



Roger
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& Partners

SALLINS FARM

Picklescott, Church Stretton, SY6 6NU

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PICKLESCOTT • CHURCH STRETTON • SY6 6NU

Offers in Excess Of £4,750,000

A highly productive farm providing a wealth of opportunities

- Large traditionally built six bedroom, five bathroom farmhouse with a detached annex, perfect for a family.
- A combination of quality, productive arable, pasture and part woodland, perfect for cropping, keeping livestock and mowing, all set in **442.26 acres (178.98 hectares)** or thereabouts.
- An impressive and extensive range of modern farm buildings.
- Located in a private location with a fantastic outlook over the Shropshire countryside in the designated Area of Outstanding Natural Beauty.
- Exemplary situation and landscape for the further development of a shoot.

DESCRIPTION

Sallins Farm is a fully equipped livestock unit, with an outstanding range of modern agricultural buildings extending to approximately 58,875 sq ft, currently utilised for cattle. This is a ring fenced farm, all set in **442.26 acres (178.98 hectares)** of agricultural land (or thereabouts) including **19.94 acres** of woodland. The property benefits from an extensive modern, but traditionally built farmhouse with six bedrooms offering flexible family accommodation. In addition to the house there is a detached annex and a fantastic range of stables. The land also holds great sporting potential for a shoot.

SITUATION

Sallins Farm is located within the beautiful Shropshire countryside, just outside the village of Picklescott at the edge of the Long Mynd. It is conveniently situated close to the market town of Church Stretton and within reasonable proximity to the larger Shrewsbury and Ludlow. The property equally benefits from good transport links to Birmingham, Chester, Liverpool and Manchester.



Church Stretton: 5.5 miles • Shrewsbury: 11.0 miles • Ludlow 24.0 miles • Chester: 52.8 miles • Birmingham: 55.5 miles

SALLINS FARMHOUSE

The extensive house was built by the vendor in 2003 in a traditional farmhouse style, located adjacent to the farmyard with outstanding views over the Shropshire Countryside and in a private location. The property is of traditional brick and stone construction, and partly rendered with a tile roof, amounting to 3,552 sq ft.



The house is finished to a high standard and in a farmhouse style with delightful traditional features to include inglenook fireplaces, large oak sweeping front staircase and a well-appointed kitchen and breakfast room with double Aga. The property provides generous accommodation with spacious reception rooms, six bedrooms, four of which have en-suites and a large family bathroom.

There is a long private driveway up to the house, including a detached annex with a garage, which is currently utilised as separate accommodation and office space. There is a hedged garden with well kept lawns, shrubs, trees and vegetable patches.

Sallins has a fantastic family home alongside the excellent commercial offering of the farm itself.

ACCOMMODATION COMPRISING:

(Measurements are approximate)

Kitchen/Breakfast Room (6.46m x 4.77m)

With a tiled floor, inglenook and Aga range, granite worktops including a central island with separate sink, wooden units and a large pantry.

Utility (4.77m x 3.68m) + (2.31m x 1.11m)

With a tiled floor, partly tiled walls, a sink and mixer, mounted wall units, space for a washing machine and dryer, and rear access via a wooden framed porch/boot room with double glazing.

Washroom (1.79m x 0.72m)

A W/C with washbasin and heated towel rail off the utility room. Tiled floors and part tiled, part painted walls.

Lounge (6.38m x 4.07m)

With carpeted floors, exposed beams to the ceiling, double doors to the garden, a wood burner and a large open space ideal for a more casual dining table.

