

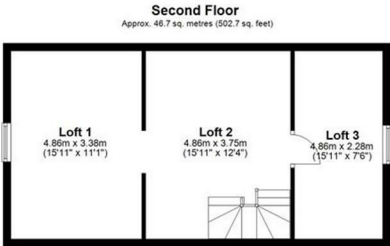
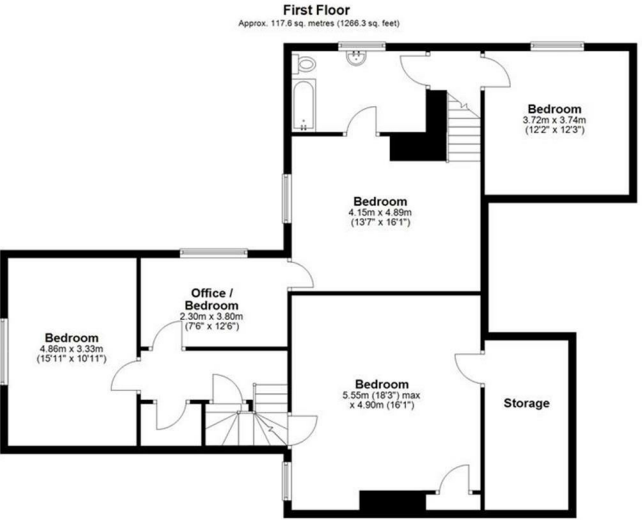




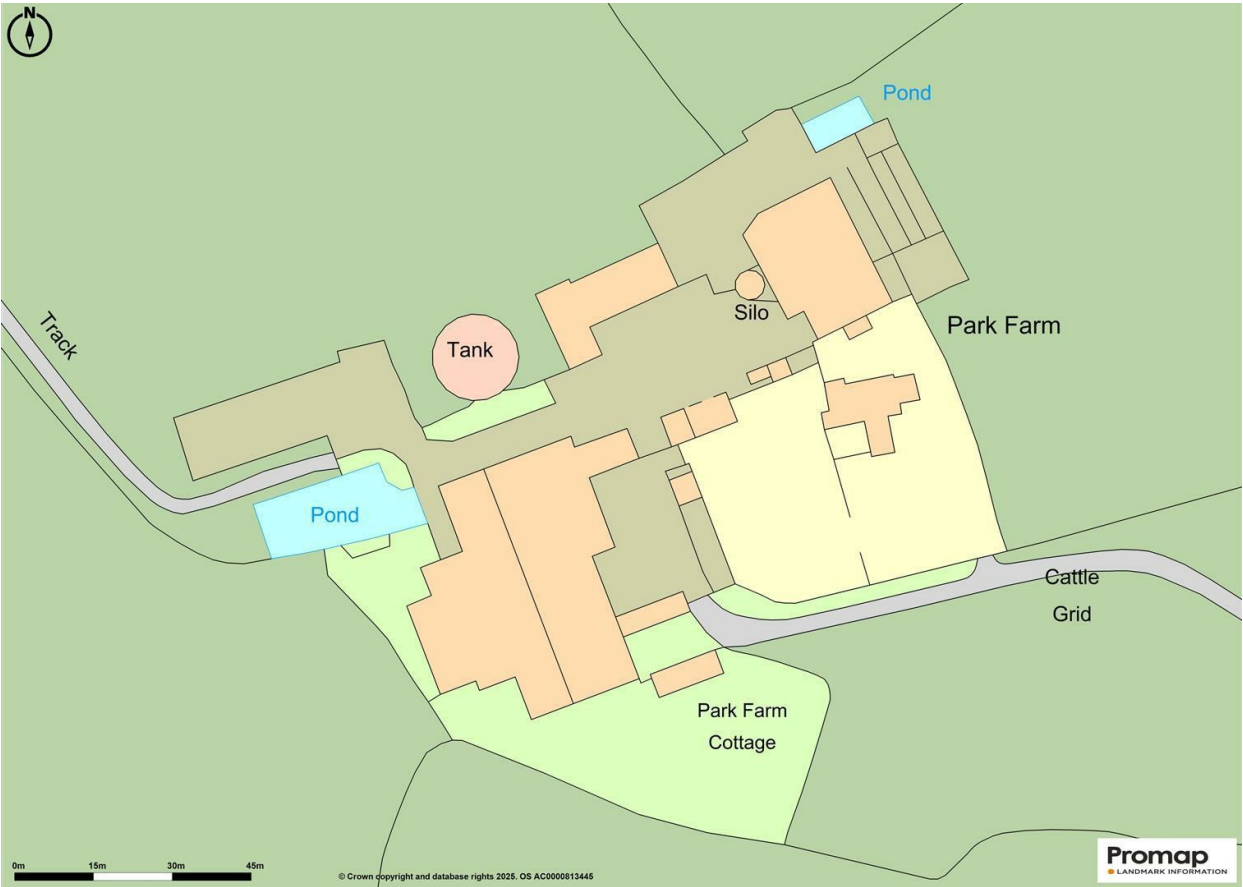
Park Farm, Yockleton, Shrewsbury, Shropshire, SY5 9PQ

