electricity and water supplies. The land has mains water supplies to all enclosures.

### **COUNCIL TAX BANDS**

We understand that the farmhouses are classified as Band C, on the Shropshire Council Register.

### **ENVIRONMENTAL SCHEMES**

Hall Farm is subject to a Countryside Stewardship Mid-Tier Agreement. The Agreement commenced on 01/01/2021 and is a 5 year Agreement. The income from the agreement is £9000 per annum.

Basic Payment Entitlements have been claimed on the land and it is eligible for the new Sustainable Farming Incentive Scheme.

Further information is available from the selling agents.

### **DIRECTIONS**

Postcode: SY5 8JN

What3words: ///famous.daytime.refills

From Shrewsbury proceed on the A488 to the village of Hanwood and continue for a short distance. Turn right at a grass triangle sign posted 'Cruckton 1/2' and proceed for 0.1 of a mile and turn left. Continue over the ford and turn right into the farmyard.

### **BOUNDARIES, ROAD AND FENCES**

The purchasers shall be deemed to have full knowledge of the boundaries and neither the vendors, nor their Agents will be responsible for defining ownership of the boundary fences or hedges.

### **RIGHTS OF WAY & EASEMENTS**

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



### **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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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.

