

WEBSCOTT FARM

MYDDLE, SHREWSBURY, SY4 3QU

A HIGH QUALITY DAIRY FARM IN A NOTED AGRICULTURAL AREA

TOTAL AREA 217.997 ACRES (88.217 HECTARES)

FOR SALE BY PRIVATE TREATY

Wright Marshall

BERRYS



WEBSCOTT FARM, MYDDLE, SHREWSBURY, SY4 3QU

A NOTABLE DAIRY AND STOCK FARM COMPRISING:-

SUBSTANTIAL 5 BEDROOM PERIOD FARMHOUSE

LARGE DETACHED 3 BEDROOM DORMER BUNGALOW

EXTENSIVE RANGE OF DAIRY AND YOUNG STOCK BUILDINGS

- HERRINGBONE MILKING PARLOUR
- MODERN COVERED SILAGE CLAMPS
- HIGHLY PRODUCTIVE GRASSLAND EQUALLY CAPABLE OF ARABLE CULTIVATION

TOTAL AREA 217.997 ACRES (88.217 HA)

FOR SALE AS A WHOLE OR IN LOTS

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INTRODUCTION

Webscott Farm is an outstanding Dairy Farm situated in a noted Shropshire agricultural area. The farm includes two residential properties one of which is a substantial period farmhouse, almost 3,500sqft in size including a large farmhouse kitchen, 3 reception rooms, cellar, 5 bedrooms and 3 bathrooms.

The farm buildings are both traditional and modern and provide extensive dairy and Young stock accommodation all of which are conveniently located ensuring ease of stock management.

The land presently is all laid to grass but is equally capable of arable cultivation and is capable of supporting a high stocking rate. The land is extremely well fenced with ease of access via an excellent central farm track reaching the furthest sections of the holding. There is also extensive road frontage and water troughs throughout enabling complete grazing versatility.

The second residential property is "Penbrook". It is a substantial detached dormer bungalow, approximately 2,350 sqft also offers extensive well planned accommodation including Hall, Dining Kitchen, Sitting Room, Conservatory, 3 Bedrooms, 2 Bathrooms, Cloaks, Utility and Garage. A bore hole water supply serves both residential properties and three others along Merrington Lane who contribute to its maintenance.

The sale particulars indicate that the farm is available as a whole or in lots, or multiple of lots, giving the purchaser/s options and an early inspection is strongly recommended.

LOCATION

Shrewsbury is an historic medieval market town where examples of 15th and 16th century buildings can be found including Shrewsbury Castle. The historic centre is packed with designer shops, smart new malls and lots of independent retailers. The town also provides a variety of cafes and restaurants and is conveniently located with links to the A5 and A49 trunk roads. The River Severn forms a loop around the town centre offering gentle riverside walks. The Welsh border is some 9 miles east and the railway station provides links to the larger surrounding centres. Birmingham and Manchester airports are the nearest within a 1-2 hour drive and the Motorway is accessed via the M54.

LOT 1 - WEBSCOTT FARM- EDGED RED ON PLAN EXTENDING TO 20.984 ACRES



The house is rendered brick with a tiled roof.

OPEN PORCH ENTRANCE

To hall.

HALL

16' 1" x 8' 0" (4.9m x 2.44m) With part oak and part quarry tiled and Red and Black tiled floor. Radiator. Staircase to first floor. Understairs access to cellar.

CELLAR

18' 0" x 17' 6" (5.49m x 5.33m)

SITTING ROOM

17' 10" x 15' 11" (5.44m x 4.85m) Two radiators. Two beams to ceiling. Feature inglenook fireplace with oak mantel, raised tiled hearth with cast iron multi fuel stove and canopy. Pine built in cupboards to right hand side. UPVC double glazed windows to two elevations.



DINING ROOM

18' 0" x 14' 0" (5.49m x 4.27m) With oak boarded floor. Two radiators. Two wall light points. Cast iron multi fuel stove and slate hearth. Two UPVC double glazed windows to two elevations.



LIVING ROOM

19' 6" x 17' 11" (5.94m x 5.46m) With feature oak woodblock floor. Two radiators. Feature slate fireplace with painted wood surround. Four wall light points. Two radiators. Opening to:-



SUN ROOM

10' 0" x 9' 3" (3.05m x 2.82m) Woodblock floor. Double glazed windows to three elevations including glazed double opening doors to garden.

FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE

18' 0" x 14' 1" (5.49m x 4.29m) Two radiators. UPVC double glazed windows to two elevations. Built in double wardrobe with hanging rails and cupboards over.

