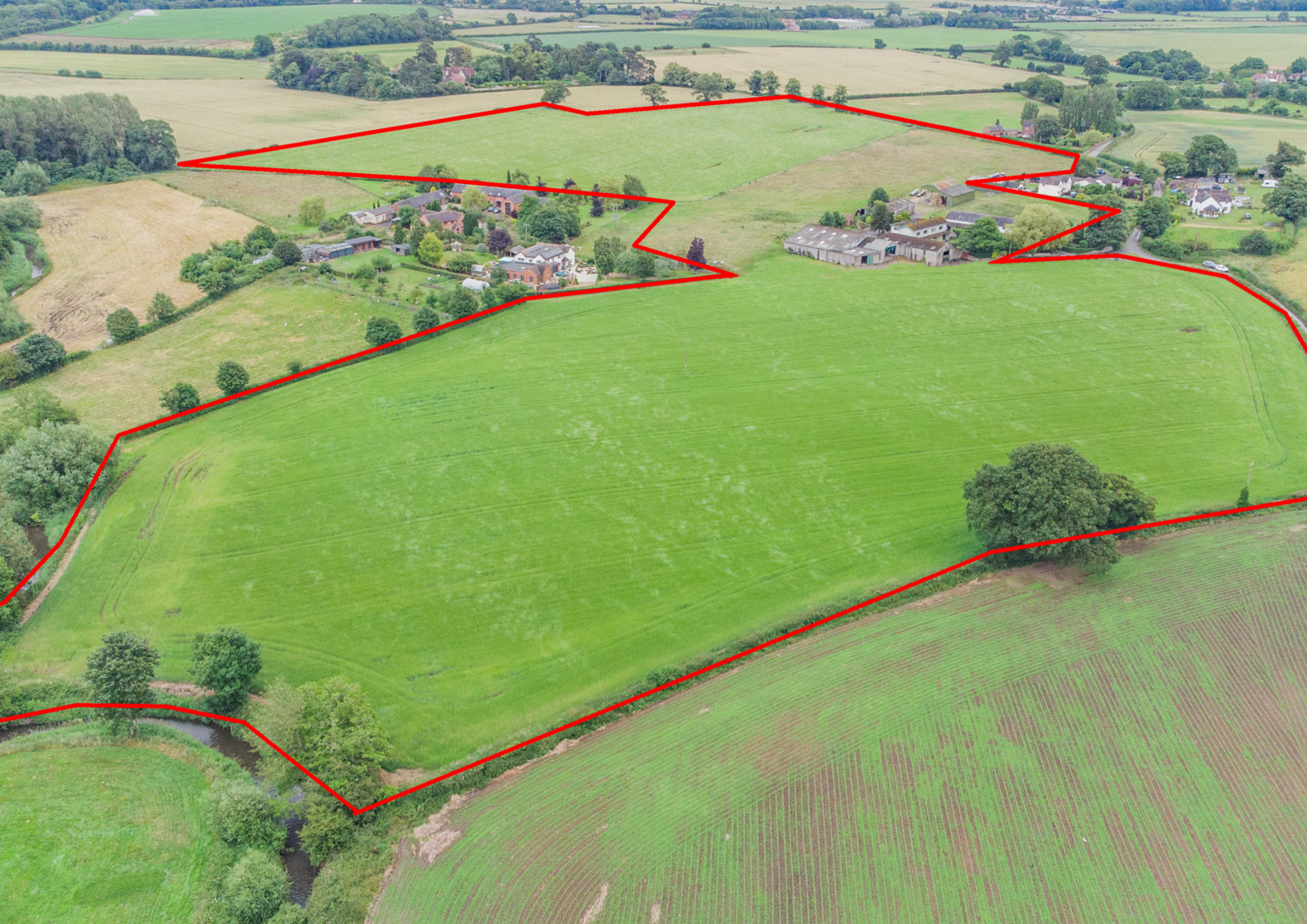


# Meeson Grange

Telford | Shropshire

**barbers**RURAL









# Meeson Grange

Meeson | Telford | Shropshire | TF6 6PE

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Newport 8 miles | Telford 9 miles  
Shrewsbury 12 miles | M54 (J5) 15 miles  
Stafford Station 21 miles

