

MORE FARM

More ~ Bishops Castle ~ Shropshire ~ SY9 5HG

More Farm, More, Bishops Castle, Shropshire. SY9 5HG

- More Farm is situated in beautiful South Shropshire, commanding outstanding views from all aspects.
 - More Farm extends to approximately **274.15 acres (110.94 hectares)** as a whole.
- The property includes a large period traditional farmhouse, traditional farm buildings, modern farm buildings, and agricultural land.

More Farm is for sale as a whole, or in 5 Lots:

Lot 1:

More Farmhouse and outbuildings set in
19.08 acres (07.72 hectares)

Lot 2:

90.29 acres (36.54 hectares) of land

Lot 3:

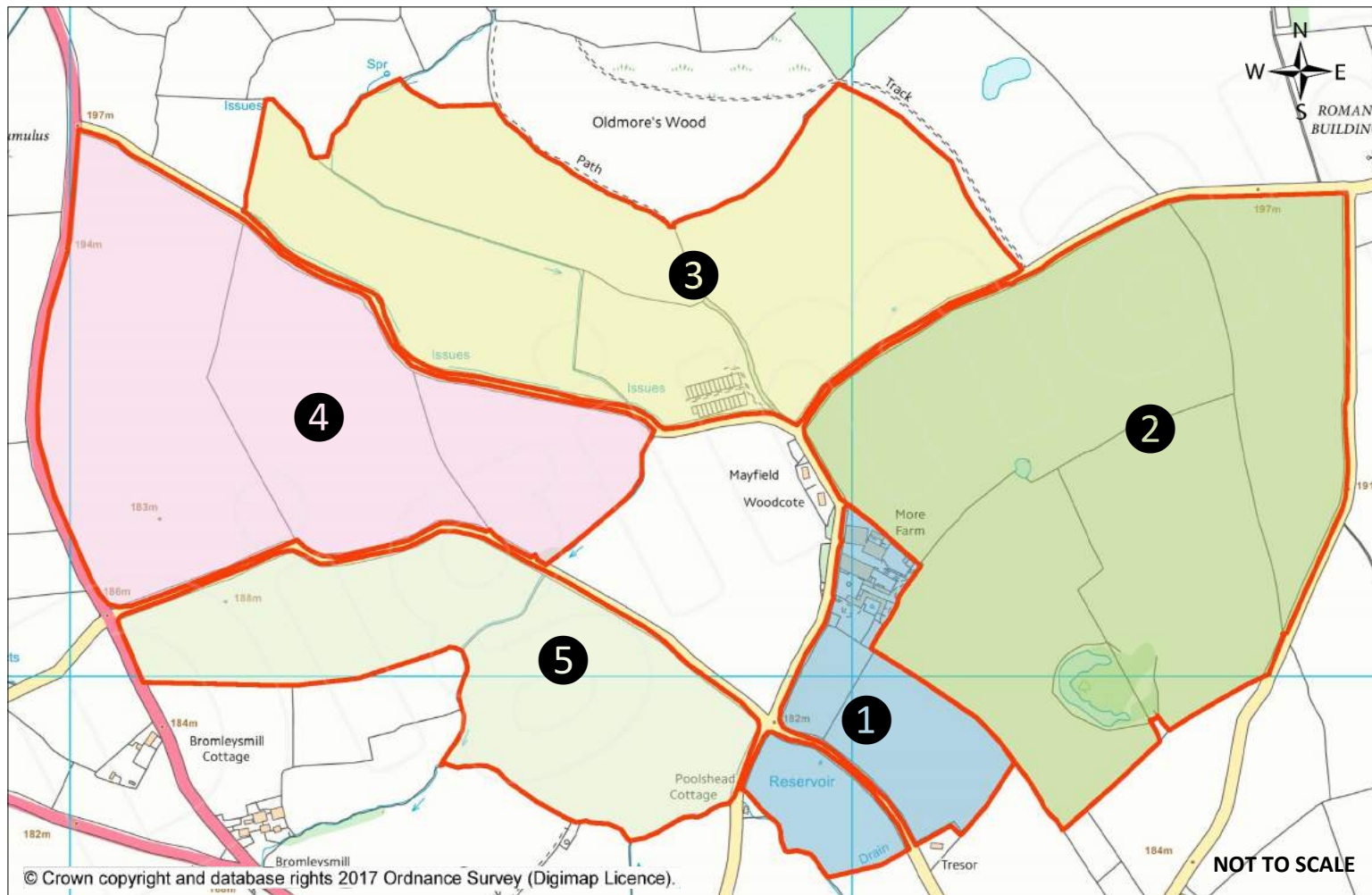
64.21 acres (25.99 hectares) of land

Lot 4:

62.52 acres (25.30 hectares) of land

Lot 5:

38.05 acres (15.39 hectares) of land



As a whole:

Approximately **274.15 acres** (110.94 hectares)
of land to include a large traditional farm
house and a range of farm buildings.



Lot 1 – More Farmhouse, Outbuildings & Paddocks
set in 19.08 acres (07.72 hectares)

