

WHITE HOUSE FARM

Ellerdine | Telford | Shropshire

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rural surveyors & property agents





White House Farm

Ellerdine | Telford | Shropshire
TF6 6QR

Wellington 8 miles | Telford 10 miles
Newport 11 miles | Shrewsbury 11 miles
M54 (J6) 18 miles | Stafford Station 24 miles

A SMALL FARM WITH HUGE POTENTIAL
PERIOD FARMHOUSE, TRADITIONAL AND MODERN FARM
BUILDINGS WITH SCOPE FOR FURTHER DIVERSIFICATION
& LAND

Lot 1 - Five bedroom farmhouse, range of equestrian facilities
including stabling and manege, agricultural buildings
and 24.97 Acres (10.11 Ha)

Lot 2 - 18.21 Acres (7.37 Ha)

Lot 3 - 105.24 Acres (42.60 Ha)

148.42 Acres (60.06 Ha) in all
Available as a whole or in three lots

The Location

The quaint hamlet of Ellerdine is situated just eight miles north of the busy market town of Wellington in the heart of beautiful North Shropshire countryside. This historic town, which was granted a market charter in 1244 and still has a thriving street market, boasts a number of supermarkets, doctors' surgery, leisure facilities, mainline train station and the well-renowned Wrekin College public school.

The property is almost equidistant from the county town of Shrewsbury and the newer industrial centre of Telford. The popular town of Shrewsbury boasts a thriving indoor market, a bustling high street with a huge variety of independent stores and eateries alongside a number of supermarkets, a hospital, leisure facilities and a train station.

Nearby Shawbury is home to the RAF camp and provides a smaller but equally useful range of amenities including a supermarket, bakery, pubs and a petrol station, as well as a primary school.

This area of Shropshire is exceptionally well-served with both private and state primary and secondary schools, and Harper Adams University is only a short distance away.

International airports can be found within a 1.5-hour drive and there are mainline train stations at Stafford and Crewe, with links to Birmingham from Telford Station.

In spite of its proximity to major towns and centres of industry, White House Farm offers an idyllic, peaceful lifestyle in the heart of the North Shropshire countryside.

Originally a dairy farm and later developed into a beef-rearing unit, the holding was subsequently diversified into equestrian use. It has since operated successfully as a well-regarded livery and equestrian sales yard. The comprehensive equestrian facilities, combined with an extensive network of quiet country lanes and bridleways in the surrounding area, have ensured the business has remained in strong demand.





The Farmhouse

A charming rendered farmhouse, well presented throughout yet offering scope for modernisation and improvement. The original part of the house dates back approximately 500 years, with later extensions added in the 1960s. The property has remained in the same ownership for over 80 years, serving as both a family home and place of work.

The accommodation includes a utility room, separate pantry, farm office and snug. The sitting room features attractive exposed beams and a feature brick fireplace with log burner. The farmhouse-style L-shaped kitchen benefits from a large seating area and double doors opening onto the garden which ensure a light and airy feel to the room which forms the centre of the home.

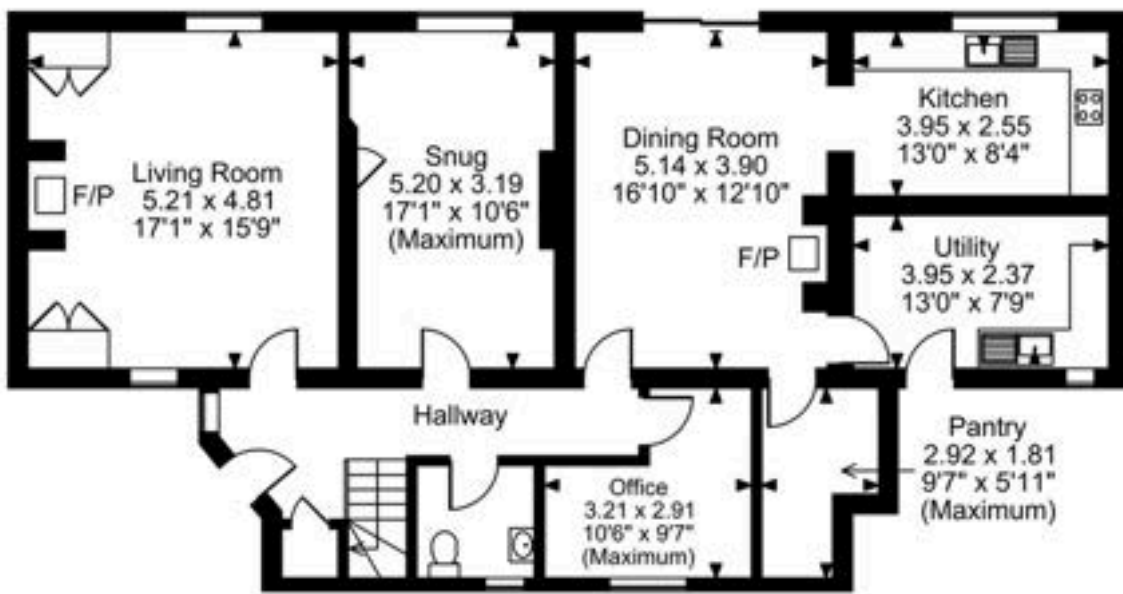
To the first floor are five bedrooms and a family bathroom. The property enjoys fantastic views over its own land, with The Wrekin visible in the distance.