BEDROOM TWO

12' 10" x 11' 9" (3.91m x 3.58m) Radiator. Built in floor to ceiling double wardrobe with hanging rail and cupboards over. UPVC windows overlooking garden.

BEDROOM THREE

15' 8" x 10' 11" (4.78m x 3.33m) Radiator. UPVC window overlooking garden and built in cupboard with hanging rail and shelving.

BEDROOM FOUR

15' 6" x 11' 8" (4.72m x 3.56m) With pine boarded floor. Radiator. Windows overlooking farm yard. Arched framed opening to:-

EN-SUITE SHOWER ROOM

15' 7" x 6' 0" (4.75m x 1.83m) Raised tiled shower cubicle with electric shower. Pedestal wash hand basin. Radiator.

SEPARATE W.C.

7' 7" x 3' 6" (2.31m x 1.07m) With low level W.C. suite.

BATHROOM

7' 11" x 7' 8" (2.41m x 2.34m) Panelled bath with separate Triton shower over. Tiled surround. Heated towel rail. Pedestal wash hand basin. Part tiled walls.

BEDROOM FIVE

16' 7" x 11' 6" (5.05m x 3.51m) Two radiators. Pedestal wash hand basin with splashback, mirror and light over. Single cupboard with shelving. Built in double wardrobe with hanging rail and cupboards over. Windows to two elevations all with views.

KITCHEN

19' 2" x 17' 11" (5.84m x 5.46m) Range of hand painted cupboards and drawers. Tiled surround to worktops. Stainless steel single drainer one and half sink unit with mixer taps. Built in dishwasher. Electric Aga for cooking with two ovens. Oil fired central heating boiler. Two exposed beams to ceiling. Ceramic tiled floor.

SIDE HALL

24' 11" x 3' 11" (7.59m x 1.19m) Part glazed entrance door. Double glazed windows to whole length. Coathooks. Access to roof space. Quarry tiled floor. Door leading to utility.

UTILITY

12' 6" x 6' 9" (3.81m x 2.06m) Part concrete and part quarry tiled floor. Belfast sink with drainer. Plumbing for washing machine. Wall shelving. Radiator.

CLOAKROOM OFF

6' 8" x 4' 0" (2.03m x 1.22m) With W.C. and wash hand basin. Double panel radiator.

STORE ROOM

13' 2" x 9' 0" (4.01m x 2.74m) Concrete floor. Double panel radiator. Windows to two elevations.

EXTERIOR**GENERAL PURPOSE STORE**

Brick and tiled construction.

Herb garden interspersed with borders and beds and flagged pathways. Stone wall and gate leading to formal gardens complete with gravelled border beds, lawns, herbaceous flowering borders enclosed principally by Beech hedging and orchard with Hen Coop.

FARM BUILDINGS

A comprehensive range of buildings comprising:-

BUILDING ONE

4 Bay steel frame open span general purpose/produce store 80' x 58'6" with fibre cement roof, concrete panel and Yorkshire board sides, concrete floor and internal panel division.

One section used for silage storage with a concrete floor and one used for straw storage with a hard-core base
Hard-core and gravel bale storage area/implement parking area adjacent.

BUILDING TWO

7 bay steel frame clear span livestock building 105' x 45' with fibre cement roof, part sleeper and part Yorkshire board clad sides and tubular iron feed fence along NW elevation under cantilever roof adjacent to the farm track. It is presently divided into three pens with galvanised iron gate divisions and there are two cattle drinking troughs.

BUILDING 3

Three W H Smith and Co (Whitchurch) Ltd 7 Bay Dutch barns 120' x 51'2", with five bays utilised for loose housing with concrete floor, feed passage and tubular iron feed barrier. Also two bay sleeper walled storage areas with concrete floor.

BUILDING 4

7 Bay steel frame lean to building 105' x 20'4" adjacent to No 3 with asbestos roof, part block wall and part sleeper sides and concrete floor. 5 bays used for loose housing and two bays forming calving boxes. Concrete passage

BUILDING 5

5 Bay monopitch building 75' x 17' with asbestos roof, part concrete block and part Yorkshire board clad sides and concrete floor. It is used for calf rearing.

Additional concrete block walled isolation box.

BUILDING 6

4 Bay steel frame clear span building 60' x 21' adjacent to Building 3 with an asbestos roof, block wall and galvanised iron sheeted gable end. There is a tubular iron feed fence along one side, gates along the other two and a galvanised iron water trough.

BUILDING 7

COLLINSON galvanised iron free standing corn bin (BIN 5)

Galvanised iron free standing corn bin (BIN A)

BUILDING 8

SEVERN FABRICATIONS 5 bay steel frame clear span silage clamp 75' x 41' with fibre cement roof, part Yorkshire board clad sides over 4 metre high pre cast concrete panels, and concrete floor.