A large traditional farmhouse in a wonderful rural setting with spectacular views over the South Shropshire countryside. The property dates from mid C16 and was extended in the mid C17 and is Grade II listed.

The property is set in substantial formal gardens and includes three paddocks to approximately 15.86 acres and a range of agricultural buildings with potential to convert into residential use. The property has private access directly onto the adopted highway.

More Farmhouse is well laid out for family life as well as entertaining. The rooms are both spacious and full of character and charm. The property is of brick and stone construction and part timber frame, with a slate roof plus a useful cellar. There is a large tarmac yard to the rear of the property with ample parking and a garage adjoining the house.



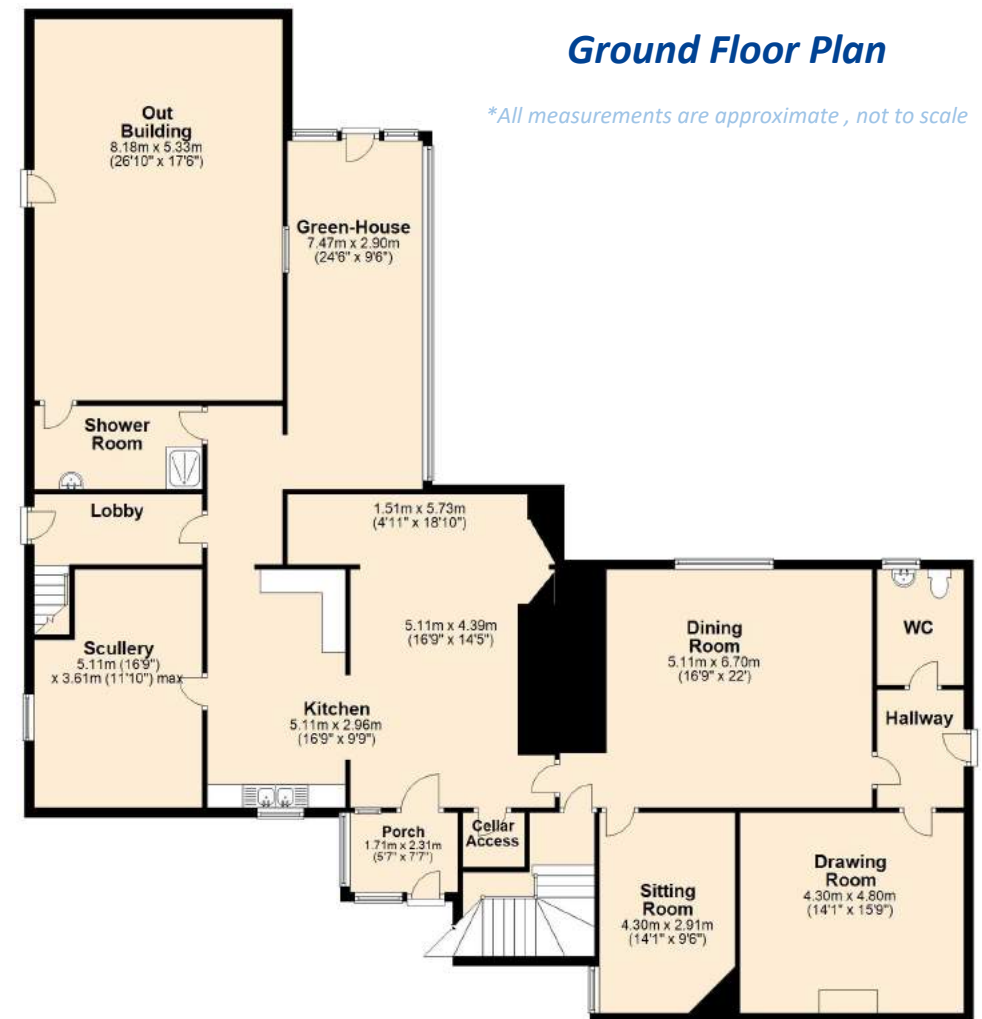
Ground Floor:	First Floor:
• Entrance hall	• Landing
• Kitchen/ Diner	• Double Bedroom
• Pantry & Utility	• Double Bedroom
• Dining Room	• Double Bedroom
• Drawing Room	• Double Bedroom
• Sitting Room	• Double Bedroom
• Rear Hall	• Single Bedroom
• WC	• Two Bathrooms

