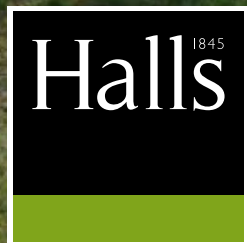




# OAK TREE FARM

45. STRETTON WESTWOOD | MUCH WENLOCK | SHROPSHIRE | TF13 6DE





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Much Wenlock 1 ½ miles | Bridgnorth 9 miles | Church Stretton 11 miles | Telford 10 miles | Shrewsbury 11 ½ miles  
(all mileages are approximate)

A DELIGHTFULLY SITUATED RURAL PROPERTY LOCATED A SHORT  
DISTANCE FROM A POPULAR SHROPSHIRE TOWN

A three bedroomed farmhouse with traditional features

Range of useful outbuildings and farm buildings

Permanent grassland, suitable for grazing and/or mowing

**For sale as a whole or in two lots, by Private Treaty**



**Head Office**

Halls Holdings House, Battlefield, Shrewsbury, SY4 3DR

01743 450700

[louise@hallsgb.com](mailto:louise@hallsgb.com)

**Viewing of both lots is by appointment only**

## SITUATION

Oak Tree Farm is located approximately 1 ½ miles from the popular Shropshire town of Much Wenlock, with the larger towns of Bridgnorth, Church Stretton, Telford and Shrewsbury being a convenient drive away. The M54, which provides links onwards to the M5 and M6, is only 10 miles to the north. It is accessed via the unclassified council-maintained Stretton Westwood Lane which leads off the B4371 Much Wenlock to Church Stretton road.

## DESCRIPTION

The sale of Oak Tree Farm offers purchasers the opportunity to acquire a perfectly situated farm located a short distance from a popular town.

In addition to the farmhouse there is a useful range of outbuildings and farm buildings together with permanent grassland that divides in two lots, offering flexibility to purchasers.

The farm is available as a whole or in two lots, by Private Treaty and with no onward chain.

## OAK TREE FARM

Total area: approx. 99.5 sq. metres (1071.5 sq. feet)





## LOT 1- OAK TREE FARM GUIDE PRICE £480,000

The farmhouse is a detached cottage of stone and part-rendered construction under a tiled roof, with some original timber framed, single glazed windows and some replacement UPVc framed, double glazed windows. It would benefit from a scheme of modernisation.

It is approached over a private lane which also leads to the farm buildings and land, and was originally a “two-up/two-down” before an extension was added in circa 1983 to provide a larger family home.

The property occupies a rural position where purchasers will be afforded peace and privacy, yet Much Wenlock and its local services and facilities are only a short distance away.

The farmhouse, buildings and land amount to approximately 10.58 acres (4.28 ha) in total.

Internally the farmhouse accommodation comprises of;

**Front door** into a timber porch, with a quarry tile floor, leading to

**Hallway** with doors to the ground floor reception rooms

**Lounge** with a log burner on a tiled hearth and sliding patio door to the garden

**Shower Room** with a WC, basin and shower

**Dining Room** with a log burner set in a tiled surround with mantle over, exposed beams and staircase to the first floor





**Kitchen** with a tiled floor, solid fuel Rayburn, units on two levels, single stainless-steel sink and a door to the rear timber lean-to

Split level first floor **Landing**

**Bedroom 1**, with one window and a hatch to the roof space

**Bedroom 2**, a double room with one window and a built-in wardrobe with double sliding doors

**Bedroom 3**, a double room with two windows, a hatch to the roof space and a built-in wardrobe with double sliding doors

**Bathroom** with a WC, basin and bath

### COUNCIL TAX

The farmhouse is currently in Council tax band 'D'.

### EPC RATING

The farmhouse has an EPC rating of G.

### SERVICES

The farmhouse benefits from mains water and electricity, private foul and surface water drainage, and central heating via radiators in the lounge and dining room which is fired by the solid fuel Rayburn.