Externally, there are lawned gardens to the front, along with a paved seating area sheltered by outbuildings and a mature hedgerow, creating a private and protected space ideal for outdoor seating. The gardens are further enhanced by mature cherry and camelia trees, as well as established vegetable beds.

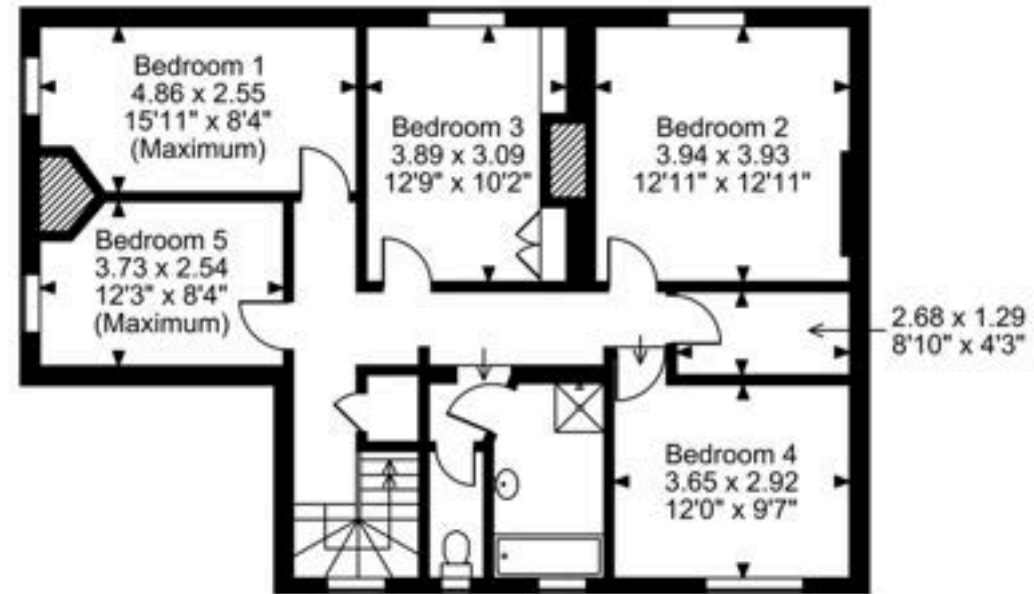




White House Farm, Ellerdine, Telford
Main House = 2253 Sq Ft/209 Sq M



Ground Floor



First Floor

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

The farm buildings have been developed over the years with the buildings closest to the house having been adapted for equestrian use and the others remaining in agricultural use.

1. Farmhouse

2. Two storey brick building comprising three stables and store room, adjoining garage forming L. With potential for residential development to provide additional self-contained living space ideal as Air BnB or rental property (subject to the necessary planning permissions)

3. Stables (former shippon) 85' x 16' comprising five internal stables

4. Stables formed within steel portal framed building 45' x 30' (max) containing six internal stables and covered yard area

5. Portal framed building 120' x 45' overall. With part concrete floor providing ideal space for loose housing, fodder or machinery storage.

6. Pole Barn 30' x 15' offering storage space

7. Manege with fibre sand surface, floodlights

8. Grass yard area with space for addition of further buildings if required (subject to the necessary planning consents)





The Land

The farm as a whole totals 148.42 Acres (60.06 Ha), the majority of the land is classified as Grade II on the Soil Survey of England and Wales with the remainder being Grade III. The soils being described as freely draining slightly acid sandy soils.

Lot One

Lot One totals 24.97 Acres (10.11 Ha) in total. The land is found to the south of the farmstead and is all in grass having been utilised for grazing and mowing for a number of years. As such the area is sub divided in to well-fenced paddocks suitable for grazing stock. Access can be gained to the southern most fields via a farm track therefore minimising the need to cross fields and disturb stock.

Lot Two

Lot Two comprises 18.21 Acres (7.37 Ha) of agricultural land located to the west of the farmstead. This excellent block of level ground is currently cropped with potatoes but has also grown a range of combinable and root crops. To the northern corner of the land, at the roadside gate is a concrete pad ideal for the storage of machinery or fodder.

Lot Three

Lot Three totals 105.24 Acres (42.60 Ha), this substantial block of land, which is formed in five fields, is found to the opposite side of the lane from the farmstead and forms the bulk of the agricultural land. The land has been in arable rotation and is currently cropped with Oil Seed Rape, Potatoes and Winter Barley. There are a number of access points to the land.



Method of Sale

For sale by Private Treaty as a whole or in three 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

Lot One

Mains electric is connected (single phase). Water is from a private borehole supply. Oil-fired central heating. Private drainage system.

Lot Two

No mains services are connected.

Lot Three

No mains services are connected

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 are public footpaths across Lots One, Two and Three.

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.

Development Clawback

The farm is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 25 years then the sellers or their heirs will be entitled to 25% of the increase in value.

Grants and Subsidies

The farm is entered in to the Sustainable Farming Incentive Scheme which will terminate at the end of March 2027. The purchaser will be required to adhere to the scheme rules until its termination. Details of the obligations are available upon request.

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

Nitrate Vulnerable Zone

The land 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 and Wrekin Council, Lawn Central, Telford, TF3 4JA

Energy Performance Certificate

EPC - E

Council Tax Band

Band F

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 6QR

Lot 1 : What3words: ///intrigues.pops.collides

Lot 2 : What3words: ///freely.explains.spurned

Lot 3 : What3words: ///released.piglet.allowable

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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