

NEW FARM

Fauls | Whitchurch | Shropshire

barbersRURAL
rural surveyors & property agents





New Farm

Fauls | Whitchurch | Shropshire |
SY13 2AZ

Hodnet 3 miles | Market Drayton 6 miles
Whitchurch 7 miles | Shrewsbury 18 miles
Telford 19 miles | Crewe station 20 miles

AN ATTRACTIVE PERIOD FARMHOUSE, SUBSTANTIAL
BUNGALOW, RANGE OF MODERN AND TRADITIONAL
FARM BUILDINGS WITH LAND IN A STUNNING LOCATION

Available as a whole or in five lots

Lot One

Farmhouse, farm buildings and 76.73 Acres (31.05 Ha) arable land

Lot Two

Bungalow with gardens and paddock 0.88 Acre (0.36 Ha)

Lot Three

11.49 Acres (4.65 Ha) pasture land

Lot Four

14.63 Acres (5.92 Ha) arable land

Lot Five

10.85 Acres (4.39 Ha) pasture land

114.28 Acres (46.25 Ha) in all

The Location

New Farm enjoys an attractive rural situation close to the traditional market towns of Market Drayton and Whitchurch. The bustling village of Hodnet offers a number of facilities including traditional village shop and post office, florist and gastro pub along with a primary school, doctors' surgery and church. Nearby Prees has a selection of amenities including two small supermarkets, village school, sports club and church.

Whitchurch offers a variety of social and leisure facilities with specialist shops on a bustling high street. The historic county town of Shrewsbury, with stunning architecture including 660 listed buildings, offers a splendid range of bespoke shops and leisure opportunities.

The area is extremely well-served educationally with a superb selection of both primary and secondary state and private establishments with well-respected schools in Shrewsbury, Ellesmere, Whitchurch and Newport.

The local area is steeped in history and natural beauty. The Hawkstone Hills, with the monument to Sir Rowland Hill at the top, provide iconic walking routes whilst a number of footpaths and bridlepaths criss-cross the surrounding farmland.

There are a plethora of equestrian facilities in the vicinity and the network of quiet country lanes and bridlepaths surrounding New Farm offer great opportunities for riding out.

With excellent road and nearby rail links, along with a number of international airports within approximately one hour's drive, this property would be ideal for those who travel regularly. This lovely area combines the best of both worlds offering the opportunity for a truly rural lifestyle whilst still being close proximity to urban facilities.

Although historically a dairy farm, there is huge potential at New Farm for a variety of diversification projects not least equestrian use.





Farmhouse and Gardens - Lot One

Built in the early 20th Century, this handsome period farmhouse is typical of the era with a red brick construction. The kitchen/diner, complete with log-burning stove, is cosy and homely and opens into a sizeable reception room with an open fire and a large bay window overlooking the gardens. There is a glazed utility/boot room giving access from the farmyard and a former dairy providing storage. Externally there is a further store, currently used for logs. The front reception hall gives access to the dining room which also has a bay window overlooking the gardens.

To the first floor are four bedrooms, the principal of which has an en-suite WC (with scope for an ensuite shower), and a family bathroom complete with bath and shower. All the upstairs rooms have far-reaching views over open farmland. There is no doubt that the farmhouse needs some modernisation and updating but the layout is adaptable and the house has been a cherished family home.

The gardens, which are mainly laid to lawn, are found to the side and front of the property with the farmyard to the rear. Whilst the farmhouse and bungalow are adjacent to one another, there is a building and mature hedgerow in between giving both properties complete privacy.





New Farm and New Farm Bungalow, Fauls, Whitchurch

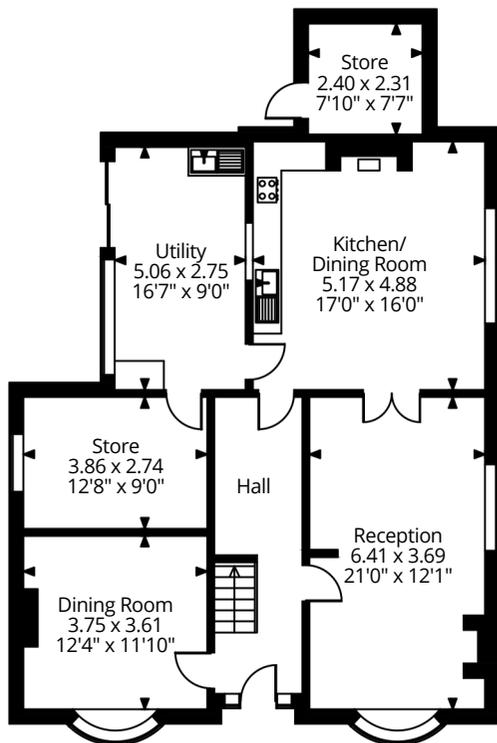
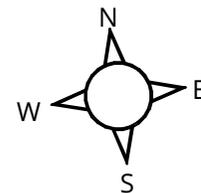
Approximate Gross Internal Area
Main House = 2033 Sq Ft/189 Sq M

