

FOR SALE

Barn at Muckley Farm, Muckley, Acton Round, Bridgnorth, Shropshire, WV16 4RW

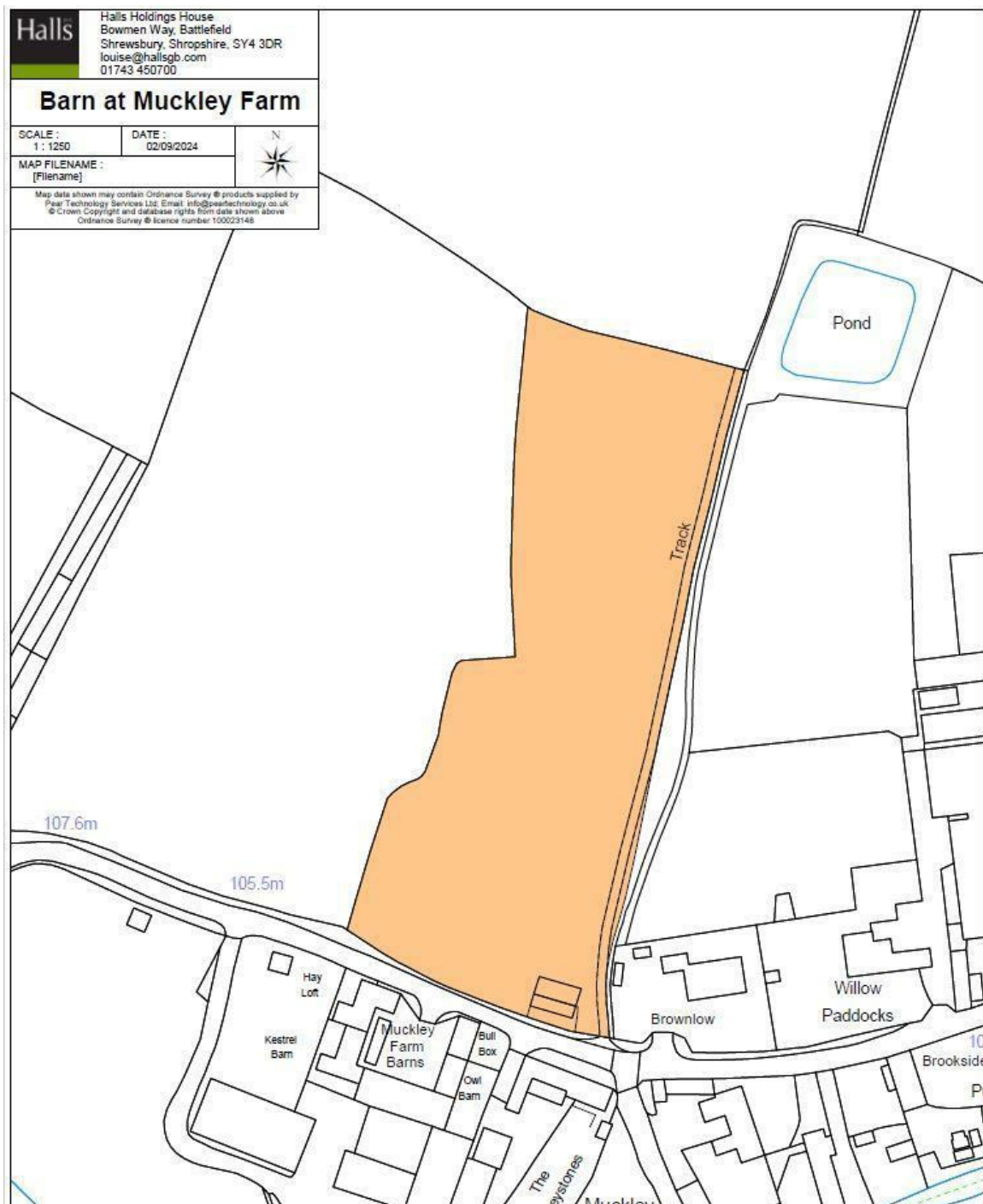


FOR SALE

Guide Price £150,000

Barn at Muckley Farm, Muckley, Acton Round, Bridgnorth, Shropshire, WV16 4RW

Traditional brick barn with block lean-to, with potential for future alternative use (subject to planning permission), together with approx. 2.64 acres of grassland, in a popular rural area. For sale by Informal Tender.



01743 450 700

Rural Professional Department  
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
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Much Wenlock 3 miles, Bridgnorth 4 miles  
(all distances are approximate)

- Traditional red brick barn with block lean-to
- Approximately 2.64 acres grassland
- Roadside access
- Potential for alternative use (STPP)
- Popular location
- Between Bridgnorth and Much Wenlock

#### 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 this barn and land at Muckley, originally forming part of Muckley Farm.

The sale of the barn and land offers Purchasers the rare opportunity to acquire a traditional former agricultural building, along with 2.64 acres of grassland, with potential for a number of alternative uses, subject to planning permission.

The main barn is single storey and constructed of red brick under a tiled roof. It has a steel framed lean-to of block construction under a corrugated tin roof and a small, open concreted yard area with block walls and a sheeted gate.

Access is taken directly off the Muckley to Acton Round road which leads off the A458, via a double gateway.

The barn is situated within a grassland field of approximately 2.64 acres.

The barns have potential for a range of alternative uses, subject to obtaining the necessary planning permission. We advise all interested parties to make their own enquiries in this respect.

#### SERVICES

The purchaser will need to install their own services if required.

#### TENURE

The barn is freehold and vacant possession will be given on completion. The land is sold subject to a Farm Business Tenancy which ends on 6th August 2025 and vacant possession will be available thereafter.

#### 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 outgoing 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 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.

#### SOLICITOR

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

#### SOLE AGENTS

Louise Preece  
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