### OUTSIDE

A slabbed path leads around the perimeter of the property to a patio seating area to the rear, with a stone edged raised bed and wicket gate leading to a large garden which is predominantly laid to lawn, interspersed with trees and with two greenhouses.





## OUTBUILDINGS AND FARM BUILDINGS

Adjacent to the farmhouse is a useful open-fronted single garage of block and stone construction under a tin roof, with a former pigsty to the rear.

An old lorry body with timber lean-to's, a former air raid shelter and railway wagon provide storage.

The farm buildings include;

- A timber framed shed with lean-to, clad with corrugated iron
- Steel framed shed of part block construction, clad with corrugated iron walls and roof, part lofted, with an open-fronted lean-to

## LAND

A former wooded railway line forms the boundary to the property and provides a useful privacy screen.

The permanent grassland is divided into several useful paddocks of varying sizes, which provide useful grazing and mowing areas adjacent to the farmhouse and buildings.

## FORMER 46. STRETTON WESTWOOD

The ruins of a former stone cottage known as 46. Stretton Westwood are located on the western-most boundary of the property.

An Overage Clause will apply in respect of 46. Stretton Westwood, whereby the Purchaser or his successor in title will be required to pay 40% of any increase in value as a result of planning permission being granted within 30 years for the rebuilding of the cottage, or residential re-use of the site.









**LOT TWO- APPROXIMATELY 17.30  
ACRES OF PERMANENT GRASSLAND  
GUIDE PRICE £205,000**

The land comprises of approximately 17.30 acres of sloping permanent grassland which lies to the south-east of lot 1. It has previously been used for grazing and mowing and is fenced internally dividing the area in to three smaller paddocks.

The land is accessed via a Right of Way which leads from the access lane and over the private driveway of the neighbouring Lower Farm to a single gateway, as denoted by 'A' on the plan. The right of way is a "right at all times and for all agricultural purposes with or without horses, cars or other vehicles mechanically propelled or otherwise to pass and repass and to drive sheep, cattle and other animals over and along the fold yard and road".

If lot 2 is sold separately to lot 1, the purchaser will be required to ensure there is an adequate stock proof boundary between the lots, within 6 months of completion.

**SERVICES**

A mains water connection is possible and the purchaser will be given the opportunity to connect across lot 1. Any connection must be made within 6 months of completion.



### **BASIC PAYMENT SCHEME**

Future de-linked payments will be retained by the Vendors.

### **ENVIRONMENTAL STEWARDSHIP**

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

### **SPORTING RIGHTS**

As far as we are aware, the sporting rights are in hand.

### **NITRATE VULNERABLE ZONES (NVZ)**

The property is situated within a Nitrate Vulnerable Zone.

### **TENURE**

The property is freehold and vacant possession will be given on completion.

### **OVERAGE CLAUSE**

An Overage Clause will apply in respect of 46. Stretton Westwood, whereby the Purchaser or his successor in title will be required to pay 40% of any increase in value as a result of planning permission being granted within 30 years for the rebuilding of the cottage, or residential re-use of the site.

An Overage Clause will apply in respect of the main steel framed, part-block farm building, whereby the Purchaser or his successor in title will be required to pay 30% of any increase in value as a result of planning permission being granted (including via permitted development) within 30 years, for the change of use of the building to residential dwelling use.

### **RIGHTS OF WAY, EASEMENTS AND COVENANTS**

A public footpath runs along the boundary of lot 2. 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.

### **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 and on making an offer, it should be stipulated whether the offer is made for the property as a whole or for one of the constituent lots. The Vendors or their Agents reserve the right to change/vary the method of sale at any time, including requesting Best and Final offers.

### **SOLICITOR**

Fodens Solicitors, Fodens Business Centre, M54 Junction 6, Telford, TF3 5HL.

### **SOLE AGENTS**

Louise Preece BSc (Hons) MRICS FAAV  
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01743 450700

### **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.

