



CWM FARM

CLUN | CRAVEN ARMS | SHROPSHIRE | SY7 8NH



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Bishops Castle 6 miles | Clun 4 miles | Craven Arms 14 miles | Shrewsbury 26 miles

(all mileages are approximate)

**A MOST ATTRACTIVE SMALL FARM LOCATED IN
A TOTALLY UNSPOILT LOCATION WITHIN THE SHROPSHIRE HILLS
AREA OF OUTSTANDING NATURAL BEAUTY**

A detached, well-appointed 4 bedroomed farmhouse

Purpose built modern farmbuildings and stabling which surround the Farmyard

26 acres of productive pastureland

Total privacy with excellent views over adjoining countryside

For sale as a whole, by Private Treaty



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Viewing is strictly by appointment with the selling agents



SITUATION

Cwm Farm is situated 6 miles south west of the historic borderland townships of Bishops Castle and Clun. The famous Offa's Dyke runs north/south through the farm.

It is possibly situated in one of the most beautiful and unspoilt locations in south west Shropshire, and having, as the name would suggest, commanding views of the surrounding countryside to the Hurgin, Long Mynd and Clee Hills.

DIRECTIONS

What3words: legwork.spared.willpower

DESCRIPTION

The sale of the Cwm Farm provides an increasingly rare opportunity to purchase a small livestock farm which can be adapted to any lifestyle of your choice.

The farmyard was constructed to accommodate the livestock requirements of a 150 acre farm. They surround the farmyard which gives access to the agricultural land. The farmbuildings are designed to house livestock, horses, produce and farm machinery.

The farmhouse was constructed approximately 70 years ago of rendered brick and block under a pitched slated roof. A two storey extension was constructed on its western elevation 16 years ago. The farmhouse and garden are south facing.

The land comprises productive pastureland suitable for grazing livestock or horses.



FARMHOUSE

The ground floor accommodation comprises of a porch leading into a hallway off which is a utility room, a downstairs cloakroom and a kitchen with fitted units and a door out to the garden. Access through the kitchen leads to a lounge with an open fireplace, together with access to two conservatories, an inner hallway to an office and a dining room.

Stairs lead up from the inner hallway to the first floor to a landing with doors to a bedroom with dressing room and ensuite bathroom, 3 further bedrooms and a bathroom.



Approximate Area = 2270 sq ft / 210.8 sq m (excludes sheep handling area)

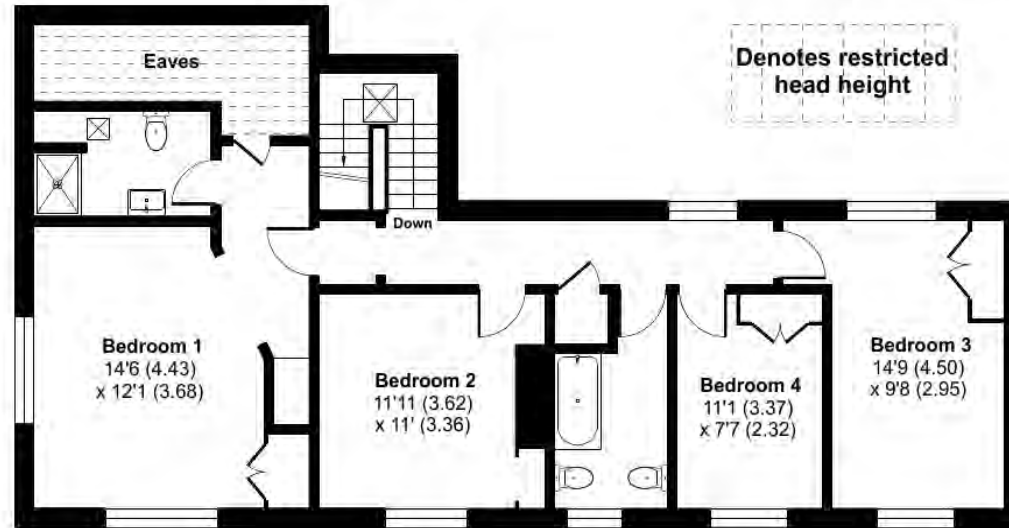
Limited Use Area(s) = 75 sq ft / 6.9 sq m

