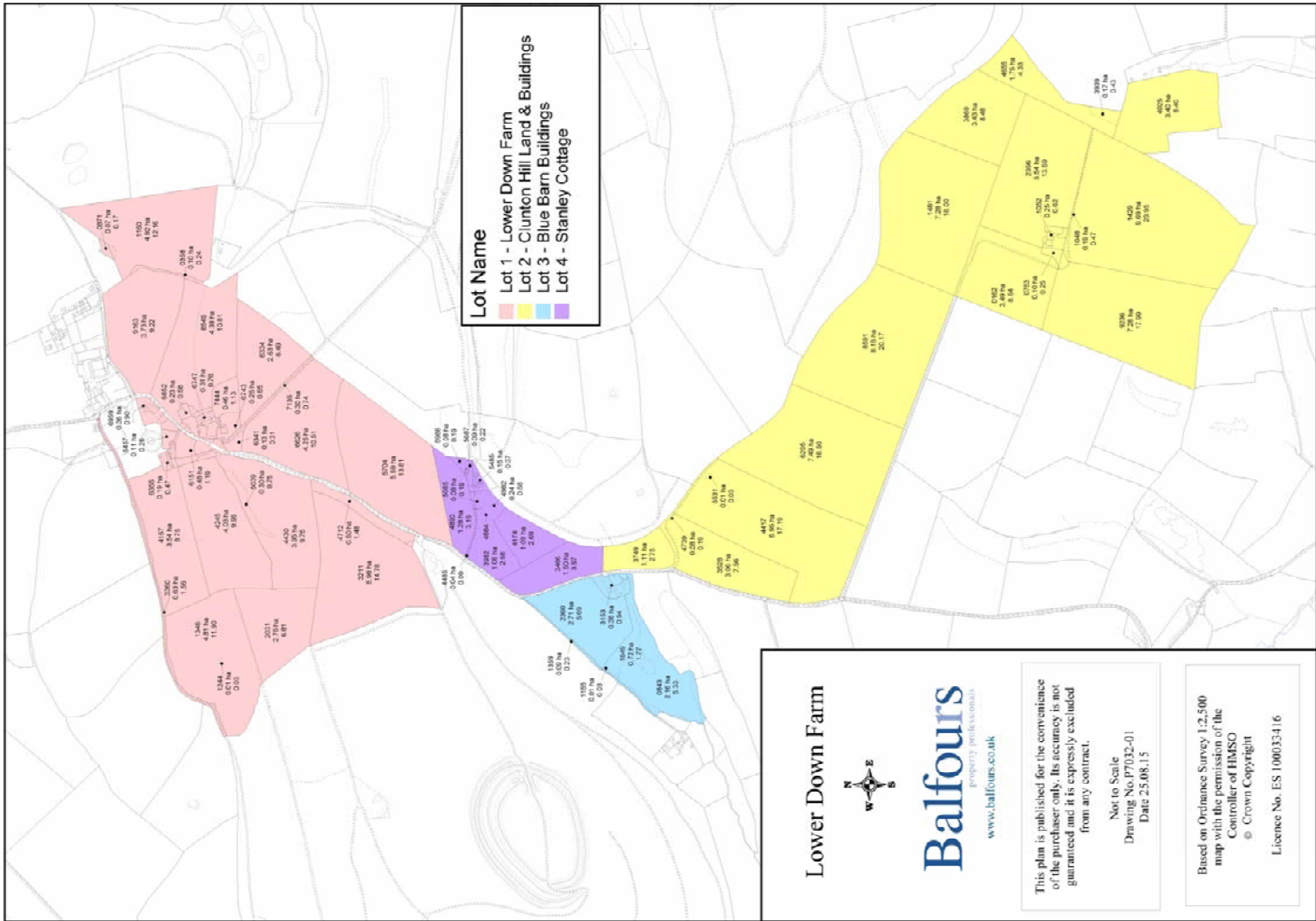




Lower Down Farm

Lydbury North | Shropshire | SY7 8BB

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Lot Name

- Lot 1 - Lower Down Farm
- Lot 2 - Clunton Hill Land & Buildings
- Lot 3 - Blue Barn Buildings
- Lot 4 - Stanley Cottage

Lower Down Farm



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This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Not to Scale
 Drawing No. P7032-01
 Date 25.08.15

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Lower Down Farm

Lydbury North | Shropshire | SY7 8BB

Bishops Castle 3.3 miles. Ludlow 18.7 miles. Shrewsbury 27 miles (all distances approximate)

A mixed farm of about 337 acres (136 ha) with farmhouse, traditional and modern farm buildings including a grain store, three cottages, arable, improved grassland and permanent pasture
For sale as a whole or in 4 lots

