



LITTLE HALL FARM

NEWCASTLE-ON-CLUN | CRAVEN ARMS | SHROPSHIRE | SY7 8PA





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Clun 2.5 miles | Newcastle-on-Clun 1.5 miles | Craven Arms 10 miles | Bishops Castle 8 miles
Shrewsbury 30 miles | Ludlow 18 miles

(all mileages approximate)

A BEAUTIFULLY SITUATED LIVESTOCK FARM IN THE HEART OF THE CLUN VALLEY LOCATED WITHIN THE SHROPSHIRE HILLS CONSERVATION AREA

- A stone Grade II Listed farmhouse with two additional self-contained annexes.
- Traditional farm buildings with potential for conversion into an alternative use, together with purpose-built livestock sheds.
- Fertile and productive pastureland with extensive frontage to the River Clun.
 - A large block of upland grazing land situated within a ring fence.
 - In total 337.21 acres/136.48 ha

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

Lot One – Farmhouse, Annexes, Farm buildings and pastureland extending to 81.57 acres

Lot Two – Upland grassland suitable for grazing or grass conservation extending to approximately 255.64 acres



Head Office

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Viewing strictly by appointment only

GENERAL REMARKS

Little Hall is situated approximately 2.5 miles west of Clun and 1.5 miles east of Newcastle-on-Clun in the Clun Valley, renowned as an Area of Outstanding Natural Beauty. It has been in the ownership of the Price family for 69 years.

The farmstead is situated to the north of the B4368 at approximately 650 feet above sea level with extensive frontage to the River Clun. It is surrounded by fertile river grazing land with two ponds and conservation areas accentuating its natural beauty. Lot Two lies to the south of the B4368 and is an extensive block of grazing land with mowing fields being situated adjacent to the Springhill to Clun Road which is adjacent to its southern boundary.

DESCRIPTION – LOT ONE

Farmhouse

The farmhouse is constructed of natural stone under a slated roof. It is south facing and has potential for sympathetic modernisation and improvement. It is approached from the B4368 by its own private hardcored driveway.

It currently comprises:

Basement – Cellar

Ground Floor – Kitchen, Living Room

First Floor – Two Bedrooms, Shower Room

Second Floor – Two Bedrooms, W.C

It is fronted by a well-stocked front garden which has been tastefully landscaped by the Vendors.

Stone and Slate roofed **GARAGE**

Integral with the farmhouse are two additional residential annexes which provide self-contained accommodation.



Ground Floor Annexe

Ground floor annexe comprising: -
Hall, Bedroom, Dining Room, Bathroom, Kitchen, Living Room.

First Floor Annexe

First floor annexe comprising:-
Kitchen, Bedroom, Shower Room, Living/Dining Room.

COUNCIL TAX

The farmhouse is currently in Council tax band E

EPC

Little Hall Farmhouse has an EPC rating of F

OUTBUILDINGS

A ground floor **STORESHED** with steps to a first floor Loft over and an open fronted Double Garage with a first floor Loft over.

Stone and galvanised iron roofed former **GRANARY**.

Traditional stone timber and galvanised iron roofed **RANGE**.

NB There is potential for further development of these traditional buildings subject to relevant planning permission being obtained.



FARM BUILDINGS

Stone and slate roofed **GARAGE**.

At rear of the Range: 6 bay Lean-to steel and galvanised iron **STORESHED** and 7 bay steel, galvanised iron and fibro-cement **BARN**.

Stone and GI **CATTLE BARN** complete with Lean-To 3 bay timber pole and galvanised iron **LOOSE HOUSING SHED**.

Stone and galvanised iron **STORESHED**.

4 bay timber and galvanised iron **BARN** complete with Lean-to **STORESHED**.

8 bay steel, block, timber and Yorkshire boarded **BARN** complete with 2 lean-to **CATTLE SHEDS**.

Timber, pole and galvanised iron **SHEEP SHED**.



THE LAND

It surrounds the farmhouse and farm buildings, and it provides good grazing for cattle, sheep and horses. Certain fields are suitable for mowing for grass conservation, and it has excellent natural water supplies. It extends to an estimated area of 81.57 acres (33.02 ha) and is described in the following Schedule.

SCHEDULE

Land Parcel	Area (ha)	Area (acres)	Land Use
2729	5.25	12.97	Pasture
3937	0.08	0.20	Rough
4844	3.11	7.68	Pasture
5828	4.07	10.05	Pasture
6643	2.16	5.34	Pasture
7954	3.02	7.46	Pasture
8744	3.04	7.51	Pasture
8435	0.68	1.68	Pasture
7632	0.64	1.58	Pool/Woodland
8426	2.20	5.44	Pasture
9830	0.27	0.67	Pasture
0832	0.57	1.41	Pasture/Farmbuildings
0524	1.89	4.67	Pasture
0738	0.49	1.21	Pasture
0844	1.41	3.48	Pasture
2325	2.72	6.72	Pasture
3321	0.14	0.34	Wood
	1.28	3.16	Farmhouse, Annexes & Farmbuildings & Driveway
Total	33.02	81.57	