Garage = 972 sq ft / 90.3 sq m

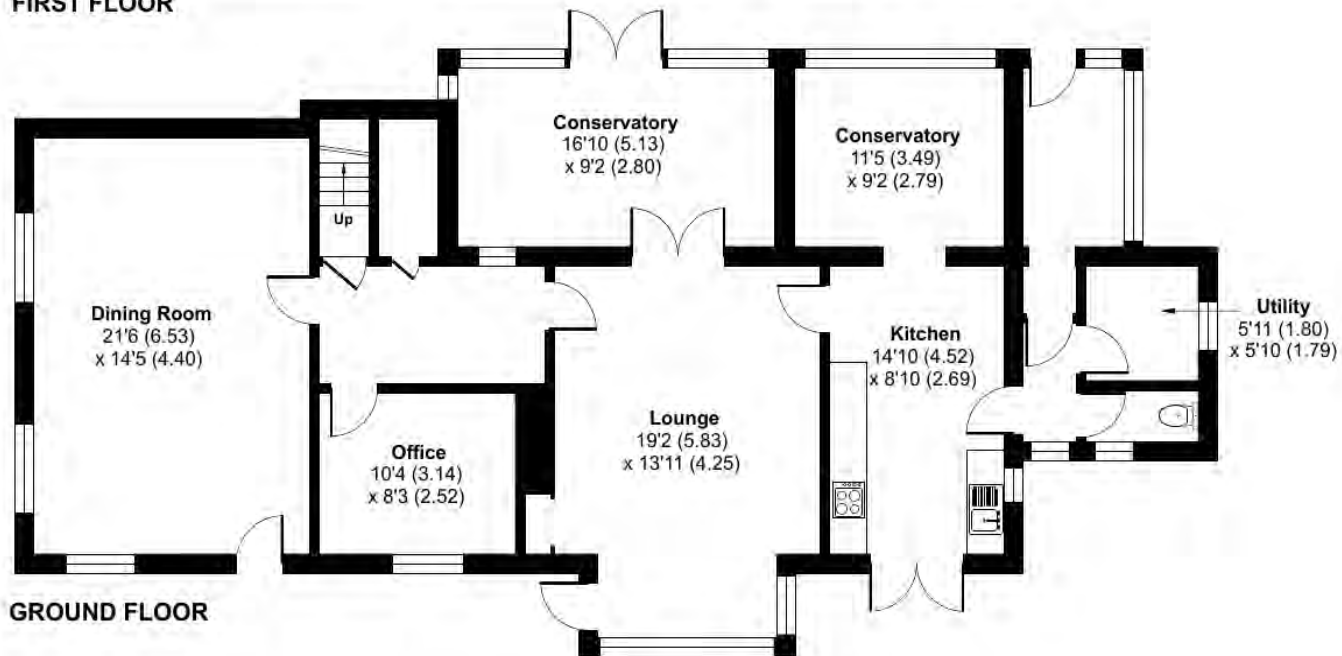
Outbuildings = 8976 sq ft / 833.8 sq m

Total = 12293 sq ft / 1141.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



FARM BUILDINGS

The farmbuildings consist of:

1. Brick and GI single bay Garage/Log Store
2. Timber framed 3 bay Cattle Shed
3. Steel, brick, timber and GI Dutch Barn complete with Garage with loft over
4. Brick and fibre cement roofed Livestock Shed complete with lean-to Stable and storage area
5. Lean-to timber and GI Livestock Shed
6. Portal framed timber and GI Livestock Shed
7. 3 wooden Stables complete with water supply