- 5 Bedroom Farmhouse
- Range of traditional farm buildings
- Range of modern farm buildings
- Grain Store
- Pair semi-detached cottages
- Detached cottage
- About 336.83 acres (136.29 ha)
(For sale as a whole or in 4 lots)



LOT 1 : Farmhouse, traditional and modern farm buildings, pair of cottages

About 136.19 acres (55.11 ha)

Coloured pink on the plan

LOT 2 : Clunton Hill Barn and arable land

About 171.64 acres (69.43 ha)

Coloured yellow on the plan

LOT 3 : Blue Barn and land

About 14.99 acres (6.07 ha)

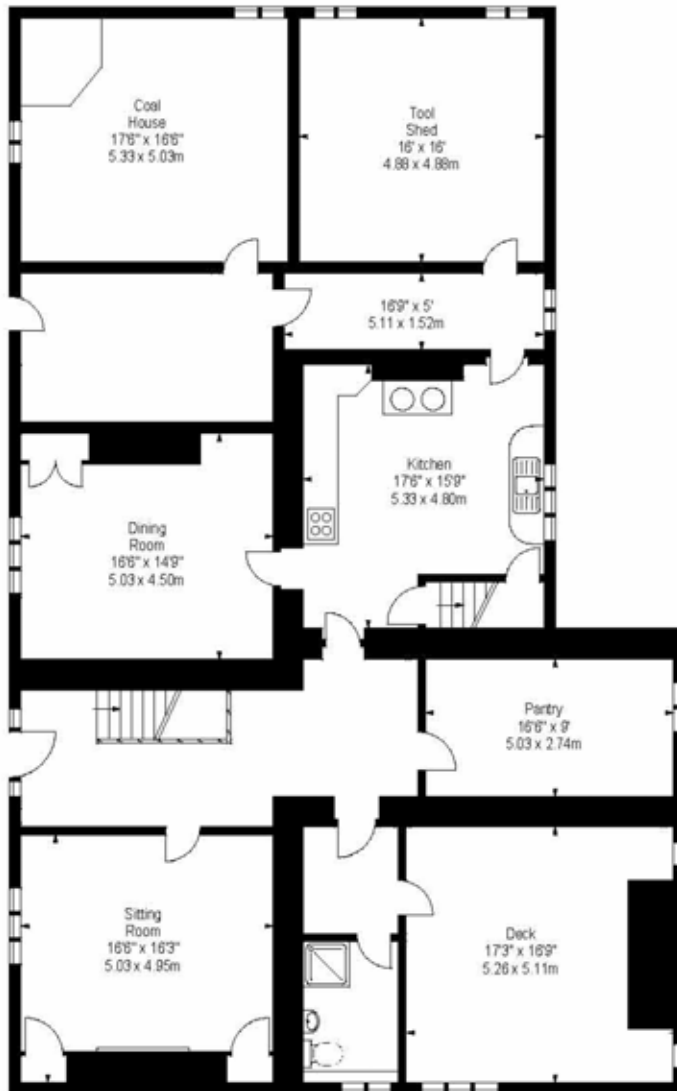
Coloured blue on the plan

LOT 4 : Stanley Cottage

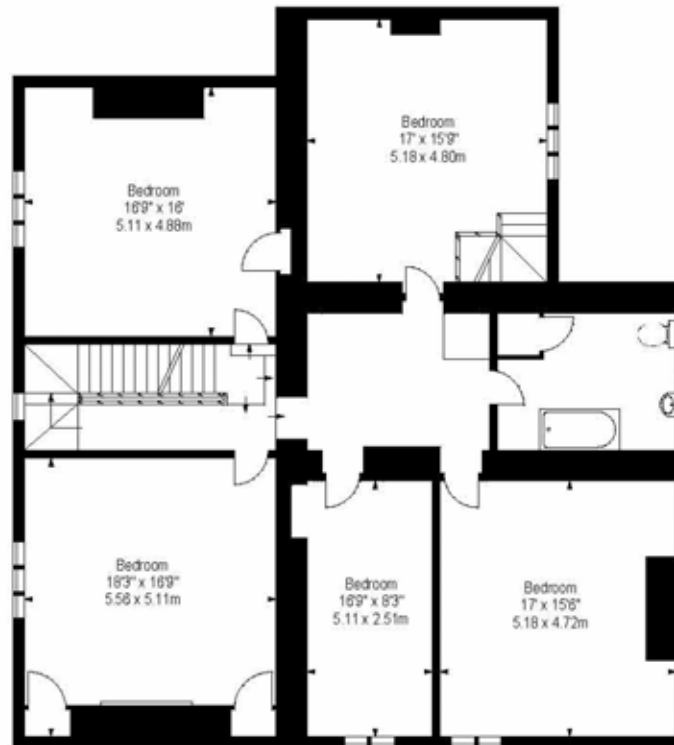
About 14.18 acres (5.75 ha)