Services: Mains Electricity ~ Private Water ~ Oil Central Heating ~ Septic Tank Drainage ~ EPC Rating: N/A ~ Council Tax Band: G



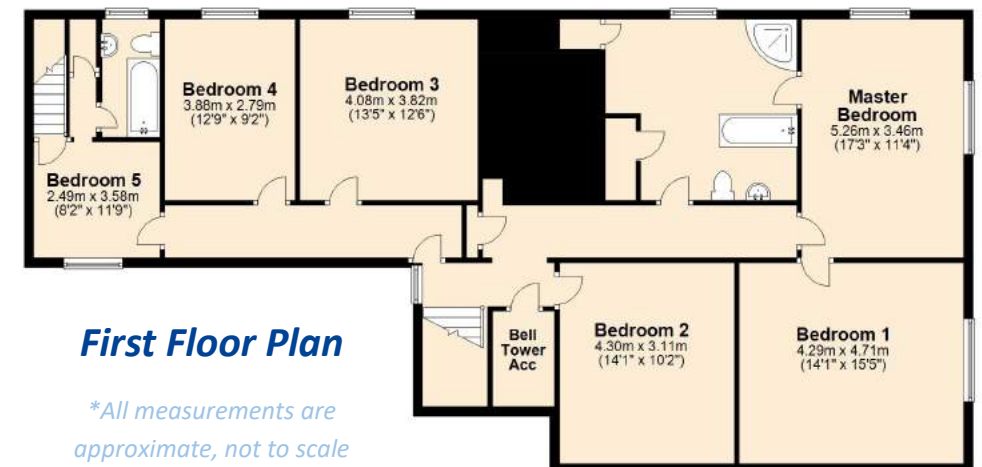
Ground Floor Plan

**All measurements are approximate, not to scale*



First Floor Plan

**All measurements are approximate, not to scale*



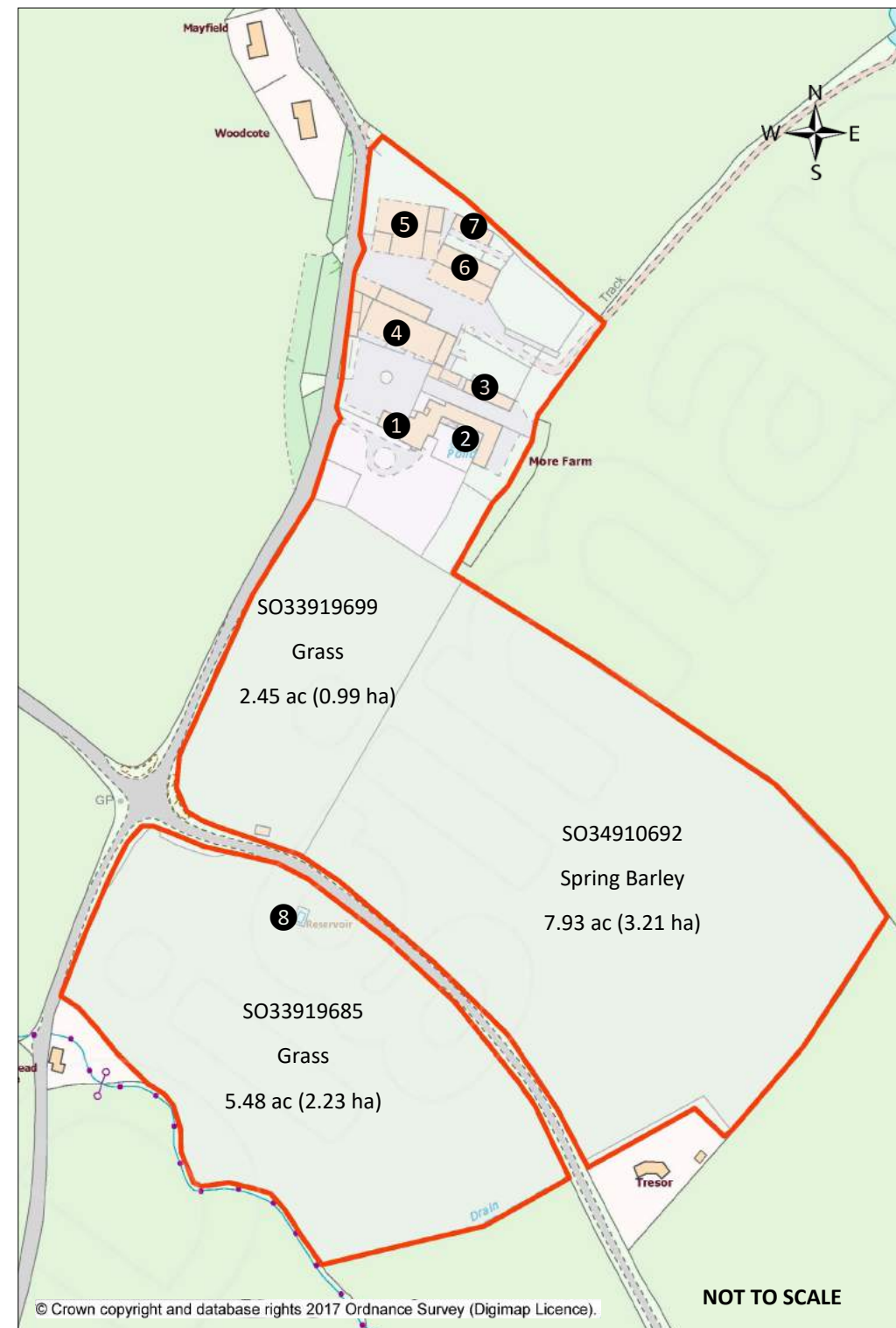
Lot 1 – Farmyard & Land

More Farmhouse benefits from a range of buildings and land to include traditional and modern farm buildings all set in approximately **19.08 acres (7.72 hectares)** with significant **potential for residential development** of the traditional farm buildings.