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A RARE OPPORTUNITY TO PURCHASE A  
SUBSTANTIAL FARMHOUSE  
WITH A RANGE OF BUILDINGS AND STABLES  
IN APPROX 34 ACRES (13.75 Ha)

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Six bedroom farmhouse

Farmhouse in need of modernisation with great potential

Concrete yard with opportunity for a variety of uses

Good range of buildings including stables

Versatile land currently in grass and spring barley

Rural location with lovely views to The Wrekin

Would suit a wide diversity of businesses

Available as a whole or in three lots

**33.88 Acres (13.71 Ha) in all**



Meeson Grange is situated nine miles north of Telford which was developed in the 1970's to combine a number of smaller conurbations and is now a thriving hub of industry and commerce. The historic county town of Shrewsbury, some 12 miles to the west, boasts a wide variety of bespoke shops, amenities and facilities. The area is very well-served with both state and private primary and secondary schools with Wrekin College and Harper Adams University within easy reach. There are a number of international airports within 1.5 hour's drive along with train stations at Telford and a mainline station at Stafford just 20 miles away.

### The Farmhouse

Originally a three-storey house, the farmhouse was altered in the 1960's and extended to its current layout providing a well-proportioned living area. The ground floor has versatile space which includes dining room, sitting room and lounge all of which have open fires and sliding doors to the garden. There is also a kitchen, office, wet room and an outside utility room. The first floor is home to six really good-sized bedrooms, two of which have sinks and most have built-in wardrobes, a bathroom and separate WC. Although admittedly dated, the house could easily be revived to provide modern living accommodation ideal for family living.

### The Gardens

The lovely gardens are found to the front of the house enclosed by buildings and a half-height brick wall with tall trees making it extremely private. To the rear is a vegetable patch.

### The Buildings

There is a good range of outbuildings in reasonable condition which include:

- Stable block - 6 stables with 5 open garages and hay loft over. Brick buildings with potential to convert subject to any necessary consents
- Steel portal-framed workshop and store (75' x 28') with attached nissen hut providing stock shelter
- Dutch barn with lean-to store (48' x 43')
- Concrete yard
- Large building (100' x 300' overall) originally used for loose housing with attached general purpose stores including former dairy

### Opportunities

There is no doubt that the purchase of Meeson Grange provides unusual opportunities for those looking to extend their current farming enterprises, those looking to enter the market and those looking for diversification opportunities outside of agriculture whilst maintaining a rural way of life in a sought-after part of Shropshire.













### Method of Sale

For sale by Private Treaty.

### Lotting

Lot 1: 8.08 Acres (3.27 Ha) to includes house, yard, buildings and grassland.

Lot 2: 14.08 Acres (5.70 Ha) currently in spring barley which will be vacated post harvest 2024.

Lot 3: 11.72 Acres (4.74 Ha) currently in spring barley which will be vacated post harvest 2024.

### Tenure

We are advised that the property is freehold with vacant possession on completion. Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

### Services

Water is provided by a borehole. Mains electric is connected. Drainage is to a private septic tank.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

### Easements and Rights of Way

There is a right of way over Lot 3 to allow access to a pumping station which is in separate ownership.

There is a public footpath across both Lots 1 and 2.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

### Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given

### Basic Payment Scheme

All future Basic Payment and any delinked payments are retained by the seller.

### Nitrate Vulnerable Zone

The Farm is located within the Nitrate Vulnerable Zone as designated by DEFRA.

### Sporting, Mines and Mineral Rights

The sporting, mines and mineral rights are included in the sale

### Local Authority

Telford & Wrekin Council. 01952 380000.

### Council Tax Band

Band F.

### Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Viewing

Viewing is strictly by appointment with the Agents - Barbers Rural, Market Drayton office. Tel: 01630 692500 Email: sales@barbers-rural.co.uk

### Location

Postcode: TF6 6PE

What3words: ///awards.surfacing.spoons

### Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.





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Committed to promoting  
**rural** prosperity

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