





## MARSH FARM

Abdon, Nr Craven Arms, Shropshire, SY7 9HZ

A Productive and Picturesque Upland Livestock Rearing Unit.  
Upon Kind Instructions from Messrs Whalley

- Five Bedroom Farmhouse in need of complete renovation with Annexe
- A range of Modern and Traditional buildings with potential for conversion  
*(subject to consent)*
- Diversification Potential
- 129.31 acres (52.34 hectares) of productive upland pastureland and small woodland.

For Sale as a whole, or in three lots by Informal Tender.  
Tenders Close Friday 16<sup>th</sup> July 2021 at 12 noon *(unless previously sold)*



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SY7 9NE

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## MARSH FARM, ABDON

Marsh Farm is an attractive and productive upland livestock rearing farm, with the potential of diversification income streams. The property includes a substantial five-bedroom traditional farmhouse, in need of complete renovation, enjoying panoramic views for miles over the surrounding Shropshire countryside and beyond. It is coupled with a range of modern and traditional farm buildings (with conversion potential subject to planning consent), and approximately 129.31 acres of useful pastureland and a small woodland. The farm is situated within Shropshire, being conveniently situated for the market towns of Craven Arms 10 miles and Ludlow 10 miles, with the county town of Shrewsbury 25 miles and the modern town of Telford 20 miles.

Marsh Farm is a productive holding, which has been farmed by local farming families for generations. It is capable of producing good quality livestock. It would also be an ideal semi-retirement holding or a smallholding for someone wishing to embark in 'country life'.

The house and buildings have good access from the unclassified public highway onto a stone private driveway, which leads to the house and building, providing an idyllic private location. There is a lovely range of traditional brick farm buildings with attractive architectural design and timbers, subject to the necessary planning consents, would create a great holiday let diversification enterprise, or alternative recreational diversification. There is a range of modern farm buildings that are adequate for the accommodation of livestock, machinery and fodder, but may need to be relocated should the traditional barns been converted.

The farm offers a unique opportunity to purchase an extensive farm of 129.31 acres together with the potential of a good quality country home, a range of traditional and modern farm buildings with prospective diversification income streams, as a whole, or in the following lots:

LOT ONE: Farmhouse, Modern and Traditional Farm Buildings and approximately 29.08 acres (11.78ha) of Pasture Land

LOT TWO: Approximately 45.32 acres (18.34ha) of Pasture Land

LOT THREE: Approximately 54.91 acres (22.22ha) of Pasture Land

## LOT ONE: MARSH FARM FARMHOUSE, MODERN AND TRADITIONAL FARM BUILDINGS AND APPROXIMATELY 29.08 ACRES (11.78HA) OF PASTURE LAND

### MARSH FARM FARMHOUSE

Marsh Farm Farmhouse offers a substantial family residence in need of complete renovation, being a bare shell at present. It gives the successful purchaser the opportunity to create their dream home, giving well-presented and spacious accommodation with a south-facing front elevation and garden. It also has a ground-floor annexe, which can be kept separate or incorporated into the main residence. The farmhouse is constructed of brick with rendered elevations under a slate roof. The house is approached via the stone track and is situated at the rear of the farmyard, within the courtyard of the traditional farm buildings with the potential of beautifully landscaped gardens to enjoy the breathtaking outlook. The farmhouse benefits from partly double glazed, mains water and electricity and a private septic tank.

The internal accommodation is more particularly described as follows:

Front Entrance Porch with tiled floor and door to:

Kitchen / Dining Room with part tiled and concrete floor, window to rear, front and side, fitted wall and base units with woodblock work surface over, integrated electric oven, hob and extractor fan, plumbing for dishwasher, sink and drainer, radiator and Pantry Cupboard. Doors to:

Utility / Rear Entrance Hall with tiled flooring, sink and double drainer with base units below, window to side and rear, radiator, plumbing for washing machine and door to:

WC with tiled flooring and wash basin.

Inner Hallway with concrete floor, radiator, window to rear, access to stairs and double doors to:

Living Room with tiled flooring, radiator, Villager wood burning stove set within brick fireplace and double sliding doors to:

Conservatory with uPVC glazing, French doors leading to garden, sink and drainer, fitted wall and base units with plumbing for washing machine.

Inner Lobby with tiled flooring, under stairs storage and doors to:

Annexe Bedroom with concrete flooring, windows to side, radiator, fitted double wardrobe, and feature fireplace. Door to:

Annexe Bathroom with carpeted flooring, panelled corner bath, WC, and wash basin.