Garage = 199 Sq Ft/18 Sq M

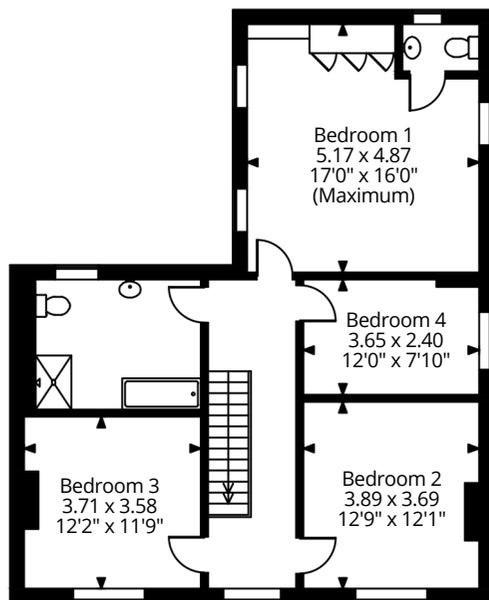
Store = 60 Sq Ft/6 Sq M

Bungalow = 1801 Sq Ft/167 Sq M

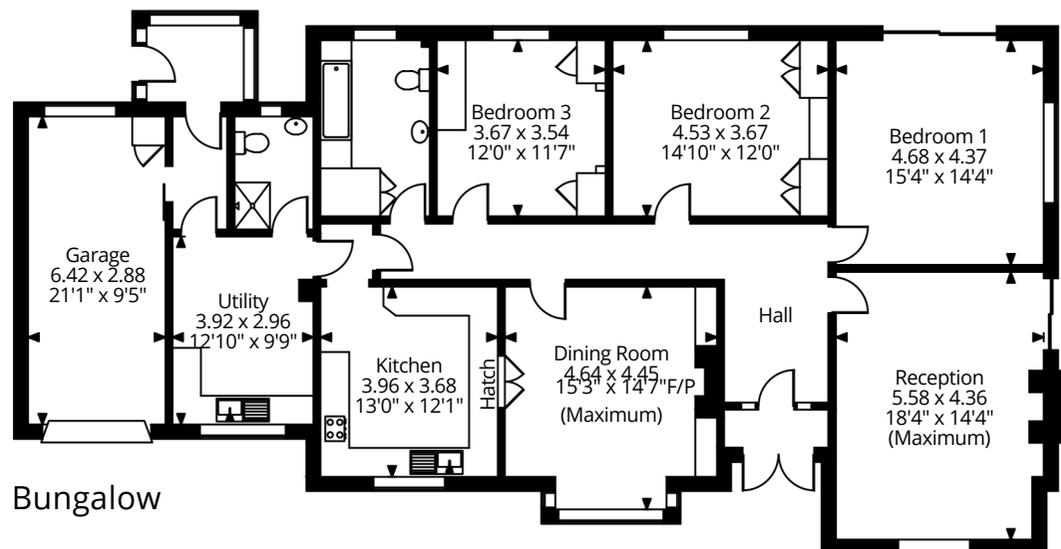
Total = 4093 Sq Ft/380 Sq M



Ground Floor



First Floor



Bungalow

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Farm Buildings - Lot One

Historically a dairy farm, the farm buildings have not been utilised for this purpose since the sellers' retirement from milking in 2005. At its peak, 120 head were milked on the farm with 80 youngstock. Most recently the buildings have been used for general livestock rearing, storage and equestrian purposes.

There is a range of modern and traditional buildings comprising:
(NB - on block plan 1. is farmhouse and 2. is bungalow)

3. Five-bay open fronted garage/workshop of steel construction and corrugated iron
4. Small two-storey brick barn, comprising loose box/garage adjoining bull pen of block and corrugated iron
5. Two-storey brick barn with lean to at rear, 17.29m x 5.5m
6. Single-storey adjoining brick barn, comprising former dairy, milking parlour and collecting yard in poor condition, 21m x 5.4m
7. Two-bay small loose box, 4m x 7.25m
8. Three-bay hay barn with lean to at side and lean too at end
9. Three-bay hay barn with lean to at end
10. Four-bay steel portal-framed cattle yard with part block and brick walls, 12.3m x 17.5m
11. Four-bay steel portal-framed cattle shed with side feed barrier consisting of block walls and space boarding, 13.8m x 18.5m
12. Four ring Malbar slurry storage tank.
13. Six-bay former cubicle shed, 31m x 10.3m with lean to 15m x 9.5m with part sleeper walls
14. Concrete silage yard.
15. Steel portal-framed cubicle house with centre feed passage with open yard at rear of building, 27m x 23.4m, slurry channels to the front

There is no doubt that the majority of these buildings will require improvements to a greater or lesser extent.