Coloured purple on the plan

Lower Down Farm
Approx. Gross Internal Area *
5167 Ft² - 480.02 M²



Ground Floor
(219.34 M²)



First Floor
(163.69 M²)



Second Floor
(96.99 M²)

Situation

The farm is situated under the Bury Ditches south-east of Bishops Castle. The land ranges from approximately 230 metres to 340 metres in height. The farm is well accessed off the public road running the length of the farm with internal farm tracks.

Local livestock markets are available in Bishops Castle, Ludlow and Shrewsbury as well as the very large sheep market in Welshpool.



Lot 1

Lower Down Farmhouse, 17 & 18 Lower Down Cottages, Farm buildings and land extending to about 136.19 acres (55.11 ha). Coloured pink on the plan

	NGN	Area ha	Area ac	Land Use
Lot 1	0358	0.10	0.24	Grass
Lot 1	0871	0.07	0.17	Grass
Lot 1	1160	4.92	12.16	Grass
Lot 1	1244	0.01	0.03	Water
Lot 1	1346	4.81	11.90	Grass
Lot 1	2031	2.76	6.81	Grass
Lot 1	3211	5.98	14.78	Grass
Lot 1	3360	0.63	1.56	Track
Lot 1	4157	3.54	8.75	Grass
Lot 1	4245	4.03	9.96	Grass
Lot 1	4430	3.95	9.75	Grass
Lot 1	4712	0.60	1.48	Woodland
Lot 1	5039	0.30	0.75	Woodland
Lot 1	5704	5.59	13.81	Grass
Lot 1	6151	0.48	1.19	Grass
Lot 1	6341	0.13	0.31	Grass
Lot 1	6355	0.19	0.47	Buildings
Lot 1	6457	0.11	0.28	Grass
Lot 1	6626	4.25	10.51	Grass
Lot 1	6743	0.26	0.65	Buildings
Lot 1	6747	0.31	0.76	Buildings
Lot 1	6852	0.23	0.58	Buildings
Lot 1	6959	0.36	0.90	Grass
Lot 1	7135	0.30	0.74	Track
Lot 1	7444	0.46	1.13	Grass
Lot 1	8334	2.63	6.49	Grass
Lot 1	8549	4.38	10.81	Grass
Lot 1	9163	3.73	9.22	Grass
		55.11	136.19	

Farmhouse

Grade II Listed, five bedroom farmhouse with attic rooms constructed of stone and slate understood to date from the 19th Century, in need of some modernisation and repair.

17 & 18 Lower Down Cottages

These are a pair of three bedroom stone and slate semi-detached cottages. Number 17 is currently vacant and Number 18 is let under an Assured Shorthold Tenancy Agreement. The purchaser can request vacant possession upon completion.



Farm Buildings

Traditional range of stone and timber buildings with corrugated iron roofs, cattle yard, open fronted workshop, cart shed, Dutch barn with modern general purpose extension, modern portal frame and concrete block cattle yard with raised central feed passage and adjoining covered silage pit, grain store, approximately 300 tonnes on floor storage. The traditional building alongside the road is listed as Grade II.

Lot 2

Clunton Hill Barn and arable land extending to about 171.64 acres (69.43 ha) – (coloured yellow on the plan)

	NGN	Area ha	Area ac	Land Use
Lot 2	0162	3.49	8.64	Arable
Lot 2	0753	0.10	0.25	Woodland
Lot 2	1048	0.19	0.47	Track
Lot 2	1052	0.25	0.62	Buildings
Lot 2	1429	9.69	23.95	Arable
Lot 2	1481	7.28	18.00	Arable
Lot 2	2356	5.54	13.69	Arable
Lot 2	3528	3.06	7.56	Arable
Lot 2	3749	1.11	2.75	Arable
Lot 2	3869	3.43	8.48	Arable
Lot 2	3939	0.17	0.43	Woodland
Lot 2	4025	3.40	8.40	Grass
Lot 2	4417	6.95	17.19	Arable
Lot 2	4655	1.75	4.33	Grass
Lot 2	4739	0.08	0.19	Track
Lot 2	5531	0.01	0.03	Water
Lot 2	6205	7.49	18.50	Arable
Lot 2	8591	8.16	20.17	Arable
Lot 2	9236	7.28	17.99	Arable
		69.43	171.64	

Approximately 171.64 acres (69.43 ha) land. 156.92 acres (63.5ha) arable

Farm Buildings

An L-shaped range of traditional timber, stone and slate buildings with separate Dutch barn.