Annexe Kitchen with part tiled and timber floorboard flooring, radiator, door to Conservatory, fitted wall and base units, laminate work surface, sink and drainer, electric hob and extractor fan over, integrated electric oven and door to:

Annexe Reception Room with timber floorboards, radiator, window to rear and side, radiator and a stone fireplace with open fire.

Stairs ascending to First Floor:

Landing with timber floorboards and doors to:

Bedroom One with timber floorboards, window to rear and radiator.

Bedroom Two with timber floorboards, radiator and window to side.

Bedroom Three with timber floorboards, radiator, window to side and vanity unit with wash basin.

Bathroom with laminate flooring, radiator, window to front, panelled bath, WC, wash basin and corner shower cubicle.

Eaves Storage

Bedroom Four with timber floorboards, radiator, and window to front.

Bedroom Five with carpeted flooring, window to front and side, radiator, vanity unit with wash basin, fitted wardrobe, enclosed WC and Airing Cupboard.

## GARDENS

The garden, which is of a generous size, lies predominately to the front of the farmhouse and is south-facing, as well as enjoying spectacular views. It is laid to lawn with mature trees, shrubs and bushes bound by mixed species hedgerow and a brick wall. This could be a fantastic private space once landscaped.



## FARM BUILDINGS

The farm buildings are a combination of traditional and modern buildings and have been kept in a good state of repair by the vendors.

The traditional single storey and double storey brick and stone constructed barns under slate roofs, with concrete floors and power and lighting. This range has fantastic design opportunities and are in impeccable condition, subject to the necessary planning consents, they would create exceptional residential conversions for ideal holiday lets or residential tenancies alike, to create an additional income stream.

There is a hardcore Courtyard which is surrounded by the farmhouse modern farm buildings and the unconverted traditional barns.

The modern farm buildings are practical for livestock, machinery and fodder storage with good access via the hardcore yard area, which leads directly off the private stone track into the yard and parking area.

The buildings are more particularly described as follows:

Steel portal frame Loose Housing / Implement Store with corrugated iron sides, cement fibre roof, hardcore flooring and central feed passage.

Traditional stone and brick Cow House with slate roof and concrete flooring.

Traditional brick Barn with slate roof and concrete flooring.

Two Dutch Barns

Timber pole and corrugated iron Lean-To with lorry container.

Traditional brick and sale Stables with brick and stone divisions, concrete flooring, and Granary above.

On the right-hand side of the private stone track leading up to the farmstead is a steel portal framed General Purpose Building with concrete mass walls and corrugated sheet iron over, under a cement fibre roof, concrete floor, gated front and rear entrances, water connection, central feed passage with a open-fronted Implement and Fodder Store. In front of the building is a gravelled yard area.



## LOT ONE LAND

The land at Marsh Farm is situated within a ring fence around the farmstead and extends to 29.08 acres (11.78ha). It is level to gently sloping and all laid to permanent pasture. The land may be suitable for livestock and equestrian use together with a variety of other purposes, subject to the necessary consents.

Some areas of the land has a slightly steeper topography, nevertheless, is workable with machinery and is suitable for harvesting. The land is divided into conveniently sized enclosures offering good grazing for livestock and fodder production, if desired.

There are a network of water tanks providing a water supply for livestock grazing on the land which are supplied via the mains supply, together with natural water supplies also. The fields are mainly enclosed by mixed species hedges or post and netting fencing.

The land has good access from the private stone track and the unclassified public highway. The land is classified by Defra as principally grade 4. The land lies between approximately 850m and 980m above sea level.

The land is described in the following schedule:

### SCHEDULE

Field No.	Description	Area (Ha)	Area (Ac)
8595	Permanent Grassland	0.95	2.34
7582	Permanent Grassland	2.93	7.24
6771	Permanent Grassland	0.41	1.01
7656	Permanent Grassland	0.65	1.60
8575	Permanent Grassland	6.49	16.03
0192	Permanent Grassland	0.09	0.22
0289	Permanent Grassland	0.26	0.64
	<u>TOTAL</u>	<u>11.78 ha</u>	<u>29.08 ac</u>



LOT TWO: APPROXIMATELY 45.32 ACRES OF LAND

A useful consignment of approximately 45.32 acres (18.34ha) in a ring fence, divided into well sized enclosures. The land offers productive pasture with good access off an unclassified public highway. It also lends itself to being an attractive addition to Lot 1 creating a good-sized and dynamic smallholding. The land has a gently sloping topography and is classified by Defra as grade 4, being suitable for harvesting, if desired, and is bound by mixed species hedgerows. The land lies between approximately 980m and 1100m above sea level. There is a small area of mixed species woodland on the southern boundary.