Dining Room (6.15m x 4.07m)

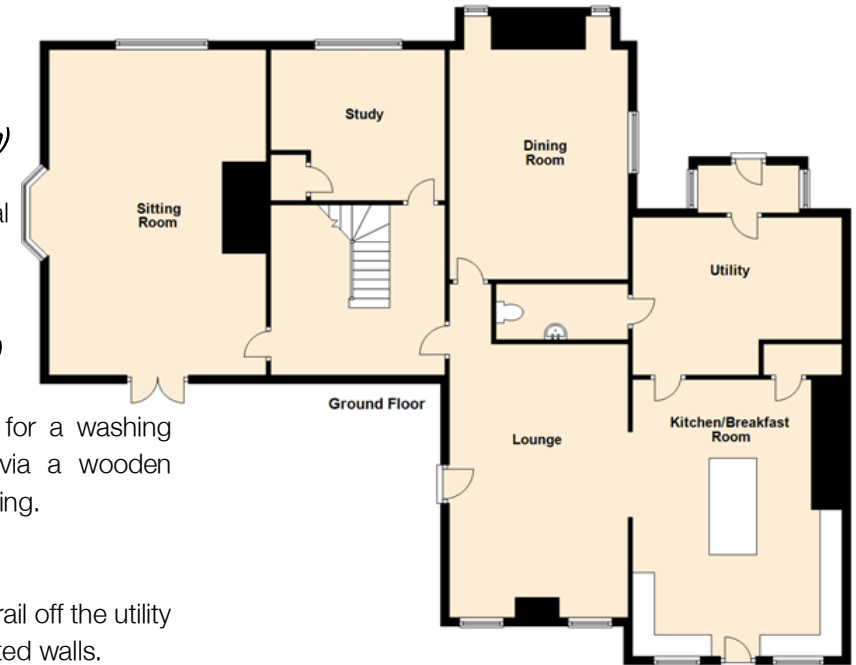
With wooden floors, an open fireplace and a tasteful combination of brick and beams to the ceiling and walls.

Study (3.97m x 3.19m)

With wooden floors, exposed oak framing to the walls and beams to the ceiling, an inbuilt wooden desk and double glazed windows.

Sitting Room (7.59m x 4.85m)

With a carpeted floor, a brick fireplace with wood burner, double doors to the garden and double glazed wooden framed windows with views over the land.



COUNCIL TAX BAND: G

EPC RATING: E

For a full copy of the Energy Performance Certificate please contact agents.



FIRST FLOOR

Landing

Wood floors, with an oak sweeping staircase providing a central point to the first floor, benefitting from the wood burner below.

Master Bedroom (5.88m x 4.87m) + (2.68m x 1.71m) + (1.99m x 1.71m)

With timber floors, a walk in wardrobe, double doors providing access to a balcony with outstanding views over the Shropshire countryside and an en-suite with jacuzzi shower.

Bedroom 2 (6.51m x 4.07m max) - (2.21m x 1.85m)

Large room with a carpeted floor, built-in wardrobe and en-suite with shower.

Bedroom 3 (4.32m x 3.07m) - (1.87m x 1.31m)

With a carpeted floor, a built-in wardrobe and en-suite with shower.

Bedroom 4 (4.32m x 3.31m) + (3.52m x 1.68m)

Large room with timber floors, a built-in wardrobe and en-suite with shower.

Bedroom 5 (4.03m x 3.60 max)

With a carpet floor and double glazed windows.

Bedroom 6 (2.74m x 2.45m)

With a carpet floor and double glazed window.

Bathroom (3.52m x 2.95m)

