



Halls ¹⁸⁴⁵

LOWER WALLOP FARM, WALLOP, WESTBURY,
SHREWSBURY, SHROPSHIRE, SY5 9RT



Halls are delighted with instructions to offer

FOR SALE

by Private Treaty

LOWER WALLOP FARM

Wallop, Westbury, Shrewsbury, Shropshire, SY5 9RT

A delightfully situated organic mixed farm in the unspoilt West Shropshire countryside and comprising:

- A five bedroomed, Grade II Listed farmhouse
- Extensive and spacious living accommodation
- A range of modern and traditional farm buildings
- Certified organic agricultural land along with large areas of mature woodland
- Set in approximately 291.16 acres in total

SITUATION

Lower Wallop Farm is located in an elevated position close to the Welsh border, approximately 2 miles off the B4386 Shrewsbury to Montgomery road. It lies approximately 2.5 miles from the nearest village of Westbury, approximately 7.5 miles from the nearest town of Welshpool and approximately 10 miles from the county town of Shrewsbury. The M54, which provides links onwards to the M5 and M6, is less than half an hour's drive away.

DESCRIPTION

The sale of Lower Wallop Farm offers Purchasers the rare opportunity to acquire a beautifully situated, certified organic mixed farm, in a renowned farming area.

The Grade II Listed farmhouse underwent an extensive scheme of renovation and modernisation in 2010/11 and provides spacious living and sleeping accommodation.

Situated on the northern edge of the farm, the farmstead is very accessible and comprises of a range of livestock buildings with some grain storage facilities, along with traditional buildings capable of alternative uses.

The mature woodland areas add extra interest to this mixed farm, where there has been an emphasis on conservation in recent years.

In addition, the varying habitats across the farm could attract interest in respect of Biodiversity Net Gain.

The farm really does offer something for everyone.

FARMHOUSE

The Grade II Listed farmhouse occupies a very accessible position just outside the rural hamlet of Wallop. It is approached directly off the Council maintained Wallop and Rowley road and lies adjacent to the farm buildings range.

It is a detached two storey property of rendered brick and stone construction, which underwent an extensive scheme of renovation and re-configuration in 2010/11, including re-plumbing and re-wiring, installation of a new kitchen and bathrooms, and refurbishment of the sash windows.

Internally it provides generous living and sleeping accommodation and benefits from underfloor heating in parts, along with an abundance of traditional features including sash windows, decorative cornicing, exposed timbers and inglenook fireplaces.

The front door leads into the **Entrance Hallway** with a quarry tiled floor, the main staircase and doors to;

Lounge with exposed floorboards, a log burner in a fireplace with a tiled hearth and surround;

Dining Room/Study with a log burner in a brick-surround fireplace;

Steps down to the **Cellar**;

Kitchen with a slate floor, fitted units on both levels, a double stainless-steel sink, Rangemaster cooker, and double doors to the outside patio area;

Sitting Room with a log burner in an inglenook fireplace, built in storage and a door to the cylinder and utilities cupboard;

Boot Room with a slate floor and a door to the rear garden and yard area;

Utility/Office with a slate floor, units on two levels, single stainless-steel sink and built in storage cupboard;

Second entrance hallway with a second staircase to the first floor, door leading outside and door to;

Wet Room with a walk-in shower, WC and basin;

The first floor of the property can be accessed by two separate staircases.

The main staircase leads from the main entrance hallway to the first floor landing and;

Bedroom One, a double bedroom with built in wardrobes, a hatch to the roof space and an en-suite bathroom with WC, basin, and bath with shower over;

Bathroom with a WC, basin, bath and shower

Bedroom Two, a double bedroom with original open fireplace with surround;

Bedroom Three, a single bedroom;

A second landing area has doors to;

Bedroom Four, a double bedroom with a hatch to the roof space;

Bedroom Five, a double bedroom

OUTSIDE

Outside, there is ample parking for several vehicles.

The manageable-sized garden is predominantly laid to lawn, interspersed with orchard fruit trees and a patio area.



FARMHOUSE; GROUND FLOOR AND FIRST FLOOR



Total area: approx. 341.9 sq. metres (3680.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

FARM BUILDINGS AND OUTBUILDINGS

The farm yard and buildings are accessed via two direct access points off the Wallop and Rowley road.