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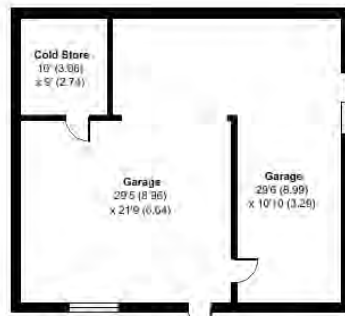
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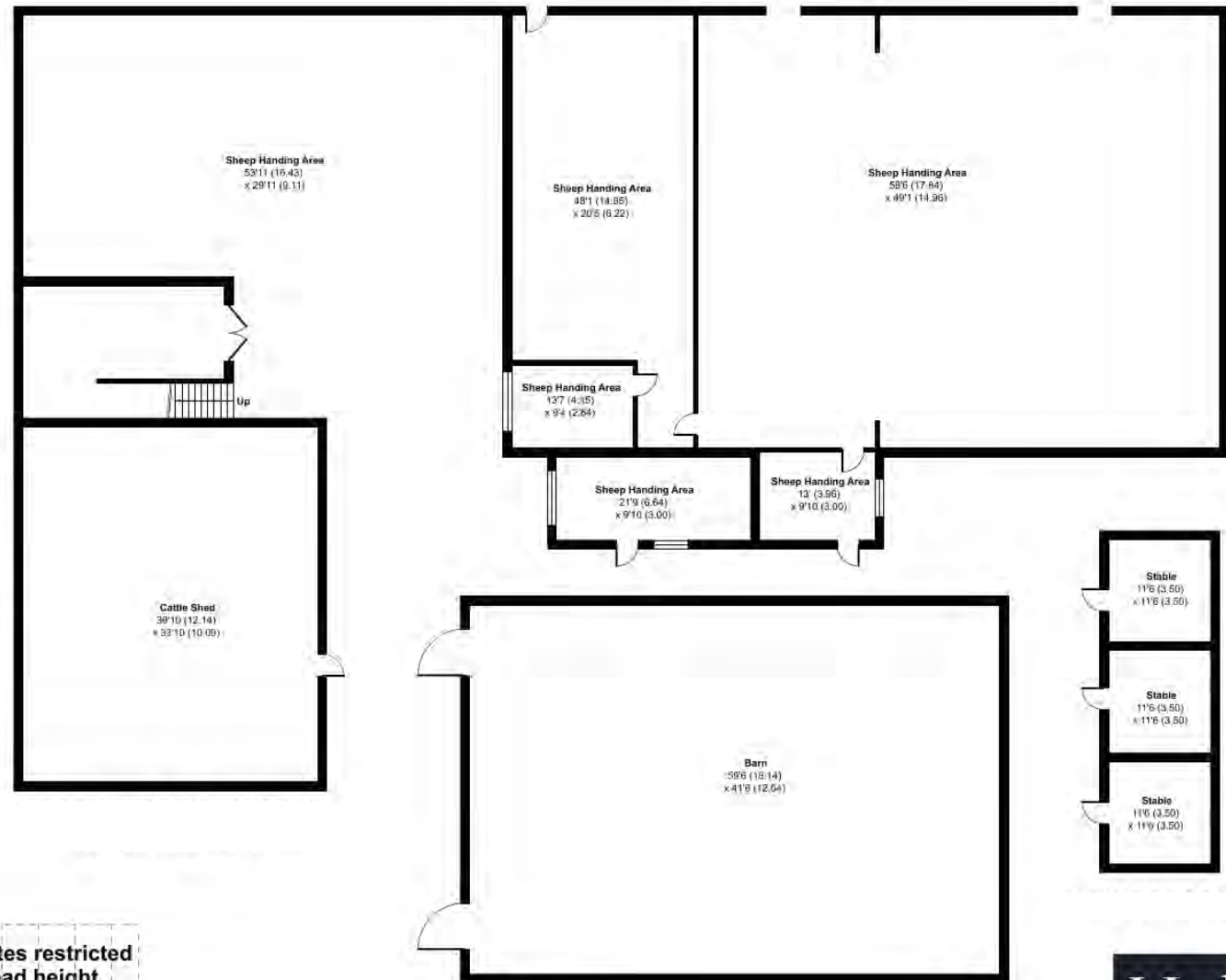
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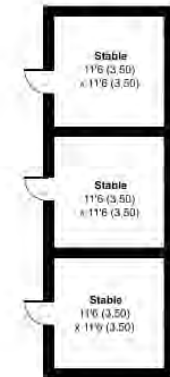
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GARAGE



Denotes restricted head height



LAND

It is situated within a ring fence and can either be approached via the farmyard or via a separate vehicular access to Field number 7978 from the Council maintained road.