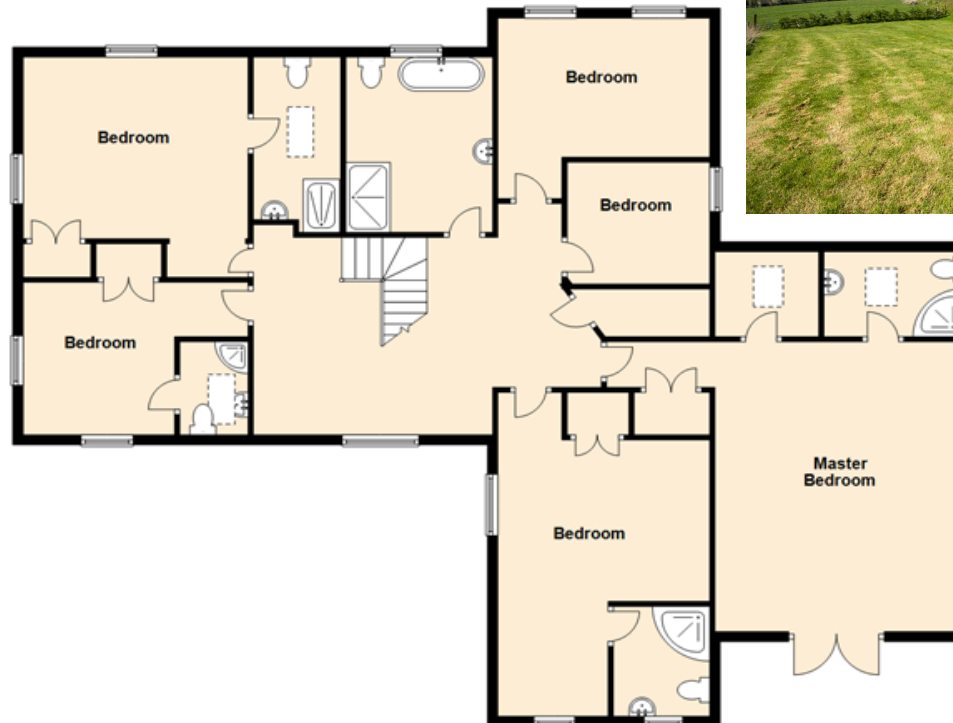
Four piece family bathroom with tiled jacuzzi shower, bath with shower attachment, W/C and hand washbasin.

GARDEN, ANNEX & STABLES

There is lawned area to the side of the house with shrubs, trees, vegetable patches and flowerbeds. With spectacular views over Shropshire this proves a great position for hosting events.

Next to the house is a detached garage with an 'up and over' door, with a ground floor farm office, and a studio apartment above. The apartment has its own external access and includes a bedroom with open plan living space, a kitchenette and an en-suite. This would be ideal accommodation for a farm worker. The building is of stone construction with a tile roof.

The property benefits from an exceptional range of stables, traditionally built from local stone and tiled roof. The stables have 9 loose boxes in an L shape around a useful concreted forecourt.







BUILDINGS AND YARD

The farm has been run as a Beef cattle unit, and benefits from a particularly impressive and extensive range of modern buildings, currently used primarily as cattle yards. Currently there is approximately 58,875 sq ft of buildings. There is an existing AFU license for 1,200 in-housed cattle.

The buildings are well laid out for management, feeding and mucking out. All livestock buildings are supplied with water from a private well. Linking the buildings are concrete yards and tracks. To the front of the yard is a large open stoned yard currently utilised for the storage of straw. There is also an earth bank silage pit.

In addition to the cattle buildings there is a large grain/fodder store that benefits from being 20ft to the eaves and has concrete partitions (building 4). There is also a workshop and useful machinery storage buildings.

1. Farmhouse	5. Cattle Building (120ft x 60ft)	9. Cattle Building (280ft x 40ft)	13. Cattle Building (75ft x 45ft)
2. Annex	6. Cattle Building (60ft x 40ft)	10. Cattle Building (75ft x 30ft)	14. Machinery Store (85ft x 30ft)
3. Stables	7. Cattle Building (80ft x 80ft)	11. Cattle Building (75ft x 30ft)	15. Hay Barn / Machinery Store (40ft x 40ft)
4. Grain Store (120ft x 80ft)	8. Cattle Building (210ft x 30ft)	12. Cattle Building (75ft x 40ft)	16. Machinery Store & Workshop (60ft x 30ft)



