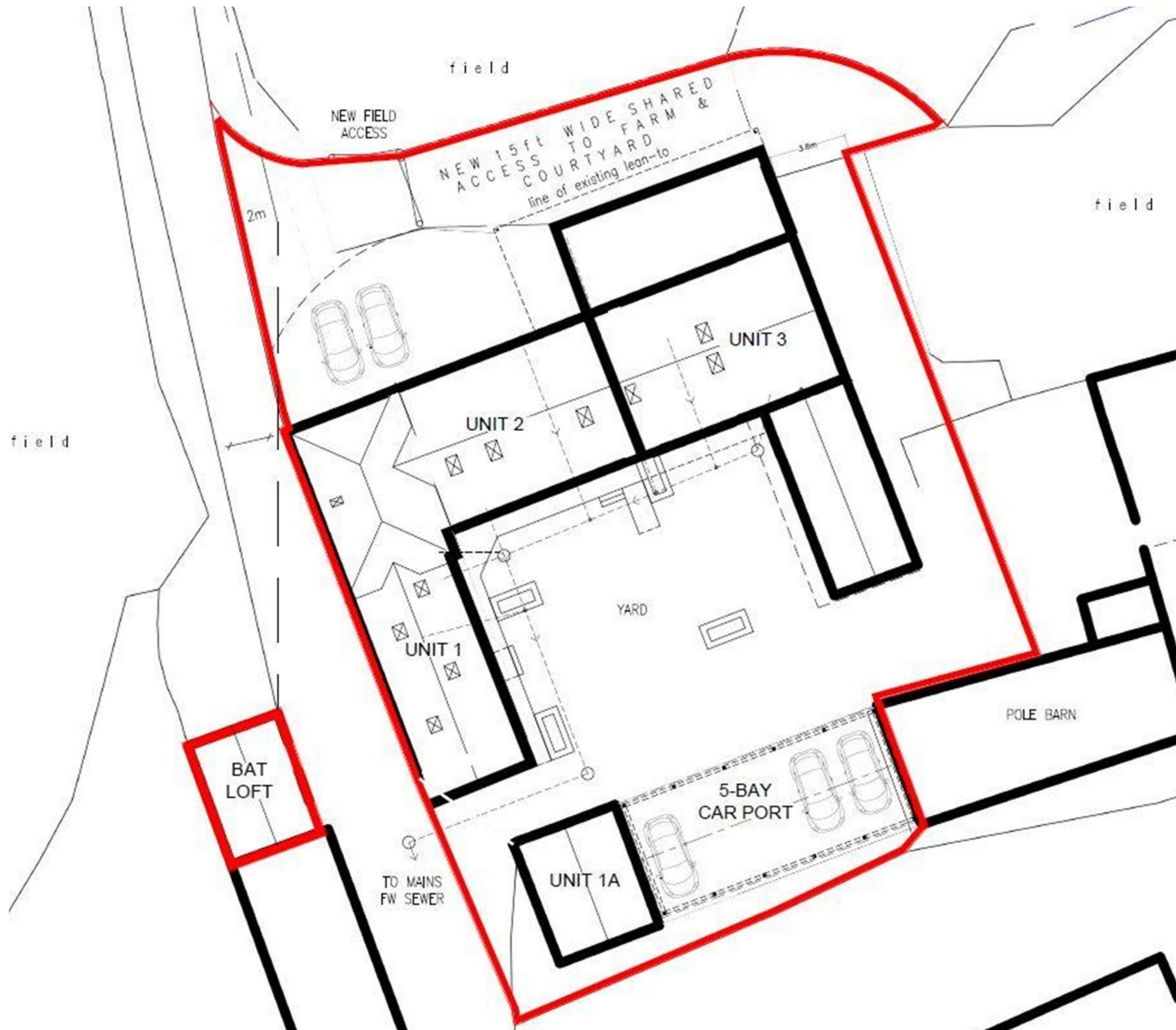


FOR SALE

Traditional Farm Buildings, Hall Farm, Picklescott, Church Stretton, Shropshire SY6 6NR



FOR SALE

Price Guide £349,000

Traditional Farm Buildings, Hall Farm, Picklescott, Church Stretton, Shropshire, SY6 6NR

Traditional farm buildings with planning permission for change of use to three residential dwellings and a 5-bay carport.



01743 450 700

Rural Professional Department  
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
Email: reception@hallsgb.com



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- Popular village location
- Full planning permission
- No affordable housing contribution
- Zero CIL liability
- Mains services available
- For sale by private treaty

**Farm Buildings with Planning Permission**

The traditional farm buildings, set in approximately 0.29 acres, comprise of a 'U' shaped range of single and two storey barns of brick and stone construction under a tiled roof. The buildings have timber framed windows and doors and are located around a central concrete yard, with access off the village road. A further small, Grade II listed, timber framed building of brick and rubble-stone construction, known as "The Bull Shed" lies separately to the main range.

**Situation**

Hall Farm is located on the edge of the village of Picklescott, approximately 3½ miles from Dorrington, 4½ miles from Church Stretton, and 8 miles from Shrewsbury and the A5, which connects to the M54, providing links onwards to the M5 and M6.

**Planning Permission**

Full planning permission and Listed Building Consent was granted in April 2018 (application references: 16/05366/FUL and 16/05367/LBC) for the conversion of the traditional agricultural buildings to create three residential dwellings, with a 5 bay carport.

Further determinations amended/varied the working of the pre-commencement conditions attached to the original planning permissions and should be read in conjunction with them.

The planning permission has been implemented by the current owners by installing the access to the proposed development and Shropshire Council has acknowledged this as a material operation to lawfully commence the development.

**Affordable Housing Contribution**

At the time the application was made, developments providing 5 or less dwellings in the rural area were exempt from the requirement to provide on-site affordable housing or financial contributions towards the provision of off-site affordable housing. Purchasers must satisfy themselves that this is correct.

**Community Infrastructure Levy (CIL)**

The CIL liability notice issued on the 8th May 2018 confirms a zero liability. A CIL Form 6 (Commencement Notice) was submitted to Shropshire Council when the development commenced, and was acknowledged.

The full suite of planning application documents can be viewed online via Shropshire Councils website.

**Services**

The traditional farm buildings range benefits from a three phase mains electricity connection and reservations will be made within the contract to enable them to be connected to the mains water and mains sewer network. A reservation might also be required to enable the retained farm buildings to connect into the mains services.

**Rights of Way, Easements and Wayleaves**

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.

**Boundaries, Fences and Roads**

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.

**Viewings**

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.

**Guide Price**

Guide Price £349,000

**Solicitor**

Mr Mathew Bowering  
Lanyon Bowdler Solicitors  
Tel: 01743 838085

**Sole Agents**

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