BUILDING 9

SEVERN FABRICATIONS 6 bay steel frame clear span silage clamp 90' x 45' with fibre cement roof, part Yorkshire board clad sides over pre cast concrete panels, concrete floor.

BUILDING 10

12 Bay steel frame clear span livestock building 180' x 60' with asbestos roof, sleeper walls to three sides with Yorkshire board cladding above, two scraper passage gates, tubular iron feed fence along South West elevation under cantilever roof section and an additional gate to rear elevation to field.

BUILDING 11

7 bay steel frame clear span cubicle building 105' x 44' with an asbestos roof, 46 IAE cubicles, 13'6" concrete passage with STIRTH automatic scrapers, feed passage with tubular iron feed barrier, under later added cantilever roof section. TWO IAE tip over cattle drinking troughs.

BUILDING 12

7 bay steel portal frame covered feed passage 105' x 29' adjacent to No 11 with an asbestos roof and concrete floor.

BUILDING 13

DES EVANS, REDNAL 5 bay steel frame cubicle building 105' x 64' with asbestos roof, 36 IAE cubicles with wide passageway, an additional 38 IAE cubicles with wide passageway, also concrete floored access area. IAE roll over water trough 15' x 30'.

BUILDING 14

7 bay lean to covered feed area 105' x 29'9" to the rear of Building 13 with timber and corrugated iron roof, RSJ uprights, block wall and asbestos sheet sides cladding concrete floor with part slatted section. Also tubular iron feed fence with adjoining feed passage.

BUILDING 15

Two earth walled lagoons. Concrete yard.

BUILDING 16

HARRY WEST 6 bay steel frame clear span cubicle building with fibre cement roof, part sleeper with Yorkshire board over gable end, and plywood and Yorkshire board clad wall against the lagoon, grooved concrete passages, tubular iron feed fence with cantilever section, 40 IAE cubicles and 2 IAE tip over cattle drinking troughs.

BUILDING 17

7 bay steel frame clear span livestock building 105' x 45' with fibre cement vented roof, concrete panels to three sides with Yorkshire board above, part gated and part feed barrier front elevation under cantilever section, concrete floor and four galvanised iron troughs.

BUILDING 18

Two steel frame sheds with an asbestos roof, part block wall sides and part board sides.

Timber and corrugated iron lean-to's on rear and side elevation 45' x 42'. It is used partly for storage and calf rearing with gate pen divisions.

BUILDING 19

Three Bay steel frame monopitch isolation pen/calving box 32' x 22'4", block wall sides with Yorkshire board above and concrete floor and a galvanised iron water trough.

BUILDING 20

Brick and sandstone walled two storey traditional building 126'6" x 17'6" with tiled roof formerly the parlour and dairy now used for storage. External staircase to loft on yard side gable end. Grooved concrete yard.

BUILDING 21

4 bay steel frame open span livestock building with an asbestos roof and galvanised iron gable end cladding. It is sub divided by two sleeper walled internal divisions to provide loose housed calving area and two calf rearing pens.

BUILDING 22

COLLINSON galvanised iron freestanding feed bin.

BUILDING 23

5 bay steel frame parlour and dairy building 75' x 30' overall with an asbestos roof, block wall sides, additional crossing RSJ's housing -

FULLWOOD 18/18 Direct a Line Parlour with stainless steel feed stalls, FULLWOOD clusters and ACR's FULLWOOD FULLFLOW II, FULLWOOD universal milk pump control unit, automatic parlour gates, FULLWOOD auger master feeders with auger feed from COLLINSON bin. Concrete loafing area adjoining cattle housing (BUILDING 12).

Also Dairy housing 5000 Litre FABDEC DARIKOOL stainless steel bulk milk tank, DARIKOOL plate cooler and FABDEC DARIKOOL Xcel heat single wash.

Adjacent Vacuum Room with two FULLWOOD Q3 vacuum pumps and motors big bore vacuum line to parlour and TEMPEST electric water heater.

Galvanised iron water tank and bulk tank refrigeration units in a mezzanine loft area.



THE LAND

The land extends to 217.997 acres or thereabouts with 188 adjacent to farmstead and 22½ acres immediately opposite the drive.

It has been divided into lots for sale convenience.

All fields are relatively level and well laid out with most accessible from the internal farm track or from the road. The land has been comprehensively drained over the years and the grass swards are in good order.

The soil is a medium loam, is ploughable and some fields have successfully grown maize. The Vendors have looked after the soil mineral balance to try and achieve optimum productivity of the swards.