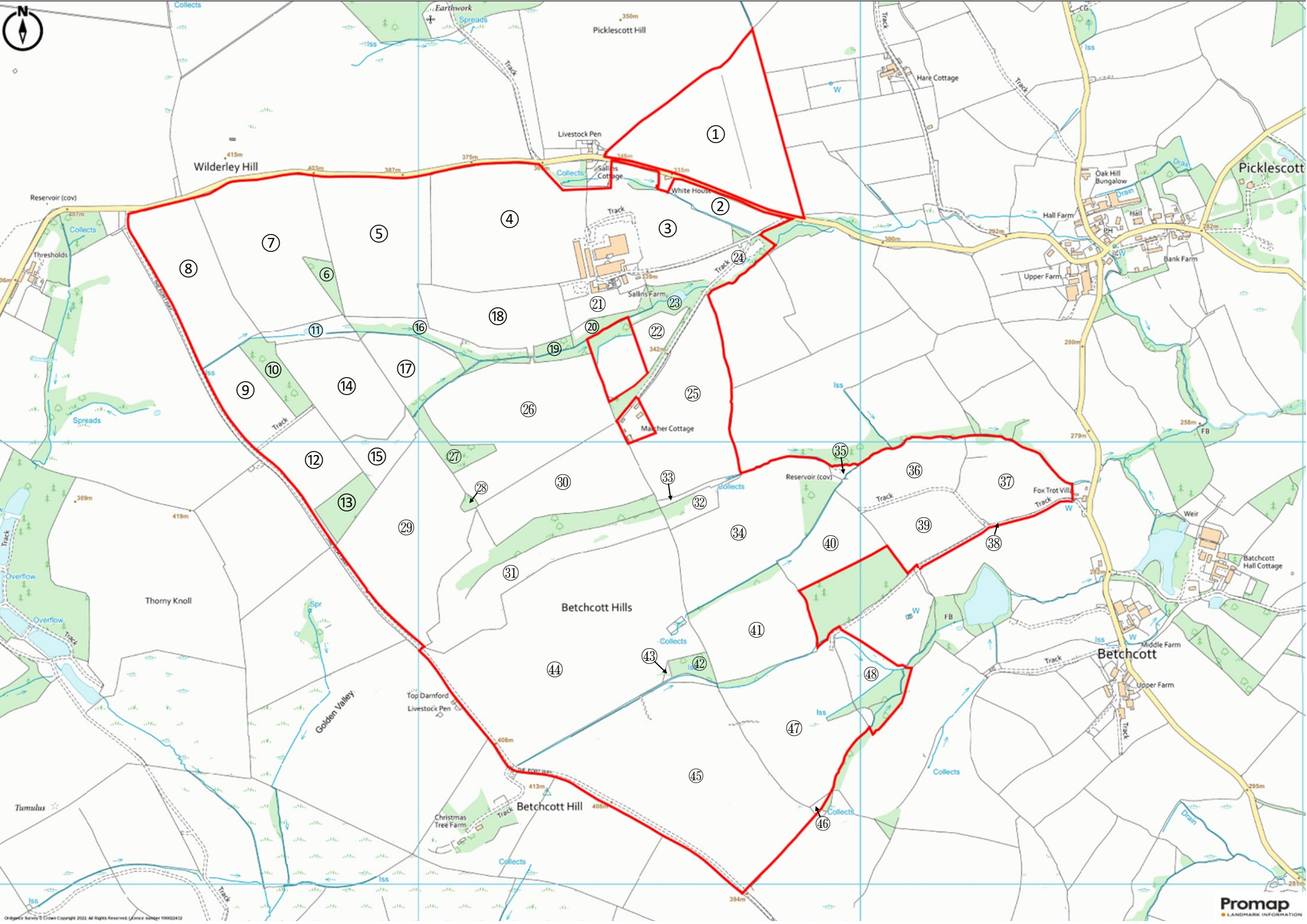
THE LAND AT SALLINS

This is a ringfenced farm set in approximately **442.26 acres (178.98 hectares)** including **19.94 acres (8.07 hectares)** of woodland. There is a wide range of land types, from productive arable land to permanent pasture. The land has benefitted from much improvement and investment to include drainage works and soil management. There are well kept fences with mature trees and hedgerows. The fields benefit from a natural water supply and planted shelterbelts, ideally suited for livestock shelter. They have good access with the rear land being accessed off council maintained roads. The owners benefit from Commoners' rights on the Long Mynd.

There is also sporting potential with many small spinneys sporadically planted on the farm that would make great locations for release pens and drives. Along with this there is some excellent undulating terrain that could produce some challenging shooting.