Schedule of Buildings:

1. **More Farmhouse**, a period Grade II listed property in a wonderful rural setting set in formal gardens with an attached garage.
2. **Traditional Farm Buildings** – approx. 230m². Traditional stone buildings with tile and metal sheet roofing, currently used for agricultural storage.
3. **Stables, Kennels and Office** – Timber framed stables with 3 loose boxes, dog kennels, a stone hay barn and a stone farm office.
4. **Dutch Barn** – approx. 530m² with adjoining traditional buildings – approx. 350m². A large traditional metal frame Dutch barn covered yard utilised for agricultural storage and an adjoining traditional building with an old milking parlour of stone construction with a tiled roof.
5. **Dutch Barns and lean to** – approx. 616 m². A pair of Dutch Barns, with lean to, currently utilised for grain and machinery storage. Metal frame buildings with sheet roofing, and sides.
6. **Dutch Barn and lean to** – approx. 560 m². A Dutch barn and lean to of metal frame construction with an open front and block and Yorkshire boarding side.
7. **Metal frame building** – approx. 108 m². Metal frame old piggery with block back and sides and large doors to the front, currently used for general agricultural storage.
8. **Spring fed well** – natural spring fed well currently supplying the farm, farmhouse and 2 cottages with a private water supply with a pump house. The vendor retains the right for a water supply to retained property for 3 years.

**all measurements are approximate GEA digital measurements.*





Lot 2 – 90.29 acres (36.54 hectares) of land

A ring-fenced parcel of land with direct access off the adopted adjacent minor road. The land is predominantly flat and split into 4 large fields. The land has been farmed in a traditional arable rotation with consideration to soil management and analysis and investment in drainage.

The land is well suited as good versatile grade 3 arable land as well as grazing land and has an area of woodland and a pond well suited to amenity use.

Schedule of Fields: (net area)

Field Number	Acres	Hectares	Crop
SO3492 2138	31.60	12.79	Winter Barley
SO3492 5640	17.82	7.21	Winter Wheat
SO34924115	18.98	7.68	Winter Barley
SO34922004	17.74	7.18	Spring Barley





Lot 2, Spring and Winter Barley and woodland

Lot 3 – 64.21 acres (25.99 hectares) of land

A ring-fenced parcel of land with direct access off the adopted highway. The fields are fenced for cattle/ livestock, and some fields are bordered by mature hedges. There is a natural water supply to field SO33925861.

The land is undulating in places and is split into 4 fields. The land is well suited as good versatile grade 3 arable and grazing land. The arable land has been farmed in a traditional arable rotation with investment in drainage and soil analysis and management.

Schedule of Fields: (net area)

Field Number	Acres	Hectares	Crop
SO3392 5861	14.92	6.04	Permanent Grass
SO3392 4649	17.81	7.20	Spring Barley
SO33927640	7.61	3.08	Permanent Grass
SO3492 0154	23.87	9.66	Spring Barley

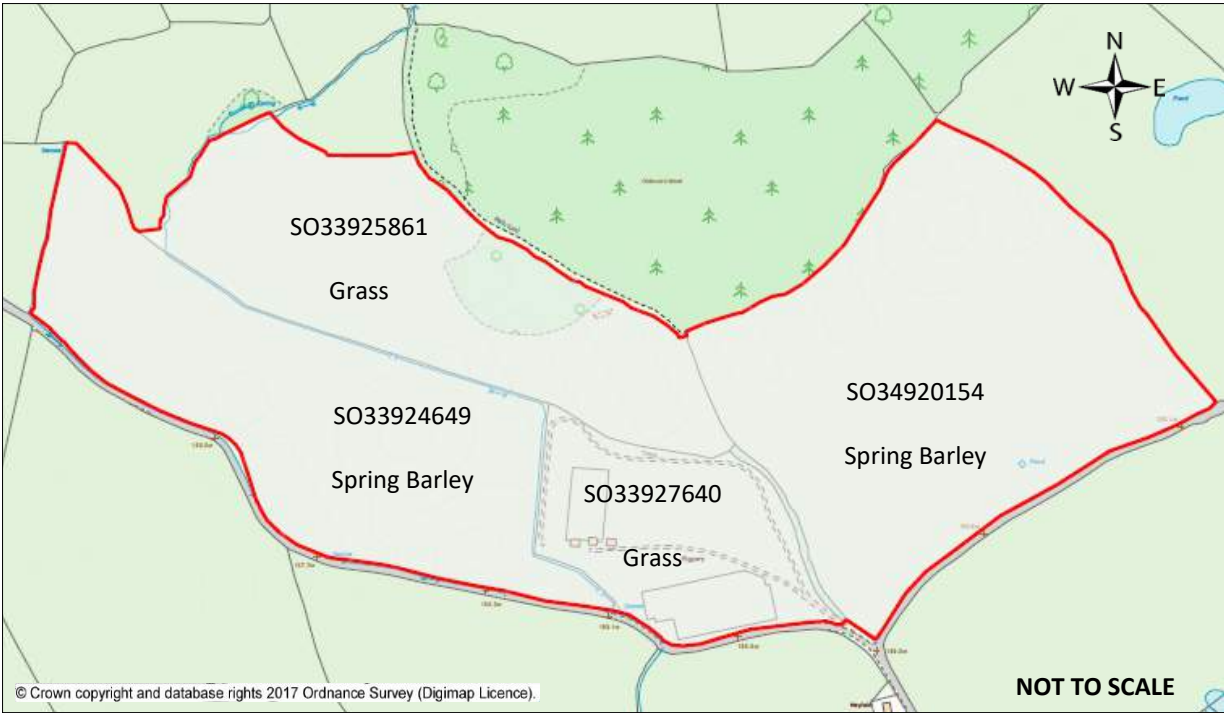
Local Livestock Markets:

More Farm has the benefit of a selection of local livestock markets to include:

Bishops Castle: 3 mi. ~ Shrewsbury: 24 mi. ~ Ludlow: 19 mi.

Local Connections:

M54 motorway connection: 20 miles. ~ Birmingham Airport: 1.5 hr ~ Shrewsbury Rail: 20 miles.







Lot 4 – 62.52 acres (25.29 hectares) of land

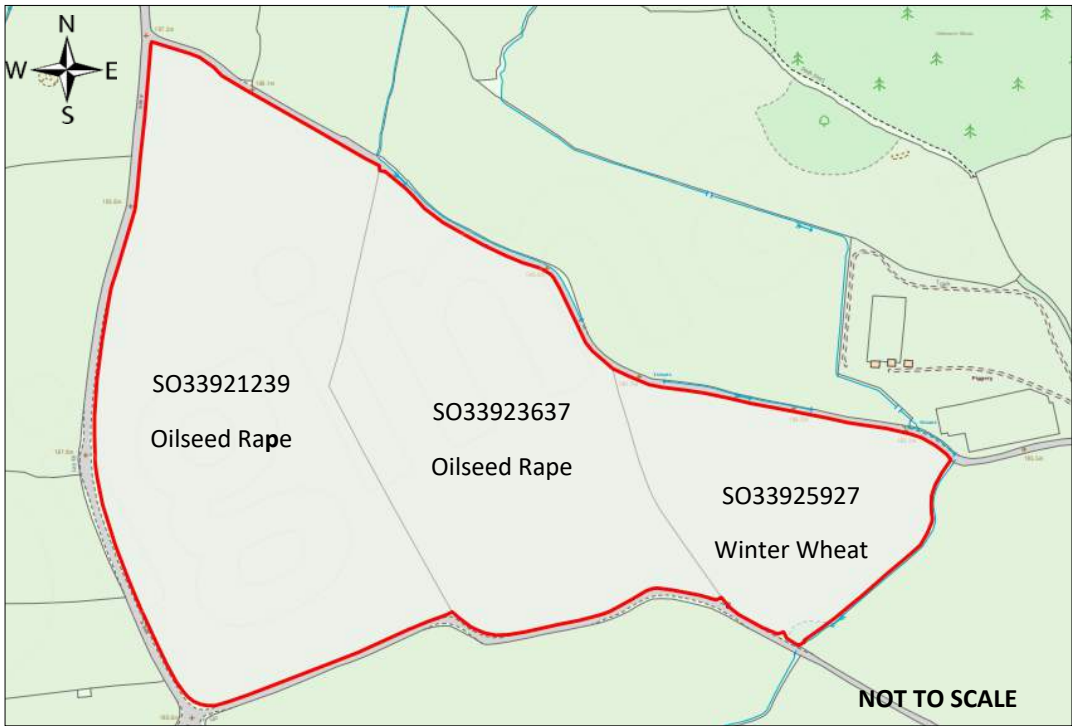
A ring-fenced parcel of land with excellent access directly onto the A488, as well as the adjoining minor road. The fields are fenced for cattle/ livestock, and some fields are bordered by mature hedges.