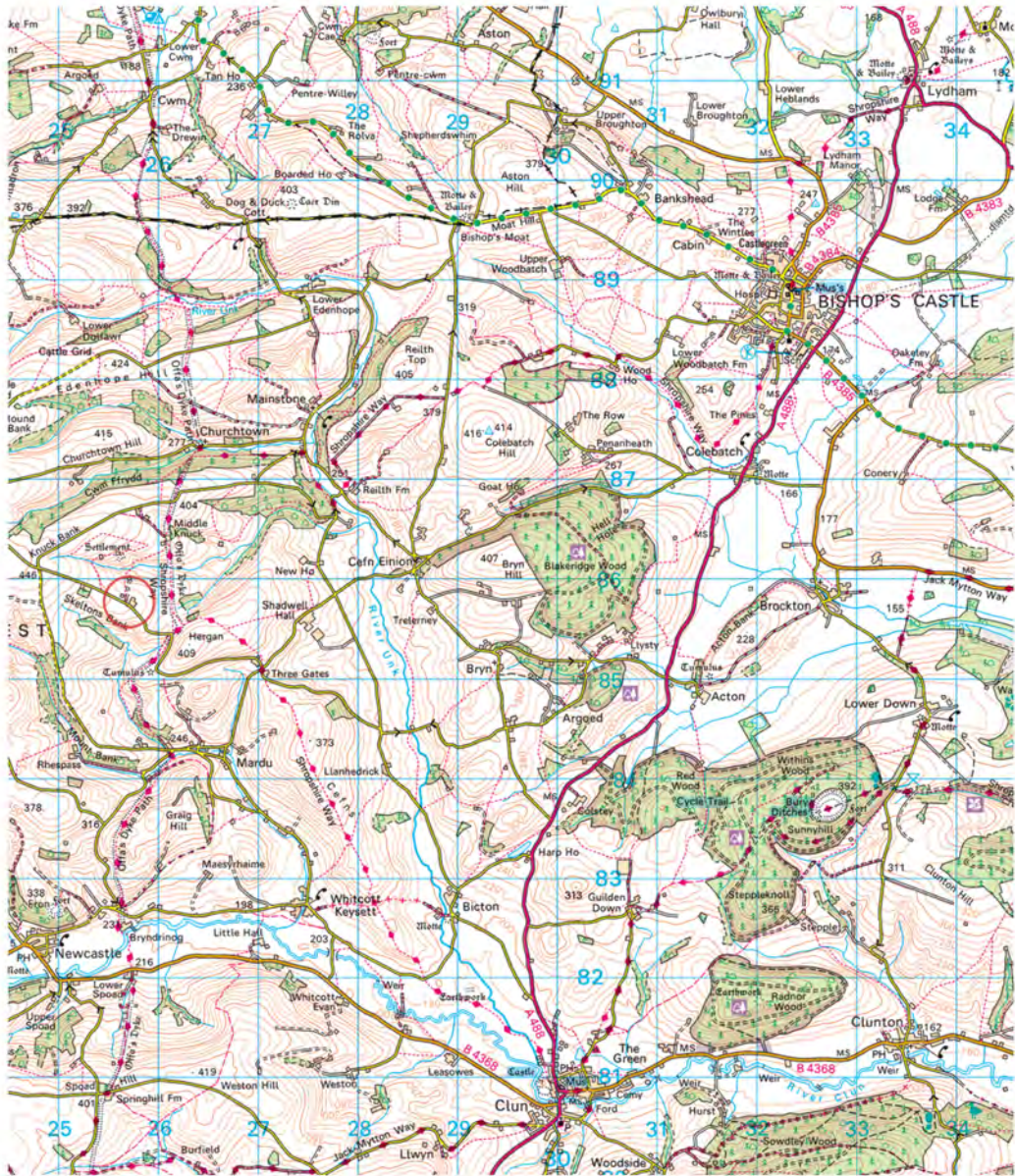
It is productive pastureland which can be used for grazing livestock or for mowing for grass conservation (except for field number 1670). It is well fenced throughout and has the benefit of a piped water supply to drinking tanks on the land. It is situated approximately 1200 feet above sea level.

LAND SCHEDULE

FIELD NUMBER	SIZE ha	SIZE ac	Land Type
2585 7376	0.34	0.85	House, Garden and Farmbuildings
2585 6779	0.12	0.30	Wood
2585 6984	0.12	0.30	Track
2585 7978	1.86	4.59	Pasture
2585 9783	2.80	6.92	Pasture
2685 2388	3.89	9.62	Pasture
2685 1670	1.78	4.40	Pasture
Total	10.91	26.98	



Cwm Farm



EPC RATING

The EPC Rating for the Farmhouse is 'E'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

COUNCIL TAX

The farmhouse is in Council tax band D.

TENURE

The property is freehold and vacant possession will be given on completion.

METHOD OF SALE

The property is for sale as a whole, by Private Treaty.

SERVICES

The property is served by a private water supply, which is located in Field Number 2586, it also serves two other blocks of land, mains electricity, septic tank drainage and oil-fired central heating.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
Tel: 0345 6789000

ENVIRONMENTAL STEWARDSHIP

The farm is subject to a Sustainable Farm Incentive Scheme which runs until 31st May 2027. The income generated from this Scheme is circa £1,764.01 per annum. The purchaser(s) must covenant to take on this scheme for the duration of its term period.

STATUTORY DESIGNATIONS

Offa's Dyke, a famous historic monument runs north/south through the farm along the boundaries of field numbers 9783 and 2388.

Cwm Farm is situated within the Shropshire Hills AONB.

REGISTERED TITLE INFORMATION

Cwm Farm is held under Title Number SL71307.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will, however, provide whatever assistance they can to ascertain the ownership of the same.

ANTI-MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers.

Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

SOLICITORS

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AGENT

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IMPORTANT NOTICE

1. 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.

2. 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.

3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. 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.

5. Where any references are made to planning permission or potential uses such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.

6. Descriptions of the property are subjective 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.