Both 5. and 6. might be suitable for development, subject to any necessary planning consent.





New Farm Bungalow - Lot Two

Built in 1986 this lovely, spacious bungalow has three good-sized bedrooms and two reception rooms. The fully-fitted kitchen has a hatch in to the adjacent dining room. There is a versatile, large reception room at one end of the property with patio doors to the gardens making it perfect for entertaining. A generously-sized and useful utility room is found between the kitchen and integrated garage. Whilst the interior decoration is somewhat dated this is a truly charming bungalow with lots of potential which will appeal to a wide variety of potential buyers.

The gardens, which are predominantly to the front with an orchard area to the rear, provide gorgeous views over open farmland. A paddock sits behind the bungalow and provides the ideal space to graze a horse. The plot as a whole totals 0.88 Ha (0.36 Ha).

Please note that New Farm Bungalow is subject to an Agricultural Occupancy Condition. This restricts the occupancy of the property to those employed, or last employed, in Agriculture or Forestry. More information is available from the Agents.





The Land

Lot One - 76.73 Acres (31.05 Ha) - shaded red

This block of land, the majority of which is in maize stubble, is accessed through the farmstead with a concrete farm track giving access to the land beyond. Of this area the farmstead is 3 Acres.

Lot Three - 11.49 Acres (4.65 Ha)- shaded grey

Located to the east of the farmstead, a block of level grassland ideal for grazing stock or for arable cropping.

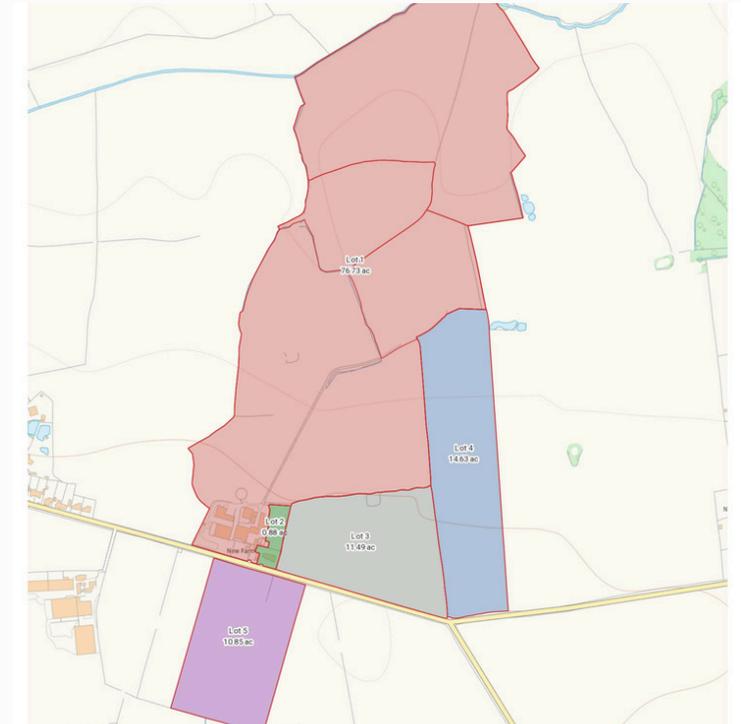
Lot Four - 14.63 Acres (5.92 Ha) - shaded blue

Located to the east and north of the farmstead, this substantial block of land is in maize stubble and has road access.

Lot Five - 10.85 Acres (4.39 Ha) - shaded purple

Found to the opposite side of the road to the farmstead, this smaller block of land is all in grass.

The land is classified as Grade 3 and is slowly permeable fine reddish loam over clay and mainly of the Brockhurst One series. The boundaries are clearly delineated with hedges or fences, some of which need attention.



Method of Sale

For sale by Private Treaty as a whole or in five lots.

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

Farmhouse and farm buildings

Mains electric and water are connected. Drainage is to a private drainage system. Oil-fired central heating system.

New Farm Bungalow

Mains water and electric are currently supplied from New Farm. In the event that the bungalow is sold separately then the buyer will be required to make their own mains connection within six months of completion. Within the period from completion to the new connection being made they will be required to pay the owners of New Farm for any services utilised. 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

A public footpath and a bridlepath cross the farm at the northern end.

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.

Sporting, Mines and Mineral Rights

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

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.

Council Tax

New Farm - G. New Farm bungalow - E

Nitrate Vulnerable Zone

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

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, SY2 6ND.

Ingoing Valuation

If necessary the buyer will be required to take to and pay for at the valuation of the vendors' Agents any growing crops, silage, maize and other fodder remaining on the farm at the date of completion. The valuation of the vendors' Agents will be final and binding on the parties.

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: SY13 2AZ

What3words: ///unscrew.reshape.screeches

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.

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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