The land is good versatile grade 3 arable land slightly undulating to flat and is split into 3 large fields. The arable land has been farmed in a traditional arable rotation with investment in soil analysis and management.

There is a small area of woodland between fields SO33921239 and SO33923637.

Schedule of Fields: (net area)

Field Number	Acres	Hectares	Crop
SO3392 1239	31.06	12.57	Oilseed Rape
SO3392 3637	20.48	8.29	Oilseed Rape
SO3392 5927	11.09	4.49	Winter Wheat



More Farm

- *Detached 6 bedroom property*
- *Grade II listed house*
- *Set in approximately 274.15 acres*
- *Desirable and private location*
- *Full of character and charm*
- *Excellent property for entertaining*
- *Large landscaped garden*
- *Far reaching views*
- *Stables with 3 loose boxes*
- *Productive arable and pasture land*
- *Large hardcore and concrete yard*
- *Excellent access to amenities*
- *A range of traditional farm buildings*
- *A range of modern farm buildings*
- *Excellent field access from the road*
- *Amenity woodland*



Lot 5 – 38.05 acres (15.39 hectares) of land

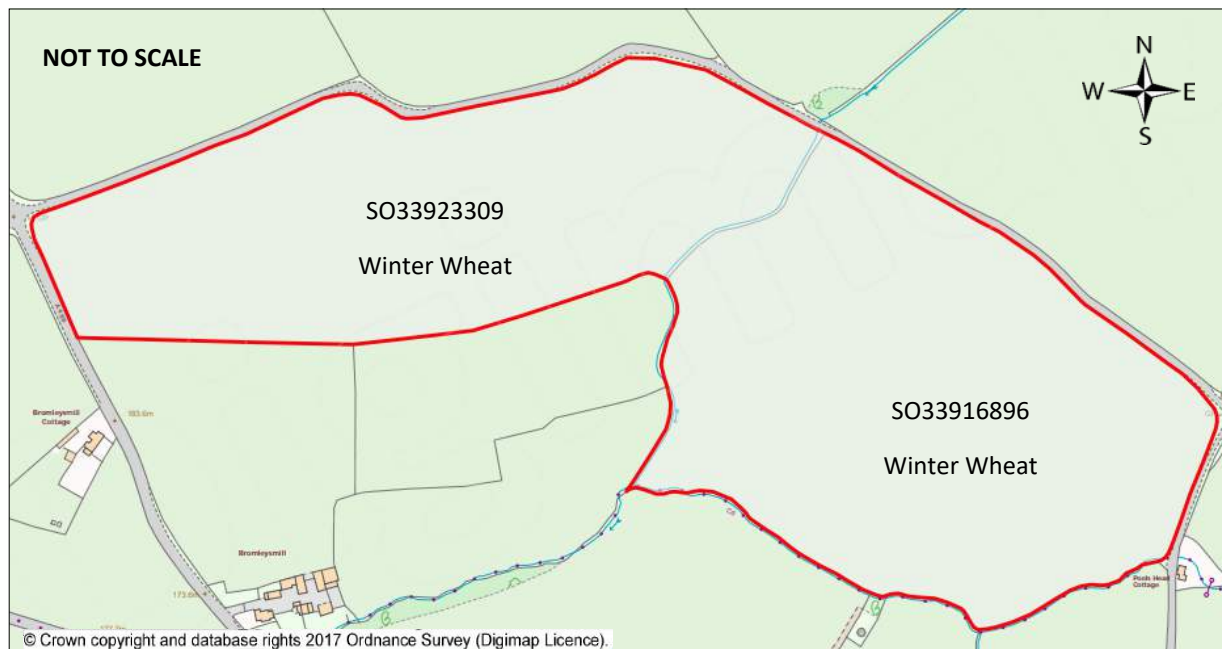
Description:

A ring-fenced parcel of land with direct access off the adopted highway. The fields are fenced for cattle/ livestock, and some fields are bordered by mature hedges.