The domestic outbuildings range to the rear of the house comprises;

A three bay building, 40' x 30' of steel frame and block construction with cladding, providing:

- Triple Garage
- Boiler house with 60kw Solarfocus "Terminator 2" log biomass boiler (convertible to woodchip or pellets) with 4000 litre accumulator tank, along with Warmflow oil fired boiler as alternative back up.
- Further enclosed workshop

The farm buildings range includes;

- Cattle Shed- open fronted and of steel and timber frame construction (approx. 50' x 22'),
- Two bay Implement Shed, (approx. 30' x 30'), clad on two sides,
- Principal Cattle Building, (approx. 90' x 25'), with 45' x 22' lean to on one side providing further cattle yard and 90' x 18' lean-to feeding area on other side,
- Adjoining five bay Dutch Barn,

Through to rear concrete yard with;

- Silage Pit, (approx. 100' x 25') with concrete panel walls,
- Atcost Grain Store, fully enclosed with 4 metal bins in situ together with reception pit, 5 tonne Scotmec batch dryer (not working) and Whitlock batch bin feeding hammer mill.
- Range of five former pig sties.
- Bull Shed (approx. 45' x 16')
- Disused slurry lagoon.

- Single storey range, comprising disused former pig shed (approx. 70' x 12'),
- Three bay Dutch Barn with 20' wide lean-to, all running as a cattle yard with full length feed barrier,
- Original Dairy Block, (approx. 120' x 40'), principally of brick construction with former parlour and dairy in situ,

Adjacent to the farmhouse there is an L shaped traditional range of brick and timber construction, providing stores and cattle box with 3 bay lean-to implement shed behind.



LAND

The land has been farmed organically since 2007 and comprises of a mixture of winter and spring cropped arable land, temporary clover leys and permanent grassland, all with varying topography and freely draining, slightly acid loamy soil, according to Soilscape.

Most fields have roadside or lane access, with the remainder having internal access via farm tracks.

The agricultural land is interspersed with woodland amounting to a total of approximately 55.65 acres, which predominantly comprises native broadleaf species.

Land Schedule using RPA details

Field Number	Area (ha)	Area (acres)	2023 Land Use
6522	10.40	25.70	Winter Wheat
9039	13.68	33.80	Grass/Clover Ley
9259	0.16	0.40	Woodland
8759	0.02	0.05	Woodland
2060	5.21	12.87	Permanent Grassland
3762	0.91	2.25	Permanent Grassland
5562	0.42	1.04	Permanent Grassland
6164	0.43	1.06	Permanent Grassland
6159	0.08	0.20	Permanent Grassland
2857	4.25	10.50	Permanent Grassland
0361	2.75	6.80	Permanent Grassland
0443	7.12	17.59	Permanent Grassland
2135	0.15	0.37	Woodland
0723	6.84	16.90	Woodland
8663	0.68	1.68	Woodland
8145	1.09	2.69	Permanent Grassland
8053	0.24	0.59	Track
7659	1.66	4.10	Permanent Grassland
5634	5.85	14.46	Grass/Clover Ley
6122	0.54	1.33	Track
7524	3.90	9.64	Permanent Grassland
7209	3.82	9.44	Woodland

6496	3.62	8.95	Permanent Grassland
5714	0.90	2.22	Permanent Grassland
5005	1.76	4.35	Permanent Grassland
5053	1.95	4.82	Permanent Grassland
3439	3.15	7.78	Permanent Grassland
4429	4.19	10.35	Grass/Clover Ley
1924	2.25	5.56	Permanent Grassland
3314	2.95	7.29	Spring Crop
2111	0.03	0.07	Woodland
1413	1.92	4.74	Temporary Grassland
9515	3.77	9.32	Grass/clover ley
2004	0.28	0.69	Woodland
1782	9.95	24.59	Woodland
0569	5.30	13.10	Permanent Grassland
2681	0.59	1.46	Woodland
3982	3.96	9.79	Permanent Grassland
Wallop Hall Lane	0.23	0.57	Track
4564 (Farmyard)	0.62	1.53	Farmyard
Farmhouse & garden	0.21	0.52	Farmhouse & garden
Total	117.83	291.16	

Boundary hedges and fences have been maintained in recent years under stewardship schemes.



SERVICES

The farm is served by a mains water supply and single-phase mains electricity supply. It also benefits from two solar PV arrays.

Drainage to the farmhouse is via a private biodisc.

Central heating is supplied via the biomass boiler or oil fired boiler, with underfloor heating on the ground floor in the kitchen, sun room/back porch, utility and wet room. There is electric underfloor heating in the first-floor bathrooms.

Biomass Boiler

The property benefits from a 60kw Solarfocus “Therminator 2” biomass boiler which was commissioned in May 2013 and runs off logs. It is registered for RHI payments until July 2033. It fuels the central heating in the house and has capacity to heat the adjacent traditional farm building. There is a 4000 litre accumulator tank. The oil fired boiler is also available as a back-up.

Solar PV

There are two separate 4 kw solar PV arrays; one supplying the farmhouse and one supplying the farm buildings. They were installed in February 2012 and benefit from generation and export Feed in Tariffs.

