

FOR SALE



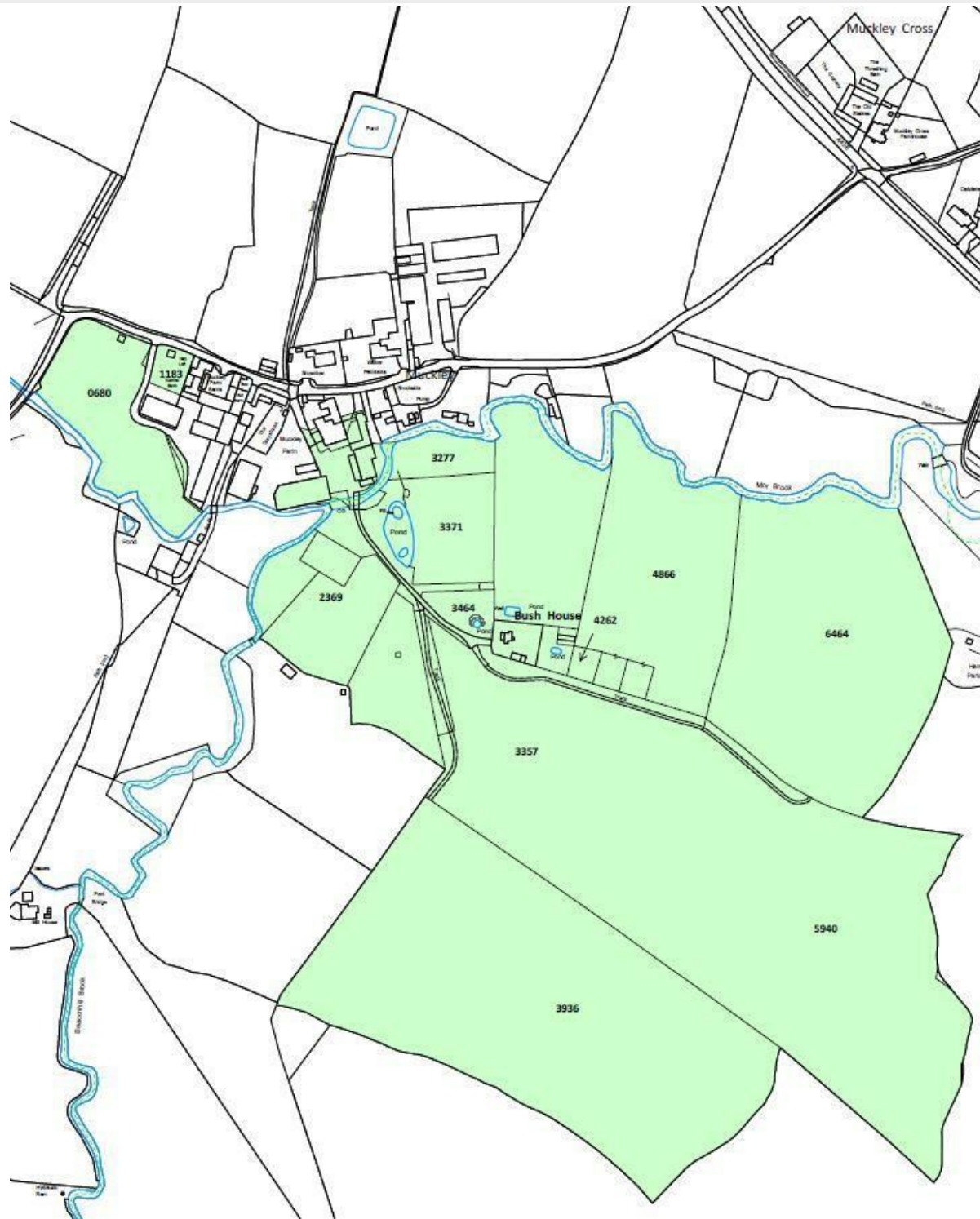
Bush House, Muckley, Acton Round, Bridgnorth, Shropshire, WV16 4RW



FOR SALE Guide Price £450,000

Bush House, Muckley, Acton Round, Bridgnorth, Shropshire, WV16 4RW
For Sale by Informal Tender

A rare opportunity to purchase an investment property in the form of a charming detached dwelling together with yard, buildings and land, extending to 57.25 acres (23.17 hectares) in all, and sold subject to tenancy. Located in an attractive location, with good road connectivity.



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Rural Professional Department
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- **Detached, two-bedroomed cottage**
- **Large yard, and a wealth of additional buildings**
- **Approximately 56.38 acres of Grade 3 Pastureland**
- **Central location**
- **Subject to a Farm Business Tenancy**
- **Rare investment opportunity**

GENERAL REMARKS

We have been favoured with instructions to offer Bush House for sale, on behalf of the Executors to the Estate of the Late Mr Bernard Dale.