Every field has good stockproof post and barbed wire fencing with sheep netting below.

Each field has borehole water supplied to cattle troughs.

All the ditches on the farm are fenced out by electric fence or sheep fencing.

LOT 2 - 30.557 ACRES OF ACCOMMODATION LAND edged Green on plan

An excellent block of grassland adjoining Lots 1 and 4 and divided into three fields with road frontage onto Merrington Lane near the farm.

LOT 3 - 142.673 ACRES OF ACCOMMODATION LAND edged Purple on plan

A large block of top quality grass land situated behind the farm and adjoining Lot 1, yet having its own roadside gate onto Merrington Lane. From Lot 1 it is accessed via the internal farm road. Mains electric fencing from the buildings would be available if bought with Lot 1.

LOT 4 - 1.54 ACRE OF ACCOMMODATION LAND edged Yellow on plan

A small paddock opposite the farm drive providing ideal grazing for a pony or a few sheep or heifers.

Mains water currently supplied to a cattle trough.

LOT 5 - 20.980 ACRES OF ACCOMMODATION LAND edged Orange on plan

A first class level open field with long road frontage and several gate places that is ideally suitable for stock grazing or mowing for silage.





LOT 6 – PENBROOK – EDGED BLUE ON PLAN EXTENDING TO 1.263 ACRES



Brick and tiled construction.

GARAGE

17' 7" x 13' 5" (5.36m x 4.09m) With roller shutter door. Fluorescent lighting and power. Personal door to entrance hall/utility.

UTILITY

23' 0" x 8' 9" (7.01m x 2.67m) Glazed entrance door. Quarry tiled floor. Coathooks rail. Belfast sink. Range of worktop surfaces with space and plumbing for washing machine and space for dryer. Part glazed door to rear garden. Double panel radiator. Recently installed Firebird oil fired central heating boiler. Cloaks cupboard with hanging rail.

CLOAK/SHOWER ROOM

5' 1" x 7' 2" (1.55m x 2.18m) With tiled shower. Low level W.C. Pedestal wash hand basin. Quarry tiled floor. Single panel radiator.

STUDY

8' 5" x 5' 1" (2.57m x 1.55m) Windows overlooking the front. Built in desk and shelving. Single panel radiator.

KITCHEN/LIVING ROOM

33' 1" x 11' 11" (10.08m x 3.63m) 'L' shaped range of base units comprising cupboards and drawers and incorporating the Franke single drainer sink unit with mixer tap. Space and plumbing for dishwasher. Oil fired AGA for cooking and hot water. Electric cooker point with Creda freestanding double oven and four ring hob. Tiled splashback to all worktop surrounds. Tiled floor. Two double panel radiators.

The living area is complete with box bay window overlooking formal gardens. The tiled floor was put down approximately 5 years ago.





HALLWAY

16' 3" x 8' 0" (4.95m x 2.44m) With glazed entrance door and matching side screens leading to hall with single panel radiator. Staircase to first floor. Access to understairs storage cupboard and airing cupboard housing insulated hot water cylinder. Immersion heater and shelving.

SITTING ROOM

19' 11" x 13' 2" (6.07m x 4.01m) With feature marble fireplace with painted wood surround (sealed fireplace). Coved ceiling. Two double panel radiators. Two wall light points. Glazed double opening doors leading to:-



CONSERVATORY

17' 6" x 16' 6" (5.33m x 5.03m) Mahogany framed double glazed conservatory. Dwarf walls with two double panel radiators. Ultralight roof covering with central fan and glazed double opening doors to outside.

BEDROOM ONE

18' 9" x 10' 11" (5.72m x 3.33m) Double panel radiators. Windows to side and rear elevations. Fitted wardrobes comprising two double wardrobes each with hanging rails and shelving and with cupboards over. Arched opening to en-suite bathroom.

EN-SUITE BATHROOM

9' 2" x 7' 5" (2.79m x 2.26m) With bath set on four claw feet. W.C. Pedestal wash hand basin. Part tiled walls. Ceramic tiled floor. Heated towel rail/radiator. Wall mirror and lighting. Fitted approximately 4/5 years ago.

BEDROOM TWO

12' 0" x 9' 3" (3.66m x 2.82m) Single panel radiator.

BATHROOM

8' 0" x 6' 1" (2.44m x 1.85m) Comprising White suite with panelled bath. Pedestal wash hand basin. Low level W.C. Single panel radiator. Part tiled walls. Strip light and shaver point.

FIRST FLOOR**LANDING**

With velux roof light. Access to roof storage space.

