

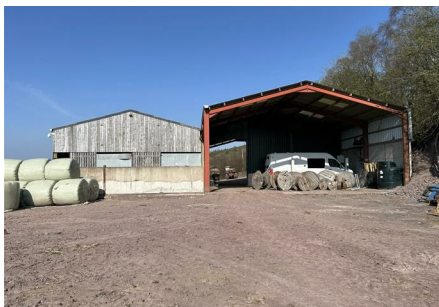


FOR SALE

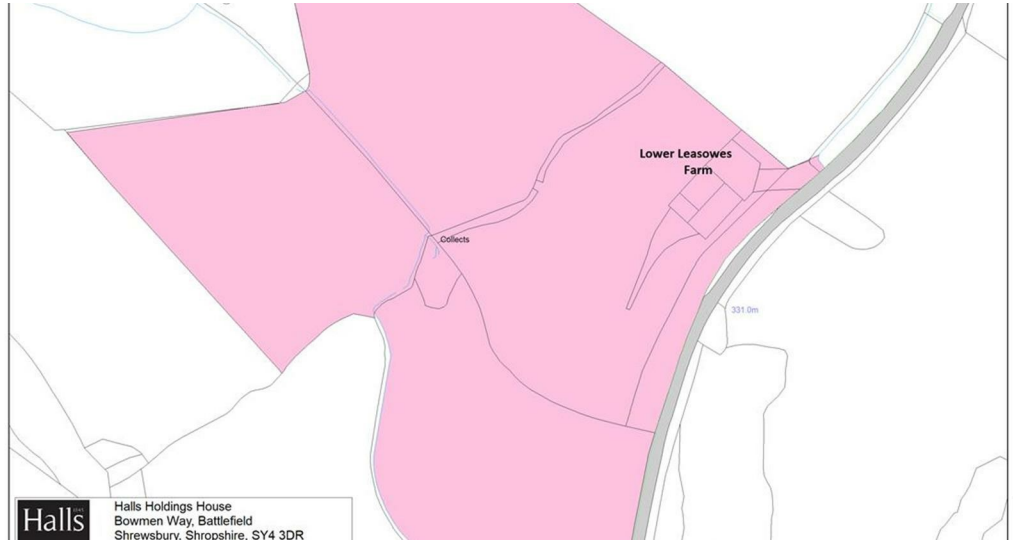
Price Guide £250,000

Lower Leasowes Farm, Ratlinghope, Shrewsbury, Shropshire, SY5 0SW

A rare opportunity to purchase a well-equipped smallholding in the unspoilt Shropshire countryside.



Pontesbury 4 miles Shrewsbury 9 miles



- Set in total area of approximately 16.29 acres
- Modern farm buildings and grassland
- Concreted access and yard areas
- Level area for yard/building expansion
- Water and mains electricity supply
- For sale as a whole, by private treaty

SITUATION

Lower Leasowes Farm is conveniently located adjacent to the council-maintained 'C' road which runs from Shrewsbury to Bishops Castle, passing through Pulverbatch and Wentnor.

The nearest village with services is Pontesbury which lies approximately 4 miles to the north, and the nearest town is Shrewsbury, which lies approximately 9 miles away and has a full range of services, facilities and amenities.

DESCRIPTION

The sale of Lower Leasowes Farm offers purchasers a rare opportunity to acquire a well-equipped non-residential smallholding which has been developed and improved over the last 15 years. Set in approximately 16.29 acres, it provides a modern range of buildings, a muck store, concreted yard, stoned yard area providing ample room for expansion and approximately 15.65 acres grassland and woodland to include recent re-seeds.

The farm is located in a picturesque area of rural south-west Shropshire but a convenient distance from the nearest villages and the county town of Shrewsbury, which has excellent transport links.

FARM BUILDINGS

The concreted farmyard and buildings range has direct access via a double gateway off the council-maintained road and comprises of:

- Concrete yard
- Muck store with concrete base and mass concrete walls
- General purpose, steel portal framed, open-fronted building, divided into two with an electric roller shutter door opening between, constructed with mass concrete walls, box profile cladding, and a concrete floor
- Livestock shed of steel portal frame construction, with mass concrete walls and Yorkshire boarding above, with one elevation open to the adjoining GP building and comprising of cubicles for 28, a loafing area/feed passage with barrier, concrete floor and loft above providing feed and fodder storage.
- External gated handling/loafing area
- Levelled and stoned yard area providing room for expansion if required
- Adequate machinery/equipment parking and bale storage
- Field access

The buildings have a single phase electricity supply together with a 5-camera CCTV system and a borehole water supply.

LAND

The land at Lower Leasowes Farm comprises of approximately 15.65 acres of sloping pasture and woodland, conveniently divided into four main parcels. The largest parcel was re-seeded in 2024 and two further fields have been re-seeded in recent years.

The land is accessed via the farmyard or an internal stoned access track and has hedge and fence boundaries.

A private borehole water supply is connected to field troughs.