**Lot 3 : Blue Barn and about 14.99 acres (6.07 ha) –
(coloured blue on the plan)**

	NGN	Area ha	Area ac	Land Use
Lot 3	0843	2.16	5.33	Woodland
Lot 3	1155	0.01	0.03	Water
Lot 3	1359	0.09	0.23	Track
Lot 3	1849	0.72	1.77	Grass
Lot 3	2360	2.71	6.69	Grass
Lot 3	3153	0.38	0.94	Buildings
		6.07	14.99	

An 'L' shaped range of traditional stone farm buildings, with slate/sheeted roofs together with modern sheeted roof cattle yard and separate Dutch barn. The land extends to 14.99 acres (6.07 ha), pasture field and steeper rough pasture land leading down to a brook.



**Lot 4 : Stanley Cottage and about 14.18 acres (5.75 ha) –
(coloured purple on the plan)**

	NGN	Area ha	Area ac	Land Use
Lot 4	3466	1.60	3.97	Grass
Lot 4	3982	1.08	2.68	Grass
Lot 4	4174	1.09	2.69	Grass
Lot 4	4485	0.04	0.09	Track
Lot 4	4884	0.02	0.04	Water
Lot 4	4890	1.28	3.16	Grass
Lot 4	4982	0.24	0.58	Grass
Lot 4	5085	0.08	0.19	Grass
Lot 4	5485	0.15	0.37	Buildings
Lot 4	5687	0.09	0.22	Buildings
Lot 4	5988	0.08	0.19	Grass
		5.75	14.18	

Stanley Cottage

Detached three bedroom stone and slate cottage with garden, stone outbuilding, in need of modernisation. Pastureland extending in total to 14.18 acres. Cottage accommodation : 2 reception rooms, scullery, bathroom and wc., First Floor : 3 Bedrooms, Store Room. The property is in very poor repair and condition and needs complete refurbishment.



General

Lower Down Farm : Lower Down Farm is currently let on an Agricultural Holdings Act tenancy with surrender set for the 25th March 2016.

Entry Level Scheme : The farm is currently in a scheme which terminates on the 31 October 2017. The purchasers will be required to take on this.

Basic Farm Payments: Entitlements will be available from the outgoing tenant at valuation.

Ingoing Valuation:

The purchaser(s) will purchase the growing crops in the ground as at the date of completion of the sale at valuation in accordance with CAAV costings.

Listing: Lower Down Farmhouse is Listed Grade II

Council tax:

Lower Down Farm House – Band E ;
17 & 18 Lower Down Cottages – Band B ;

Stanley Cottage – Band B

Postcode: Lower Down Farmhouse : SY7 8BB. Stanley Cottage : SY7 8BD

Local Authority: Shropshire Council: 0345 678 9000

Services

Lot 1 :

Electricity - Mains electric is connected to the house 17 & 18 Lower Down Cottages and farm buildings.

Private Water Supply – To Lower Down Farm and 17 & 18 Lower Down Cottages. It also serves some farm buildings at the adjacent Down Farm who also enjoys rights to retain certain mains water pipes below Lower Down land. Mains water is connected to the farmhouse and buildings and available for connection to 17 & 18 Lower Down Cottages.

Drainage - All domestic properties are served by septic tanks.

Lot 2 : No mains water or electric.

Lot 3 : No mains water, natural water from the stream serves the pastureland, collected roof water serves the farm buildings. No mains electric connected.

Lot 4 : Private spring water located within the boundary of the lot which services other third party cottages. No mains electricity connected, currently a diesel generator supplies power. Private septic tank. A woodburning stove heats the hot water supplying the kitchen and bathroom.

Sporting and Mineral Rights : These are to be included within the sale of each lot.

Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale.

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.

Rights of Way - Other Information

Lot 1 : Right of Way over track to Withins Wood land. Further rights of way over this track for the owner of The Down. Right to use of the lane to the South of The Down.

Lot 2 : There is an access for a third party along the un-metalled track which services his adjoining land.

Lot 3 : A right of way is reserved to a third party over the track alongside the northern boundary.

Lot 4 : The access track has the public footpath entitled The Shropshire Way running along it.

VAT: The property is not elected for VAT.

Directions

From Bishops Castle take the B4385 east towards Lydbury North. After approx 2 miles, turn right signed to Brockton and Bury ditches Hill Fort. Proceed through the village of Brockton and up the hill passing The Down and telephone box and Lower Down is c.200 yards on the left below the hill leading up to the Hill Fort.

Viewing strictly by appointment through Balfours

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