CLOAKROOM

7' 1" x 3' 10" (2.16m x 1.17m) Low level W.C. Wash hand basin with tiled mirror. Velux roof light.

BEDROOM THREE

18' 3" x 10' 2" (5.56m x 3.1m) Open to ridge. Two velux roof lights. Single panel radiator.

EXTERIOR

Penbrook is approached over a gravelled driveway providing on site car parking and leading to the front and side of the house. There is a covered path housing the oil storage tank and there is an outside integral garden shed. Front lawn whilst situated to the rear there is a further gravelled area leading to a flat flagged patio with lawns and enclosed by Beech hedging to the roadway and post and rail herbaceous flowering borders.

LAND

Front paddock with post and rail fencing and sheep netting which also houses the septic tank.

SERVICES

Mains and electricity. Oil fired central heating. Private drainage. Water supplied from the on farm borehole which is monitored regularly by Shropshire County Council.

GENERAL REMARKS AND FURTHER INFORMATION

BASIC PAYMENT SCHEME

The land is registered on the RPA Rural land Register and the vendors claimed the payment in 2015. The entitlements will be available to the purchasers for the 2016 claim in the event of a quick sale and completion. The Vendors will submit the 2016 claim if no sale is concluded by 15th May, 2016. The SBI number is 107228751.

TITLE

The farm we understand has registered freehold title.

TENURE

Vacant Possession on completion.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral rights are in hand and will pass to the purchaser with the freehold

RIGHTS OF WAY

The property will be sold subject to any Wayleaves, Public or private Rights of Way, easements and Covenants and all Outgoings whether mentioned in the sale particulars or not.

A bridle path runs through the farm, along the farm track across field OS5592 and out onto Hollins Lane.

INGOING

The purchaser will be required to pay for any Grass and Maize Silage on the holding on completion at valuation.

AGRICULTURAL HOLDING NUMBER

35-244-0021.

MILK CONTRACT

The Vendor currently has a Milk Contract with Freshways.

T.B. STATUS

The Herd had a clear test in mid December, 2015 and the farm is in a one year T.B. test regime. There has never been a case on the farm.

DEADSTOCK SALE

The Vendor reserves the right to hold a dispersal sale on the premises prior to completion. The Vendor will not be held responsible for any damage caused thereby.

LOCAL AUTHORITY

Shropshire County Council, Shire Hall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel: 0345 678 9000.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning, schedule resolution or notice which may be or become to be in force, subject to any road or widening improvements scheme. Land charges and statutory provisions or by-laws without any obligation on the vendors to specify them.

BOUNDARIES, ROADS AND FENCES

The purchaser(s) will be deemed to have full knowledge of the boundaries and neither the vendor nor their selling agents will be responsible for defining ownership of the boundary hedges or fences.

In the event the farm is sold in separate lots the purchaser will be responsible for erecting any unfenced boundary shown by inward 'T' marks. In particular Lot 1 between points A, B, C, D, E, F, G, H, I and J.

RESTRICTIVE COVENANT

A restrictive covenant will be placed on the hatched area within field OS No 2440, a 30 metre wide strip to the rear of the cottages. This will prohibit the construction of any building, track or permanent development and the storage of any fodder or farm machinery. Further details will be outlined within the contract of sale.

METHOD OF SALE

The farm is for sale by Private Treaty.

HEALTH AND SAFETY

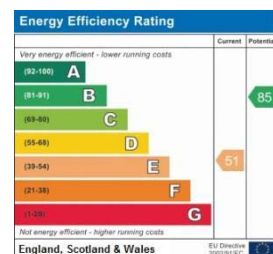
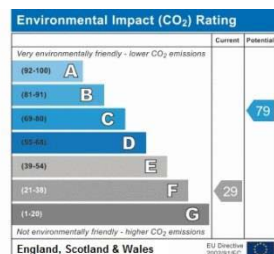
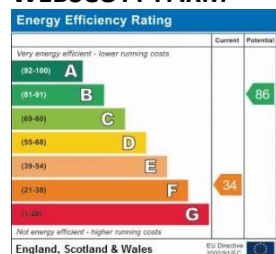
Given the potential hazards of a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety, in particular around the farm buildings.