There is also a small area of woodland separating the farmyard from the road.



null Reception
Room/s



null Bedroom/s



null Bath/Shower
Room/s

SERVICES

The property is served by a borehole supply of water to the sheds and land, together with single phase mains electricity. It also benefits from a 5-camera CCTV system.

ENVIRONMENTAL STEWARDSHIP

Insofar as we are aware, the land is not currently subject to any Environmental Stewardship schemes.

MINES AND MINERALS

The mine and mineral rights are excluded from the sale, having been excepted by a previous conveyance.

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.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

METHOD OF SALE

The property is for sale as a whole, by Private Treaty.

SOLICITOR

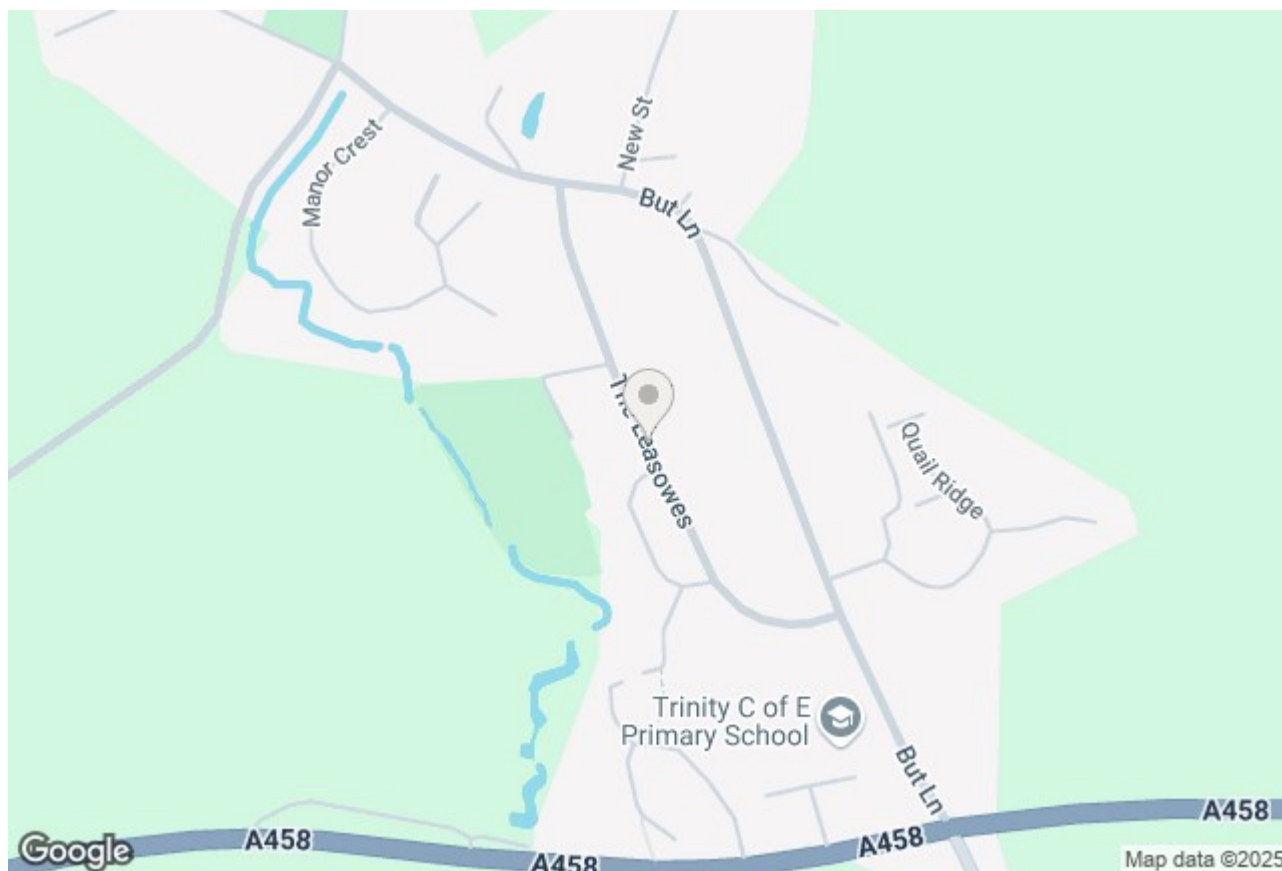
Heather Adams, Myerson Solicitors, Grosvenor House, 20 Barrington Road, Altrincham, Cheshire, WA14 1HB. Email: heather.adams@myerson.co.uk

SOLE AGENTS

Louise Preece BSC (Hons) MRICS FAAV, Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield Shrewsbury, Shropshire, SY4 3DR. Email: louise@hallsgb.com Tel: 01743 450700

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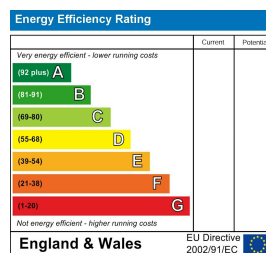
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01743 450700

Battlefield Sales

Halls Holdings House, Bowmen Way, Shrewsbury,
Shropshire, SY4 3DR
E: reception@hallsgb.com



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