

VILLAGE FARM

Preston Upon the Weald Moors | Telford | Shropshire

barbers**RURAL**
rural surveyors & property agents



Lot One - farmhouse



Lot One - brick barn



Village Farm

Preston Upon the Weald Moors | Telford
Shropshire | TF6 6DH

Telford town centre 6 miles | Wellington 3 miles
Newport 5 miles | Shrewsbury 14 miles
M54 (J4) 7 miles | Stafford station 18 miles

AN EXCITING DEVELOPMENT OPPORTUNITY SITUATED
IN A STUNNING VILLAGE DEEP IN THE
SHROPSHIRE COUNTRYSIDE

Lot One: Period Grade II listed farmhouse, brick barn with
planning permission for conversion to residential use and
planning permission for a further residential property
0.6 Acre (0.24 Ha)

Lot Two: Plot with permission for a four-bed detached property
0.29 Acre (0.12 Ha)

Peaceful rural village location within close proximity of facilities

bR

Location

This exciting opportunity is situated in the heart of a quintessential rural village on the edge of the beautiful Weald Moors - a unique and ecologically rich landscape of wetlands, renowned for their diverse and specialised flora and fauna.

The setting offers the best of countryside living, with far-reaching views and peaceful surroundings, while still benefiting from a strong sense of community.

The village itself boasts a well-regarded primary school, making it ideal for families, while a country pub can be found in the neighbouring village.

Despite its tranquil location, the property is conveniently located within easy reach of Telford, which offers a wide range of amenities, shops and excellent transport links with motorway and train links providing quick access to the major cities of Birmingham and Manchester. Several international airports are within close proximity.

The nearby market towns of Wellington and Newport offer a range of local facilities and there is an extensive choice of primary and secondary, state and private schools locally including Haberdashers' Adams Grammar School, Wrekin College and Shrewsbury School.

Lot One - Village Farmhouse :

Village Farmhouse is an attractive, character filled Grade II listed property, believed to date back to the early 18th Century which offers an exciting opportunity for sympathetic modernisation. The front of the house showcases an abundance of original features including mullioned windows and pilastered front door whilst internally there are exposed timber beams, picture rails and a stunning oak staircase. The accommodation comprises a welcoming sitting room and a cosy snug. A generous dining room benefits from an open fireplace, while the galley-style kitchen sits within a more modern rear extension and is complemented by a separate pantry. A cellar provides useful storage space.

On the first floor, there are three bedrooms and the bathroom is uniquely positioned halfway up the stairs. The second floor houses two spacious attic rooms, currently in need of renovation but offering outstanding potential to create further bedrooms and even a bathroom, subject to any necessary consents.

Externally, the property is enhanced by attractive gardens to the front and side, laid to lawn and bordered by mature shrubs. There is also an integral garage.

Village Farmhouse and the two plots will have the benefit of a communal courtyard parking area.

Lot One - shed plot



Brick barn with PP - W2008/0702 :

Permission was granted in 2008 for the conversion of a traditional brick farm building to provide residential accommodation (Ref W2008/0702 & W2008/0703) and sufficient works have been completed to secure this permission ad infinitum.

The current permission allows for the creation of a three bedroom property with attached work/office space, garaging and parking. The garden space is located to the rear with a fabulous outlook over farmland.

Shed Plot - TWC/2015/0030 and TWC/2018/0031:

On the site of a steel-framed dutch barn and agricultural building, which is located at the front of the site, permission has been granted for erection of a four bedroom detached property. Whilst the planning is dated March 2015, once again sufficient works have been completed to secure the planning permission status.

The proposed property has been skilfully designed to meld with the architecture prevalent through the village which is in keeping with the properties of the area.

Garden space is located to the front of the property and a garage is sited to the rear.





Lot One - shed plot



Lot Two - plot with PP - TWC/2014/0610 and TWC/2016/0682 :

Adjacent to Village Farm, within the orchard, planning permission has been granted for the creation of a detached four bedroom family property. Ref TWC/2014/0610 & TWC/2014/0640. Whilst permission was granted in 2014 sufficient works have been completed, and signed off by the local authority, for the permission to be secured.

This individual development opportunity offers self-build buyers a rare chance to purchase a single plot with huge potential to develop their dream family home. The house is located to one side of the plot with larger than average gardens to the other side. The plot as a whole totals 0.29 Acre (0.12 Ha).

This plot has the benefit of independent road access and is therefore entirely separate from the Village Farm development.

Further Land

There may be opportunity to purchase further land at the rear of the site by separate negotiation. This area would be ideal for extended garden space or equally to provide buyers with paddock space suitable for equestrian or smallholding uses.

Lot Two - orchard plot



Lot Two - orchard plot



Listing

Village Farmhouse is Grade II listed (List Entry Number 1209505).

Site Works

The buyer will be responsible for demolition and removal of any agricultural buildings located on the area sold.

Planning

In the event that planning permission is granted for further properties (in excess of the four currently sited or granted on the site) then the sellers will be entitled to a proportion of the increase in value. Similarly, if additional land is purchased and planning permission is granted for development of the agricultural buildings, the farmyard or adjacent land then the seller will be entitled to a proportion of the increase in value.

Services

Farmhouse - Mains water, mains gas (central heating), septic tank drainage. Mains drainage is available in the village, connection to this would be at the cost of the buyer.

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. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Local Authority

Telford and Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Council Tax Band

Farmhouse - Band E.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves 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, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

What3words ///neatly.eradicate.nicknames

Postcode TF6 6DH

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.

14604 06.05.25

View to rear of site



barbersRURAL

rural surveyors & property agents

Smithfield House

Smithfield Road

Market Drayton

Shropshire

TF9 1EW

01630 692500

info@barbers-rural.co.uk

Valuations | Landlord & Tenant | Farm Finance | Compensation Claims
Grants and Subsidies | Planning & Development | Dispute Resolution
Expert Witness | Succession and Tax Planning | Property & Estate Management

Committed to promoting

rural prosperity

www.barbers-rural.co.uk