VIEWING

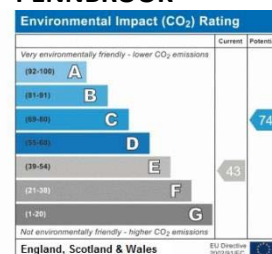
Viewing strictly by appointment with the joint selling agents.
 Wright Marshall, Beeston Auction 01829 262132 Andrew Wallace/Jean
 Wright Marshall, Tarporley 01829 731300 Nigel Eckersley/Julie
 Berrys, Shrewsbury 01743 271697 Chris Jones

EPC

WEBSCOTT FARM



PENNBROOK



SOLICITORS

Slater and Gordon (incorporating Walker Smith Way Legal) 26 Nicholas Street, Chester CH1 2PQ

SCHEDULE OF THE LAND

SCHEDULE OF LOT 1 EDGED RED ON PLAN

<u>O.S. NO</u>	<u>DESCRIPTION</u>	<u>HECTARES</u>	<u>ACRES</u>
2362 }	Farmhouse and Buildings	3.200	7.908
4175 }			
3657 Pt	Pasture	1.893	4.677
1873 Pt	Pasture	3.092	7.641
3933 Pt	Pasture	0.299	0.739
2440 Pt	Pasture	0.008	0.019
		-----	-----
		8.492	20.984
		-----	-----

SCHEDULE OF LOT 2 EDGED GREEN ON PLAN

<u>O.S. NO</u>	<u>DESCRIPTION</u>	<u>HECTARES</u>	<u>ACRES</u>
1873 Pt	Pasture	4.073	10.064
3933 Pt	"	4.434	10.956
2922	"	3.859	9.537
		-----	-----
		12.366	30.557
		-----	-----

SCHEDULE OF LOT 3 EDGED PURPLE ON PLAN

<u>O.S. NO</u>	<u>DESCRIPTION</u>	<u>HECTARES</u>	<u>ACRES</u>
2440 Pt	Pasture	7.322	18.694
1873 Pt	Pasture	8.327	20.575
1950	Track	0.230	0.569
0134	Copse	0.066	0.163
0533	"	0.159	0.394
3027	"	0.180	0.446
2913	Pasture	10.199	25.202
0212	Pasture	6.504	16.073
6302	"	6.104	15.084
7392	Pond	0.097	0.239
6375	Copse	0.176	0.435
5592	Pasture	12.972	32.054
3102	Copse	0.042	0.105
7625	Pasture	5.094	12.589
7914	Track	0.101	0.250
7580	Copse	0.162	0.401
		-----	-----
		57.735	142.673
		-----	-----

SCHEDULE OF LOT 4 EDGED YELLOW ON PLAN

<u>O.S. NO</u>	<u>DESCRIPTION</u>	<u>HECTARES</u>	<u>ACRES</u>
4978	Pasture	0.623	1.540
		-----	-----

SCHEDULE OF LOT 5 EDGED ORANGE ON PLAN

<u>O.S. NO</u>	<u>DESCRIPTION</u>	<u>HECTARES</u>	<u>ACRES</u>
5968 }	Pasture	8.490	20.980
5037 }			

SCHEDULE OF LOT 6 EDGED BLUE ON PLAN

<u>O.S. NO</u>	<u>DESCRIPTION</u>	<u>HECTARES</u>	<u>ACRES</u>
4167	Bungalow Garden and Paddock	0.307	0.759
3657 Pt	Paddock	0.204	0.504
		-----	-----
		0.511	1.263
		-----	-----