The land is good versatile grade 3 arable land slightly undulating to flat and is split into 2 large fields. The arable and grassland have been farmed in a traditional arable rotation with investment in soil analysis and management.

Schedule of Fields: (net area)

Field Number	Acres	Hectares	Crop
SO3392 3309	17.32	7.01	Winter Wheat
SO33916896	20.73	8.39	Winter Wheat





Designations - More Farm is not in a Nitrate Vulnerable Zone (NVZ). Part of Lot 2 is in a Surface Water Safeguard Zone.

Rights Reserved for Dispersal Sale - The vendor reserves the right to hold a dispersal sale at More Farm before completion of the sale.

2019 Harvest - The Vendor reserves the right to; harvest the standing crops, and to the proceeds of the sale of the produce. The Vendor reserves the right to sell the standing straw, with reserved access for the buyers to enter the land, bale and remove the straw after harvest.

Tenure - The property is available on a freehold basis with vacant possession on completion.

Floor Plans - All floor plans are artists impressions, for illustration purposes only. All measurement are approximate and not to scale. www.propertyphotographix.com. Plans produced using PlanUp.

Council Tax - For the Council tax band please see the individual lots.

Local Authority - The property falls within the Shropshire Council boundary. Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury. SY2 6ND Tel: 03456 789 000

Easements, Wayleaves and Rights of Way - The land is sold subject to the benefits of all wayleaves, easements, rights of way and third-party rights, whether mentioned in the particulars or not. There is to be an easement for a reservation for water supply to the vendor on completion of a sale.

There are Public Rights of Way on the property, located within Lot 3 & 4.

Method of Sale - The property is offered for sale by private treaty and is available as a whole or in 5 lots. The vendor reserves the right to alter or amend the lotting plan.

Boundaries - The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.

Basic Payment Scheme - The land is registered for the Basic Payment Scheme. Entitlements may be available by separate negotiation.

Sporting, Timber and Mineral Rights - All sporting rights, including shooting rights, timber and mineral rights as they are owned are included in the sale.

Services - The services for the individual lots are outlined within the particulars.

Local Towns & Schools

The county of Shropshire benefits from some of the most sought after market towns in the country to include the county town of Shrewsbury with an excellent reputation for business links as well as a very active social scene. Shropshire also benefits from a distinguished range of independent schools, as well as many 'outstanding' state sector schools. There are schools to cater for every need from sporting reputation to academia.

Towns:

Bishops Castle: 2.5 miles ~ Ludlow: 19 miles ~ Shrewsbury: 21 miles

Schools:

Shrewsbury School: 20 miles ~ Ellesmere College: 38 miles

Moreton Hall: 35 miles ~ Shrewsbury High School 20 miles





DIRECTIONS from Bishops Castle - leave Bishops castle north bound on the A488. Continue on this road for 2.8 miles, through the village of Lydham, and then turn right, sign posted for More. After 0.6 miles at the cross roads turn left, and the farm is on the right hand side after 0.1 miles

VENDORS SOLICITOR

Mrs. Sarah Baugh
FBC Manby Bowdler
Juneau House
Sitka Drive
Shrewsbury Business Park
Shrewsbury
SY2 6LG

VIEWING

Viewing of the property is strictly by appointment only through Roger Parry & Partners LLP:

Please contact :

Roger Parry FRICS
or
Peter Daborn BSc (Hons) MRICS

Welsh Bridge, Frankwell, Shrewsbury, SY3 8LG
peter@rogerparry.net

01743 343 343

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.