The land is described in the following schedule:

SCHEDULE

Field No.	Description	Area (Ha)	Area (Ac)
1505	Permanent Grassland	5.14	12.70
3798	Permanent Grassland	0.10	0.25
1189	Permanent Grassland	1.35	3.34
3991	Permanent Grassland	1.46	3.61
2976	Permanent Grassland	7.91	19.55
1174	Permanent Grassland	1.45	3.58
1166	Woodland	0.20	0.49
2851	Woodland	0.73	1.80
<u>TOTAL</u>		<u>18.34 ha</u>	<u>45.32 ac</u>



LOT THREE: APPROXIMATELY 54.91 ACRES OF LAND

An excellent block of productive pastureland within a ring fence and amounting to approximately 54.91 acres (22.22ha) in six enclosures. The land is situated on the opposite side of the public highway from the farmstead with good access from the council road. The land has a relevantly level topography and is classified by Defra as grade 4, being suitable for livestock grazing and harvesting. The land lies between approximately 830m and 950m above sea level and is bound by mixed species hedgerows.

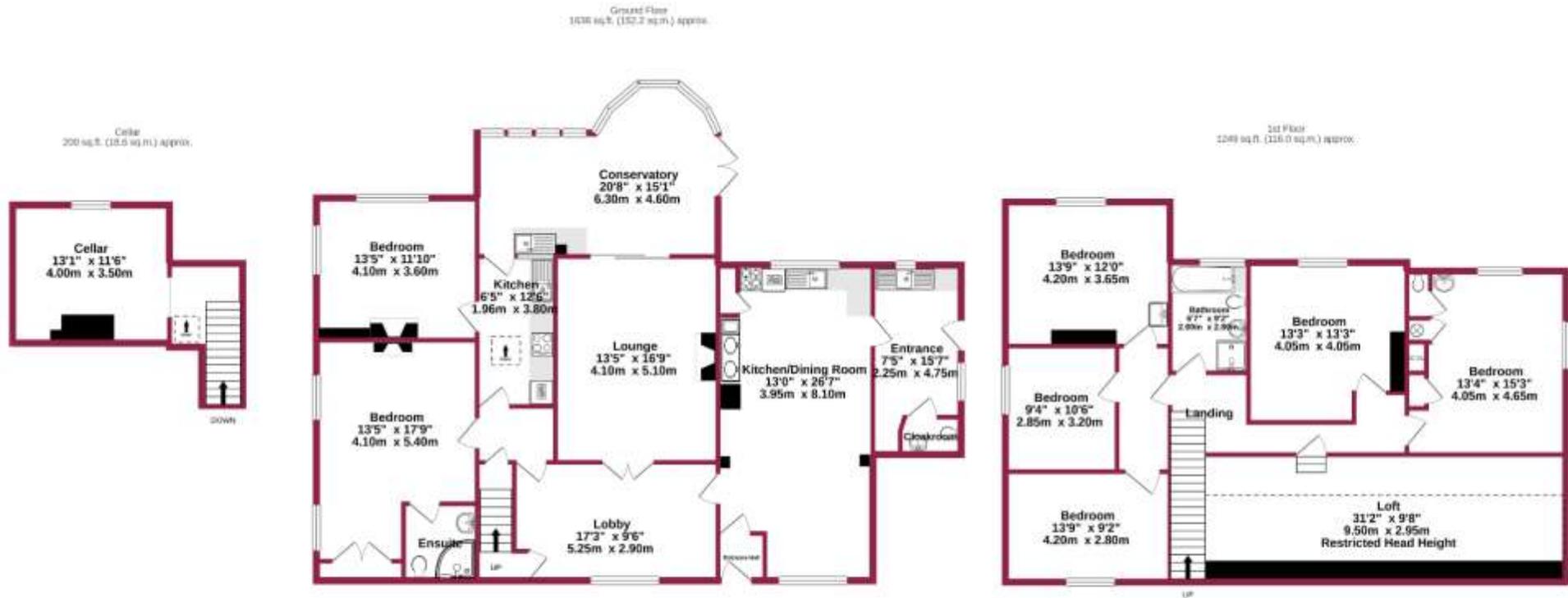
The land is described in the following schedule:

SCHEDULE

Field No.	Description	Area (Ha)	Area (Ac)
8545	Permanent Grassland	5.18	12.80
7225	Permanent Grassland	2.23	5.51
9225	Permanent Grassland	3.49	8.62
7509	Permanent Grassland	5.56	13.74
9611	Permanent Grassland	0.31	0.77
5.45	Permanent Grassland	5.45	13.47
<u>TOTAL</u>		<u>22.22 ha</u>	<u>54.91 ac</u>



# FARMHOUSE FLOORPLAN



TOTAL FLOOR AREA : 3086 sq.ft. (286.7 sq.m.) approx.

