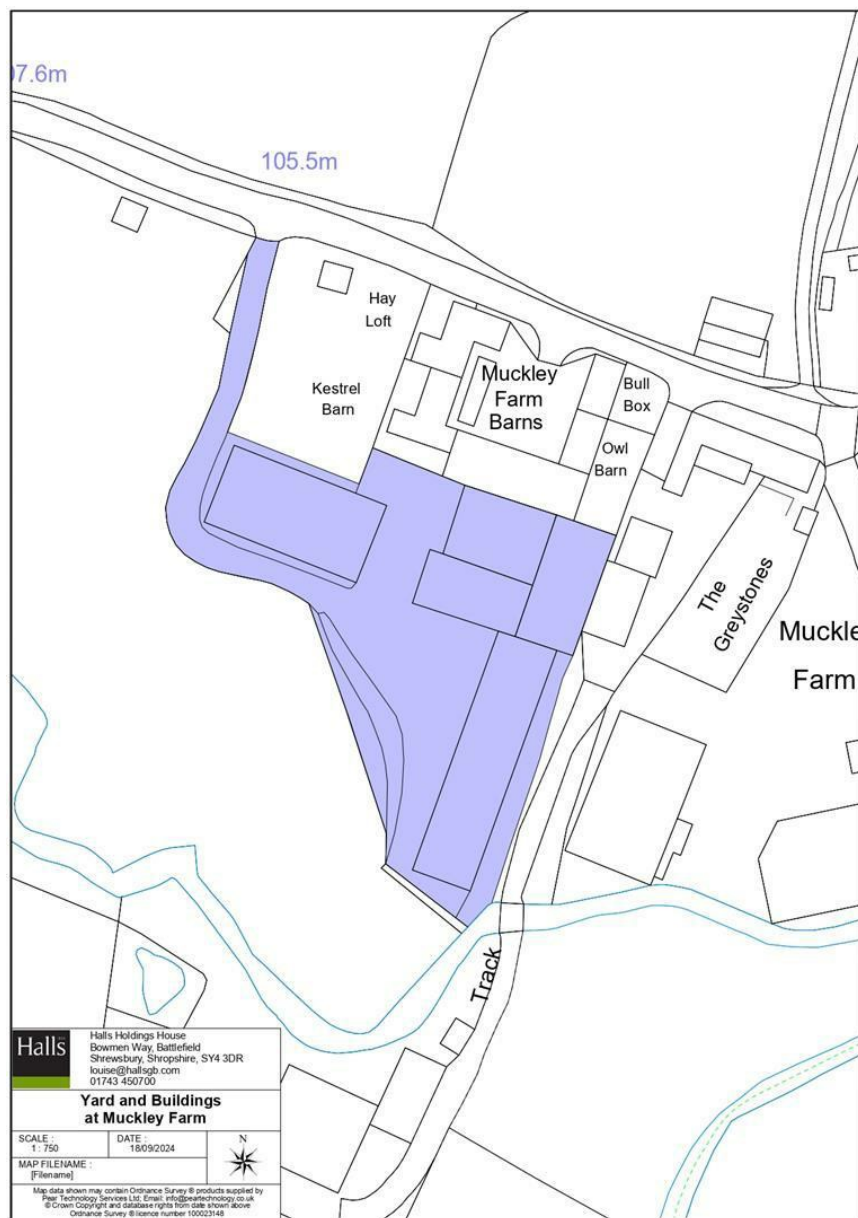


FOR SALE

Yard & Buildings, at Muckley Farm Muckley, Acton Round, Bridgnorth, Shropshire, WV16 4RW



FOR SALE

Guide Price £30,000 - £40,000

Yard & Buildings, at Muckley Farm Muckley, Acton Round, Bridgnorth, Shropshire, WV16 4RW

A level yard area together with a range of buildings, with roadside access, situated on the edge of Muckley.

For sale by Informal Tender.



01743 450 700

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

- Level yard area
- Steel framed former cattle building
- Dutch barn and lean-to
- Pole barn
- Roadside access
- Potential for alternative use (STPP)

SITUATION

The property is located a short distance from the A458, on the edge of the rural hamlet of Muckley, which lies approximately 3 miles from Much Wenlock and 4 miles from Bridgnorth.

DESCRIPTION

Halls have been favoured with instructions from the Executors to the Estate of the Late Mr Bernard Dale, to offer for sale the yard and buildings at Muckley, originally forming part of Muckley Farm. The property comprises of:

BUILDING ONE

A steel portal framed, former cattle building offering circa 450 sq. m of floorspace (approx. 50ft x 100ft). With box profile tin roof, timber purlins, sides of part block construction, with Yorkshire boarding to the rear, UPVC rainwater goods, and concrete floor.

BUILDING TWO

Traditional Dutch barn and mono-pitch lean-to separated into two stores, offering approximately 700 sq. m, of corrugated tin and timber construction with UPVC rainwater goods.

BUILDING THREE

A mono-pitch pole barn, constructed from telegraph poles under a corrugated tin roof, open on all sides.

SERVICES

We understand that the property is not currently connected to any services.

TENURE

The yard and buildings are freehold and vacant possession will be given on completion. Part of the access lane leading off the council-maintained Muckley to Acton Round road is within a Farm Business Tenancy which covers the adjacent paddocks, however this does not affect access to the site.

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.

VIEWINGS

Viewings are 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 "Barn and Land at Muckley Tender", 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.

SOLE AGENTS

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