Webscott Farm, Myddle, Shrewsbury SY4 3QU

Total Area: 324.1 m² ... 3489 ft²

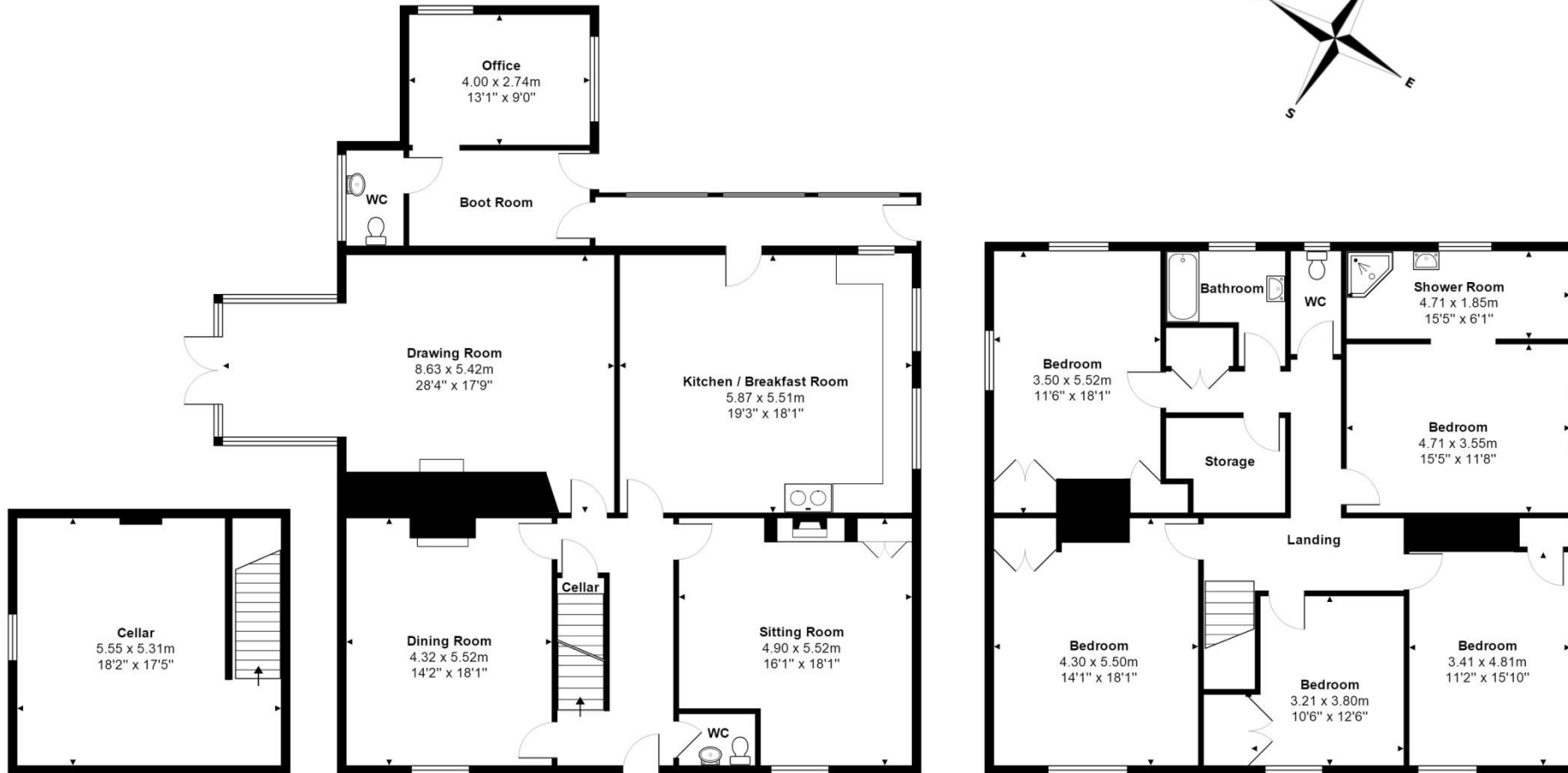
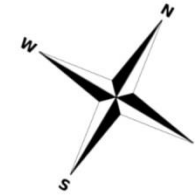


ILLUSTRATION FOR IDENTIFICATION ONLY - NOT TO SCALE

The size and position of windows, doors appliances and other features are approximate only.

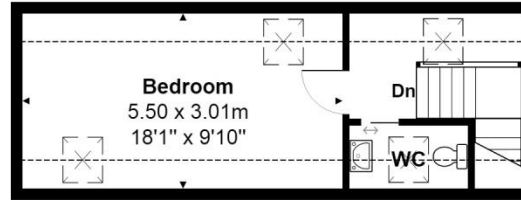
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Pennbrook, Myddle, Shrewsbury SY4 3QU

