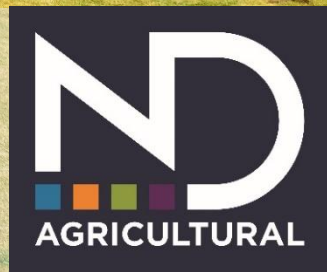




New Barns Farm

Romsley, Bridgnorth, Shropshire WV15 6HS







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Offers circa £1,200,000

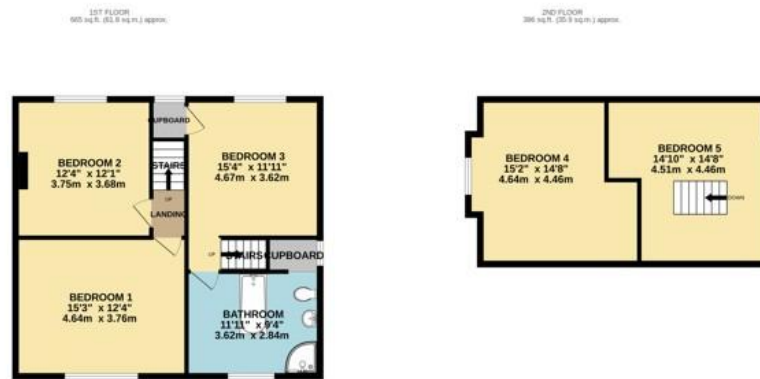
**A rare opportunity to purchase an 83.29 acre ring-fenced farm with 5 bedroom farmhouse.**

- 5 bedroom detached dwelling with annexe
- Beautiful, good sized mature gardens
- Potential for modernisation and improvement of the farmhouse (subject to obtaining appropriate planning permission)
- 83.29 acres in total to include 33.86 acres of mature woodland
- Various farm outbuildings and sheds with potential for stabling
- Barns with potential for conversion (subject to obtaining appropriate planning permission)

**FOR SALE BY PRIVATE TREATY**

**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008**

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.



**Farmhouse**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

**Ground Floor Annexe**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	28 F	
1-20	G		

**INTRODUCTION**

New Barns Farm provides an increasingly rare opportunity to occupy a small ring-fenced farm to use either for traditional livestock rearing or for amenity and lifestyle purposes. The dwelling would benefit from some upgrading but provides the scope for the creation of a larger dwelling or to retain the annexe for dependent relatives or guest accommodation whilst enjoying the amenity of the pasture and woodland at the farm.

**LOCATION**

New Barns Farm is situated in a peaceful rural area approximately one mile east of the rural settlement of the hamlet of Romsley and about 2.5 miles east of the village of Alveley which is located in the Severn Valley in South East Shropshire. The historic market town of Bridgnorth is about 7.5 miles to the north west and Kidderminster approximately 6 miles to the south east. Bridgnorth and Kidderminster offer a large range of amenities including shops, schools, healthcare facilities and leisure services.

**DESCRIPTION**

**New Barns Farm**

New Barns Farm provides a well-appointed 5 bedroomed farmhouse with a ground floor annexe and excellent views over the surrounding countryside. There are good size mature gardens and the farmstead lies nicely surrounded by its own grounds of mature pasture land. There are a range of outbuildings which could be converted, subject to obtaining appropriate planning permission to provide ancillary accommodation and stabling. Other farm sheds of varied construction provide buildings for cattle and/or sheep housing and storage.

The woodland of Bowhills Dingle and Square Coppice are a particularly attractive feature of the property.

**SERVICES**

The farmhouse and annexe benefit from mains water and mains electricity and shared septic tank drainage. Farmhouse central heating is via an oil-fired central heating system while the annexe has a Rayburn range stove for heating (may need re-commissioning). Some of the outside buildings benefit from mains water and electricity connection. The majority of the pasture land parcels benefit from mains water connections.

## LAND SCHEDULE

Field No.	Description	Area Acres	Area Hectares
	Access Track	0.16	0.063
	House, Annexe, Garden	0.29	0.117
	Yard, Buildings & Track	1.07	0.435
SO7983 0675	Pasture	1.10	0.446
SO7983 1272	Pasture	0.93	0.375
SO7983 1181	Pasture	2.04	0.825
SO7983 1196	Pasture	5.65	2.287
SO7884 9809	Pasture	9.22	3.732
SO7983 0073	Pasture	3.28	1.327
SO7883 8869	Pasture	5.96	2.413
SO7883 8684	Pasture	3.73	1.507
SO7883 8085	Woodland	0.51	0.206
SO7884 8701	Pasture	3.04	1.230
SO7884 8518	Pasture	12.96	5.244
SO7884 7111	Woodland	23.74	9.605
SO7984 0125	Woodland	9.61	3.889
	<b>Total</b>	<b>83.29</b>	<b>33.701</b>

### TENURE & POSSESSION

Freehold with vacant possession upon completion.

### METHOD OF SALE

The property is offered for sale by Private Treaty.

### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations, easements and wayleaves, whether referred to in these particulars or not.

### COUNCIL TAX

Local Authority is Shropshire County Council

Council Tax Band: Farmhouse: Band E

Council Tax Band: Annexe: Band A

### VIEWING

Viewing is strictly by appointment only, Monday to Friday 8:30am-5pm. To arrange a viewing, please call our office on 01746 762666.

### DESIGNATIONS

The property is designated as being within the Greenbelt.

The land is designated as being within a nitrate vulnerable zone for surface water and ground water.

### MONEY LAUNDERING REGULATIONS

Within the terms of the Money Laundering Regulations (MLR2017) all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).







NOT TO SCALE



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