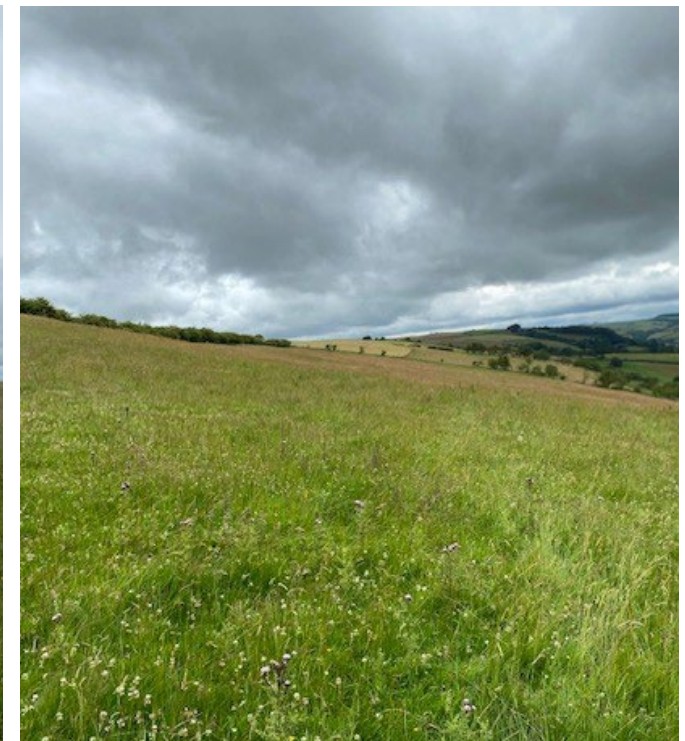


DESCRIPTION – LOT TWO

A block of upland grassland which is located between 650 – 1350 feet above sea level. It can be accessed on either its north or southern boundaries and is divided into convenient sized enclosures which provide good grazing for livestock. It extends to 255.64 acres (103.46 ha) and is described in the following Schedule.

SCHEDULE

Land Parcel	Area (ha)	Area (acres)	Land Use
1908	3.38	8.35	Pasture
3815	2.17	5.36	Pasture
3704	0.11	0.27	Pasture
3393	7.58	18.73	Pasture
4882	3.81	9.41	Pasture
5312	2.30	5.68	Woodland
6011	0.46	1.14	Woodland
6595	4.68	11.56	Pasture
6812	0.14	0.34	Pasture
6918	1.16	2.87	Pasture
8109	3.71	9.17	Woodland
8993	3.22	7.96	Pasture
8075	0.38	0.94	Pasture
8772	3.77	9.32	Pasture
9131	0.31	0.78	Woodland
2454	0.16	0.39	Pool/Woodland
7078	4.61	11.39	Pasture
2204	0.06	0.14	Pool
7850	1.89	4.67	Pasture
9044	2.83	6.99	Pasture
0149	2.67	6.60	Pasture
1454	4.14	10.23	Pasture/Woodland
0874	2.63	6.50	Woodland/Pool
2077	4.62	11.42	Pasture
2147	1.23	3.04	Pasture
3350	2.66	6.57	Pasture
3158	0.79	1.95	Pool/Woodland
5062	2.83	6.99	Pasture
4952	0.48	1.19	Woodland
4647	1.07	2.64	Pasture
4336	5.73	14.16	Pasture
3320	5.21	12.87	Pasture
3604	5.25	12.97	Pasture
5508	3.74	9.24	Pasture
6731	3.81	9.41	Pasture
5833	1.19	2.94	Pasture
8246	5.40	13.34	Pasture
7362	0.39	0.96	Pasture
6559	2.65	6.54	Pasture
5377	0.25	0.62	Woodland
Total	103.46	255.64	



SERVICES

Mains electricity, private drainage system and a private water supply.

SOLAR PANELS

Solar panels were installed in November 2014 and confirmation was received from Ofgem that this system was accredited, and the following details were entered onto the Central FIT Register.

Capacity of Generating System	3.92 KW
Address of Site	Little Hall Farm
Unique FIT ID	FIT 00546096
Eligibility Start Date	07/11/2014
Eligibility End Date	06/11/2034

This generates quarterly FIT payments

SPORTING RIGHTS

The Sporting Rights are in hand and are sold with the freehold.

RURAL LAND REGISTER

The farm is registered on the Rural Land Register with Lot One being classified as Disadvantaged and Lot Two being classified as Severely Disadvantaged. In 2023, the RPA confirmed the following areas as eligible for BPS:

Lot One - 30.7499 ha
Lot Two - 101.0327 ha

No Basic Payment Entitlements are being sold with this land.

LOCAL AUTHORITY

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

ENVIRONMENTAL SCHEME

Both lots are sold subject to an Entry Level and Higher Level Stewardship Scheme, Agreement Number: AG00469612. This Scheme runs until 31/8/2028 and the Purchaser(s) will be required to take on the current scheme until its expiry date. The scheduled payment for this Scheme for the period 01/01/2024 until 31/12/2024 is the sum of £10,773.94 The estimated breakdown of the payment between each lot is as follows:

Lot One - £1,132.20
Lot Two - £9,641.74

LISTED BUILDINGS

The farmhouse, annexes and the traditional barn approximately 10 metres to the north of the farmhouse are Grade II Listed as buildings of Special Architectural and Historical Interest.

TENURE

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

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 outgoings 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.

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.

What3Words – Lot One sifts.scariest.crisp
Lot Two rust.sandpaper.surfaces

METHOD OF SALE

For sale by Private Treaty either as a whole or in two lots.

The Vendor and their agent reserve the right to withdraw or divide the property and vary the sale method if required.

SOLICITOR

Mr Richard Morris, Morris and Bates, Ffordd Alexandra, Aberystwyth, Ceredigion, SY23 1PT

SOLE AGENTS

Peter Willcock/Rachel Howson, Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

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Outbuilding No.	Description
1	Farm House
2	Ground Floor Annex
3	First Floor Annex
4	Ground Floor Storeroom
5	Granary
6	Range
6A	Barn
7	Garage
8	Cattle Barn
9	Store Shed
10	Store Shed
11	Cattle Shed
12	Sheep Shed