	Field Number	Description	Size (hectares)	Size (acres)
1	SO4299 6269	Arable	8.55	21.13
2	SO4299 6854	Pasture	1.26	3.11
3	SO4299 5451	Pasture	4.39	10.85
4	SO4299 2050	Arable	8.97	22.16
5	SO4199 9143	Arable	7.19	17.77
6	SO4199 7837	Pasture	0.43	1.06
7	SO4199 6444	Arable	7.84	19.37
8	SO4199 4937	Arable	5.3	13.10
9	SO4199 6110	Pasture	2.55	6.30
10	SO4199 6715	Pasture / Woodland	0.76 / 0.21	1.88 / 0.52
11	SO4199 7525	Pasture	0.93	2.30
12	SO4198 7993	Pasture	2.81	6.94
13	SO4198 8587	Woodland	0.99	2.45
14	SO4199 8113	Pasture	4.29	10.60
15	SO4198 9297	Pasture	1.22	3.01
16	SO4299 0424	Woodland	1.63	4.03
17	SO4199 9916	Pasture	2.38	5.88
18	SO4299 1727	Pasture	3.97	9.81
19	SO4299 3220	Woodland	0.48	1.19

20	SO4299 4427	Pasture / Woodland	0.43 / 0.10	1.06 / 0.25
21	SO4299 4131	Pasture	0.95	2.35
22	SO4299 5224	Pasture	0.83	2.05
23	SO4299 5733	Woodland	1.53	3.78
24	SO4299 6839	Pasture	1.49	3.68
25	SO4299 6108	Arable	6.82	16.85
26	SO4299 2204	Arable	8.58	21.20
27	SO4298 0895	Woodland	0.83	2.05
28	SO4298 1286	Woodland	0.10	0.25
29	SO4198 9382	Arable	8.07	19.94
30	SO4298 3391	Arable	4.83	11.93
31	SO4298 2271	Pasture	6.69	16.53
32	SO4298 6586	Pasture / Woodland	0.51 / 0.20	1.26 / 0.49
33	SO4298 6289	Pasture	0.20	0.49
34	SO4298 7582	Arable / Woodland	6.59 / 0.64	16.29 / 1.58
35		Reservoir	0.13	0.32
36	SO4398 1093	Pasture	3.14	7.76
37	SO4398 3491	Pasture	3.52	8.70
38	SO4398 4084	Pasture	0.16	0.40
39	SO4398 1481	Arable	2.89	7.14
40	SO4298 9376	Arable	2.63	6.50
41	SO4298 7657	Arable / Pasture	4.55 / 0.31	11.24 / 0.77
42	SO4298 6149	Woodland	0.46	1.14
43	SO4298 5747	Pasture	0.04	0.10
44	SO4298 3453	Pasture	18.07	44.65
45	SO4298 6234	Pasture	15.33	37.88
46	SO4298 9118	Pasture	0.07	0.17
47	SO4298 8637	Pasture	7.22	17.84
48	SO4398 0147	Pasture / Woodland	1.22 / 0.90	3.02 / 2.22
		Total	176.18	435.34
		House, Buildings etc.	2.80	6.92
		Total	178.98 (hectares)	442.26 (acres)





SERVICES

The property is served by the following; Borehole water, Mains electricity, Private septic tank drainage and Oil fired central heating.

METHOD OF SALE

Private Treaty.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire County Council.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

AGRI-ENVIRONMENT SCHEMES

Part of the farm is subject to a scheme. For more information please contact the agent.

BASIC PAYMENT SCHEME

The land has been registered for the BPS. Entitlements are available by separate negotiation.



Directions:

From the Shrewsbury A5 Bayston Hill roundabout (Dobbies), proceed south along the A49 Trunk road. Continue for approximately 4 miles passing through Bayston Hill, and past Shrewsbury Golf Club to your left. Before entering Dorrington village, take a right at Bulkrite Vehicle Repairs and proceed for 0.6 miles. At church road take a further right and proceed for another 3 miles until you get to Picklescott. Continue through Picklescott and straight on for 0.5 miles. The drive for Sallins will be on your left hand side, as indicated by the Agent's 'For Sale' board.