Bush House is being offered for sale subject to a Farm Business Tenancy and offers an attractive investment opportunity. The tenant has been in occupation for a number of years.

SITUATION

Bush House is accessed via a right of way over the driveway and yard of the neighbouring Muckley Farm, from the council-maintained road which links the A458 to the B4368 and which leads from Acton Round to Monkthopton. The property is located approximately 3 ½ miles south of the market town of Much Wenlock and 5 ½ miles north of the town of Bridgnorth, which offers a full range of amenities and services. The A458 is located just ½ mile from the property and provides access to the A5 and M54.

BUSH HOUSE

The detached cottage is of brick construction under a tiled roof, with two small mono-pitch timber under-tiled roof extensions. It is located at the centre of the Holding, with extensive views over the surrounding countryside, and is accessed via a surfaced lane which runs through the farm from the yard.

LIVING ROOM

With a traditional brick fireplace with quarry tile surround and mantle over, one window to the front and doors to the kitchen and stairs.

KITCHEN

With units on two levels, sink with drainer, and doors to the living room, utility, and shower room.

UTILITY ROOM

With sink unit, window to the side and door to the kitchen.

SHOWER ROOM

With basin, shower and WC.

DINING ROOM

With windows to rear and side, and doors to the kitchen and office.

OFFICE AND PORCH

With windows to the rear and side, and doors to the dining room and external side.

BEDROOM 1

A double room with windows to the front and side and door to the landing.

BEDROOM 2

A double room with a window to the rear and door to the landing.

FAMILY BATHROOM

With basin, WC, shower over bath, and window to the front.

AIRING CUPBOARD

With water tank.

OUTSIDE

The property benefits from a hardcore parking area, with a garden, where the lawned area and pathway wrap around the house.

YARD AND BUILDINGS

The yard and buildings are located to the west of Bush House and adjacent to the neighbouring Muckley Farm farmhouse, in a concrete yard.

The buildings include:

- Steel portal framed general storage building, offering circa 700 sq. m of floor space.
- Traditional red brick under-tiled roof store, offering circa 50 sq. m of floor space.
- Traditional "L-Shaped" red brick under tile building, offering circa 200 sq. m of floor space
- Steel portal framed storage building, with rear steel framed lean-to, offering a total floor space of circa 300 sq. m.

LAND

The pastureland at the Property extends to approximately 55.00 acres (22.26 hectares) and is split into two blocks. The land is categorised as Grade 3 by the Agricultural Land Classification for England and Wales. The topography is generally undulating or gently sloping. The land is served by mains and natural water supplies.

COUNCIL TAX

Bush House is currently in Council Tax Band D.

EPC

The farmhouse has an EPC rating of E.

SERVICES

Bush House benefits from mains electricity and private foul and surface water drainage. Purchasers should verify the services and available connections for themselves.

TENURE

The freehold is for sale, subject to a Farm Business Tenancy.

FARM BUSINESS TENANCY

The Farm Business Tenancy commenced on 28th September 2017, and was extended in November 2019. The fixed term expires on 28th September 2037. There are no break dates in the agreement. The rent is payable in advance, on the 1st Day of each month. A copy of the agreement can be requested from the Agents.

TENANT'S PROPERTY

The following items belong to the Tenant and are not included in the sale:

- Log cabin erected in 2024
- Internal stable divisions
- Shipping containers
- Summerhouse
- Aviaries

This is not an exhaustive list and we reserve the right to add to the list during the course of the sale.

ONGOING INSURANCE CLAIM

There is an ongoing insurance claim in respect of the cottage which is being dealt with by the Vendor's insurers- NFU Mutual, together with Crawford and Company Loss Adjusters. We understand that if the insurance claim is not settled prior to completion, the claim can be transferred to the Purchaser, provided they continue the insurance policy with NFU Mutual. Further information on the insurance claim is available from the Agents.

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.

PROPERTIES AT MUCKLEY FARM

The following properties are for sale at Muckley Farm:

- Muckley Farm farmhouse
- Barn and 2.64 acres
- Yard and buildings
- Bush House (subject to FBT)
- 150.60 acres of land (subject to FBT)

Please get in touch if you require any further information.

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 informal tender, as a whole.

If you wish to make an offer, you must complete the attached tender form and return it to the office of the sole selling agent by no later than 12 noon on Monday 21st October 2024. The vendors will allow seven working days to consider the offers before a decision is made. The tender should be submitted in a sealed envelope marked "Bush House", for the attention of Louise Preece.

The Vendor does not undertake to accept the highest offer or indeed any offer and reserves the right to continue negotiations with parties of their choosing.

To avoid duplication of offers, it is suggested that any tender submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids, will not be accepted.

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

SOLICITOR

FBC Manby Bowdler, Juneau House, Sitka Drive, Shrewsbury, SY2 6LG. Tel: 01743 241551.