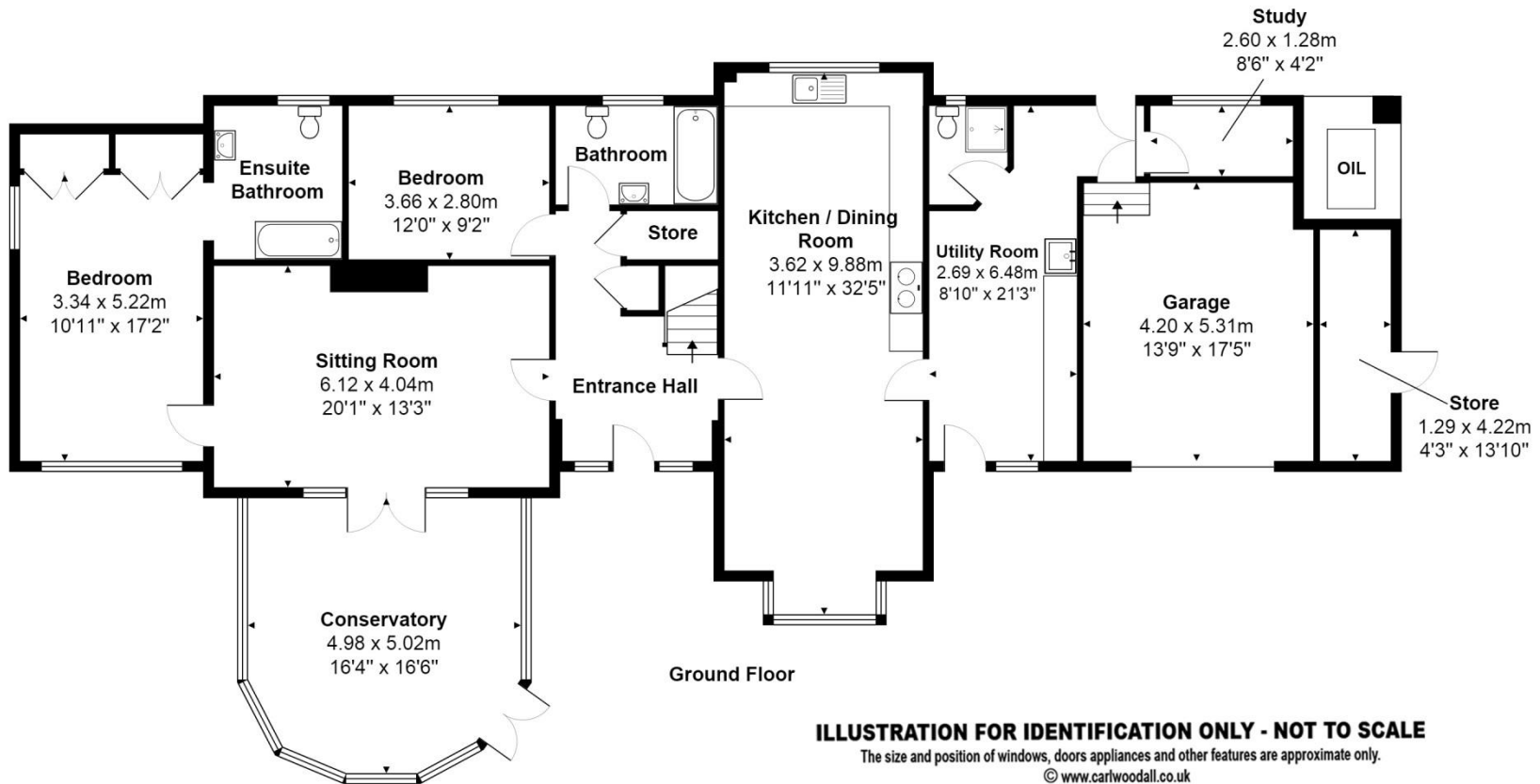
Total Area: 217.8 m² ... 2345 ft²



Denotes restricted Head Height



First Floor



Ground Floor

ILLUSTRATION FOR IDENTIFICATION ONLY - NOT TO SCALE

The size and position of windows, doors appliances and other features are approximate only.

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FARM BUILDINGS

The farm has an extensive range of livestock and produce storage buildings. See plan for layout.

No 1	Silage Store	80' x 31'6"
	Straw/General Purpose storage	80' x 27'
No 2	7 Bay Livestock Building	105' x 45'
No 3	Three 7 Bay Loose Housing Building and Produce Store	120' x 51'2"
No 4	Loose Housing/Calving Boxes	105' x 20'4"
No 5	Youngstock Housing	75' x 17'
No 6	4 bay Loose Housing Building	60' x 21'
No 7	Two COLLINSON Feed Bins	
No 8	SEVERN FABRICATIONS 5 Bay Covered Silage Clamp	75' x 41'
No 9	SEVERN FABRICATIONS 6 Bay Covered Silage Clamp	90' x 45'
No 10	12 Bay Livestock Building	180' x 60'
No 11	7 Bay Cubicle Building	105' x 44'
No 12	7 Bay Cattle Feed Area	105' x 29'
No 13	DES EVANS 5 bay Cubicle Building	105' x 64'
No 14	Lean to Feeding Area	105' x 29'9"
No 15	Earth Walled Lagoon with adjoining part Slatted Concrete Yard	
No 16	HARRY WEST 6 Bay Cubicle Building	90' x 40'
No 17	7 Bay Livestock Building	105' x 45'
No 18	Calf Rearing Shed/General Storage	45' x 42'
No 19	Isolation Pen/Calving Box	32' x 24'4"
No 20	Former Parlour Building - Now Storage only	126'6" x 17'6"
No 21	4 Bay Livestock Building - Calving Area	60' x 16'
No 22	COLLINSON Feed Bin	
No 23	5 Bay parlour/Dairy Building	75' x 30'