Viewing arrangements

Viewing of the property is strictly by appointment only through

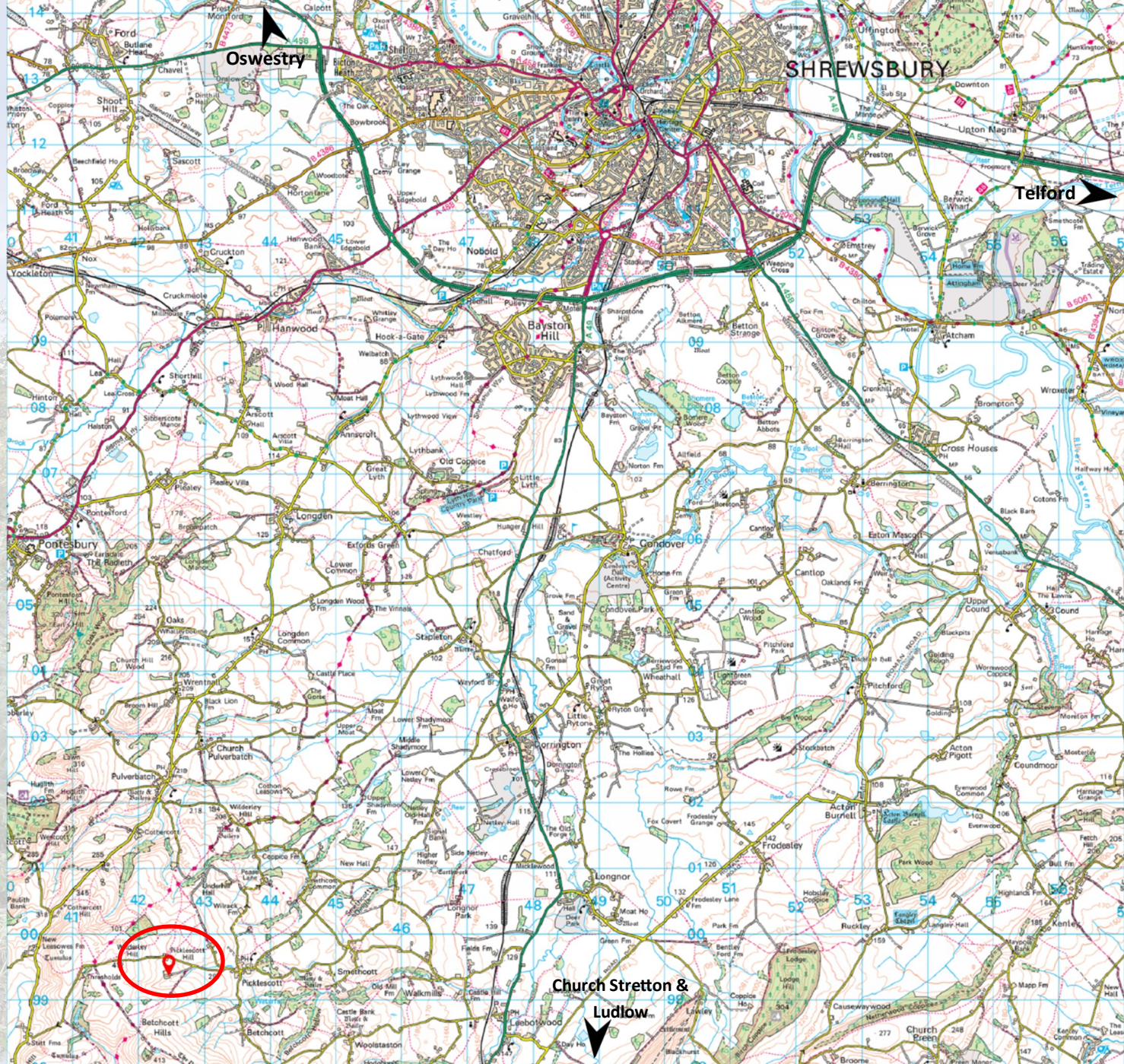
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. 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. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.