Traditional Farm Buildings

In 2012, full planning permission was granted for the “change of use and conversion of existing barn to meat processing facility with associated class room/educational facility”. The permission has lapsed but is an example of how the building can be re-used.

Third Party Occupation

A long-term family friend currently occupies a static caravan and farm building on a small area of land adjacent to the farmyard and buildings. The electricity supply to the property is separately metered, however the mains water supply is not separately metered. There is no written agreement in place. We propose the farm is sold subject to this occupation, though the Vendors are willing to discuss alternatives if necessary.

Basic Payment Scheme

The land is registered with the Rural Payments Agency for the Basic Payment Scheme. The 2023 payment will be claimed and retained by the Vendor, who is entitled to remaining payments under the scheme until it ends in 2027.

Environmental Stewardship

The land is currently subject to a Countryside Stewardship Mid Tier agreement, which commenced on 1st January 2021 and expires on 31st December 2025. Management options include BE3 Management of Hedgerows, GS1, GS2 and GS5 grassland management options, along with a number of arable and organic arable and grassland options. A copy of the agreement and management options can be requested.

Sporting Rights

The sporting rights are in hand.

Council Tax

The farmhouse is currently in Council tax band ‘F’.

Nitrate Vulnerable Zones (NVZ)

The property is not situated within a Nitrate Vulnerable Zone.

Rights of Way, Easements and Covenants

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.

The property benefits from a right of access over the short track adjacent to Wallop Cottages, leading into field 0361 and coloured brown on the plan.

Third parties have a right of way over Wallop Hall Lane, to access properties along the lane.

The owners of the Tiled House and Tiled House Barns have a right of way along the Tiled House Lane to access the properties.

Tiled House Barn

Tiled House Barn is being offered for sale separately. Further details can be requested from the Agents. The purchasers of the barn will be given a right of way over the access lane and over field 5634 for the purpose of accessing the barn during conversion/construction.

Boundaries, Roads and 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.

Local Authority

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

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.

Viewing

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

Method of Sale

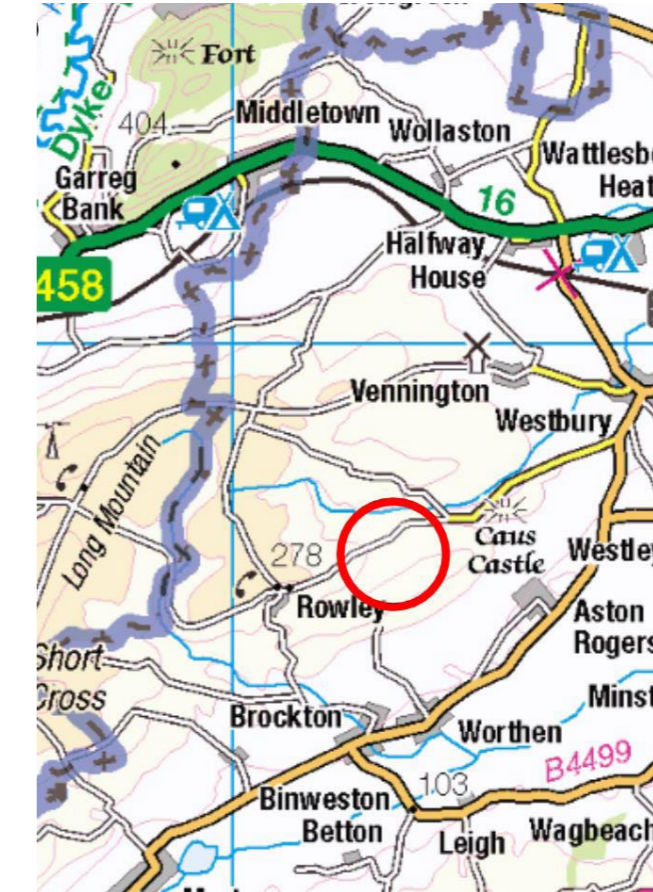
The property is for sale by private treaty as a whole.

Solicitor

Mrs Sally-Ann Butter, Graham Withers & Co, 46 Cheshire Street, Market Drayton, Shropshire, TF9 1PQ.

Sole Agents:

David Giles/Louise Preece
Halls Holdings Ltd
Halls Holdings House
Bowmen Way
Battlefield
Shrewsbury
Shropshire SY4 3DR
davidg@hallsgb.com
louise@hallsgb.com
01743 450700



LOCATION PLAN

Halls

Viewings

By appointment
Contact: David Giles/Louise Preece

📞 01743 450 700

Halls Holdings Ltd:
Halls Holdings House, Bowmen Way,
Battlefield, Shrewsbury, SY4 3DR

✉️ davidg@hallsgb.com

✉️ louise@hallsgb.com

hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.

Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR.

Registered in England 06597073