Price Guide £2,900,000

Park Farm comprises a farmhouse, range of outbuildings and approximately 162.54 acres (65.78 ha) of land, extending as a whole to 166.51 acres (67.38 ha) or thereabouts. The farmhouse is surrounded in mature gardens with an abundance of fruit trees and shrubs. The property boasts ample outbuildings comprising a u-shaped traditional brick range of buildings and more modern steel/timber framed buildings. The land is generally flat, highly productive grassland with mains water connection throughout, all mainly located within a ring fence.



Total area: approx. 326.4 sq. metres (3513.3 sq. feet)
Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007.
Plan produced using PlanUp.



Map of Property

(not to scale - for identification purposes only)



DESCRIPTION

Park Farm comprises a beautifully preserved 4 bedroom farmhouse, full of authentic character with the benefit of three spacious attic rooms suitable for conversion into extra bedrooms or additional amenity space. The farmhouse is surrounded in mature gardens with an abundance of fruit trees and shrubs. Previously a dairy farm, the property boasts ample outbuildings comprising a u-shaped traditional brick range of buildings and more modern steel/timber framed buildings. The land extends to approximately 162.54 acres (65.78 ha) of productive grassland which has previously been in an arable rotation and has the benefit of mains water connection throughout.

LOCATION

Park Farm is situated within beautiful countryside with far reaching views, and is located adjacent to the village of Yockleton and within close reach to the market town of Shrewsbury with its wide range of amenities and services available.

THE FARMHOUSE

An impressive and beautifully presented substantial four bedroom home, offering spacious living accommodation and boasting a wealth of character features throughout. The property benefits from three spacious attic rooms on the second floor which provide additional living space and/or bedrooms if converted.

GROUND FLOOR**Kitchen**

13'5" x 8'10" (4.11m x 2.71m)

Garage

11'4" x 18'11" (3.46m x 5.78m)

Pantry

10'7" x 8'10" (3.24m x 2.71m)

Cold Store

10'3" x 6'6".232'11" (3.14m x 2..71m)

Sitting Room

17'3" x 16'0" (5.28m x 4.89m)

Dining Room

16'8" x 26'8" (5.09m x 8.13m)

Lounge

15'11" x 16'4" (4.86m x 5.00m)

W.C. and Shower**Hallway****FIRST FLOOR****Landing****Bedroom 1**

182'3" x 16'0" (55.55m x 4.9m)

Storage**Bedroom 2**

13'7" x 16'0" (4.15m x 4.89m)

Bedroom 3

12'2" x 12'3" (3.72m x 3.74m)

Bathroom**Bedroom**

15'11" x 10'11" (4.86m x 3.33m)

Office / Bedroom

7'6" x 12'5" (2.3m x 3.8m)

Second Floor**Loft 1**

15'11" x 11'1" (4.86m x 3.38m)

Loft 2

15'11" x 12'3" (4.86m x 3.75m)

Loft 3

15'11" x 7'5" (4.86m x 2.28m)

THE GARDENS

The beautifully presented gardens comprise large open lawns and shrubbed areas with an abundance of fruit trees.

OUTBUILDINGS

1. Log Store
2. Livestock/Storage Building - steel/timber frame with corrugated metal/asbestos sheeting roof and corrugated metal sheeting walls
3. Crop store
4. Courtyard of brick and tile traditional buildings including former dairy parlour, bull

pen, cattle handling system.

5. Slurry Tower

6. Dutch Barn

7. Livestock Housing - steel framed, brick/corrugated sheeting walls and asbestos corrugated sheeting roof

8. Silage clamp

10. Derelict farmhouse next to the buildings

11. Steel portal framed livestock building - 4 bays, asbestos corrugated sheeting roof, concrete floor, concrete block and metal sheeting walls to 3 sides, water connection.

THE LAND

The land extends to approximately 162.54 acres (65.78 ha) of productive grassland which has previously been within an arable rotation and has the benefit of mains water connection throughout. The land is mainly located within a ring fence with the exception of two field parcels which are severed by a railway track.

GENERAL NOTES

TENURE: Freehold with vacant possession on completion

SERVICES: mains water supply, mains electricity, private drainage and oil central heating.

BROADBAND: Standard download speed 17Mbps

FLOOD RISK: Low

PLANNING: Shropshire County Council

COUNCIL TAX BANDING: D

SURVEYS: Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



EPC: TBC

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What3words: ///sourced.camp.important

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.