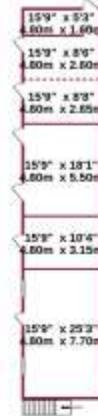
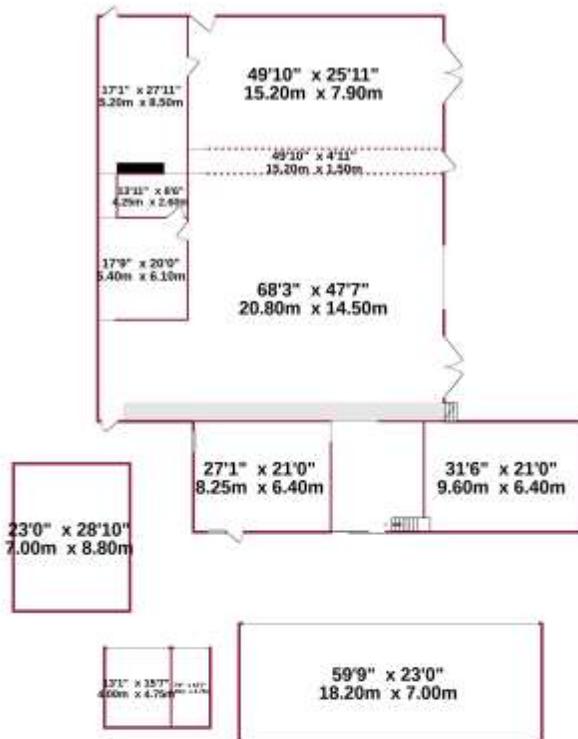
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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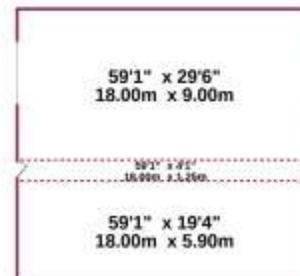


# FARM BUILDINGS FLOORPLAN

Ground Floor  
13745 sq.ft. (1276.9 sq.m.) approx.



1st Floor  
2064 sq.ft. (191.8 sq.m.) approx.



TOTAL FLOOR AREA : 15809 sq.ft. (1468.7 sq.m.) approx.

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## GENERAL REMARKS & STIPULATIONS

### SITUATION

Marsh Farm is situated in South Shropshire accessed via a private stone drive leading from the unclassified council-maintained road.

### MAP REFERENCE

SO 579869 (1:50,000)

### DIRECTIONS

From Craven Arms follow the B4368 to Diddlebury. Take the right turn through the village and follow the lane for approximately 5 miles to the hamlet of Tugford. In the hamlet fork right for Abdon (approximately) 1.5 miles. Take the left turn towards Ditton Priors. Marsh Farm is approximately 1 mile on the right-hand side.

### TENURE

We are informed that the property is freehold with vacant possession gained upon completion.

### OUTGOINGS

Council Tax is payable to Shropshire Council. Council Tax Band E for Marsh Farm Farmhouse.

### INGOING

Only fixtures and fittings mentioned in these particulars are included in the sale of the freehold. There will be no ingoing valuation.

### BASIC PAYMENT ENTITLEMENTS

No Basic Payment entitlements will transfer with the sale of this property. However, they will be available by separate negotiation. The land lies in the SDA region of England.

### COUNTRYSIDE STEWARDSHIP

We have been informed that some of the land is included within a Countryside Stewardship Scheme, which runs to 31<sup>st</sup> December 2024. The agreement will be transferred to the purchaser on completion; however, the vendor will retain the annual revenue payment for 2021.

There is a large array of capital items such as hedgerow restoration, fencing and replacement gates that are included within the Countryside Stewardship, which can be carried out, if desired, up to the end of 2022.

A copy of the Countryside Stewardship Agreement can be viewed in the Craven Arms office.

### SERVICES

Mains Electricity and Water. Private Septic Tank Drainage. The farm buildings have three separate consumer units and smart meters. The land is served by mains water troughs, natural water supplies and a shared well supply.

### SPORTING RIGHTS

We have been informed that the sporting rights will pass with the sale of the property (where held by the vendor).

### MINERAL RIGHTS

We have been informed that the minerals rights will pass with the sale of the property (where held by the vendor).

### TIMBER

All growing timber is included in the sale.

### BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries, and neither the vendors nor the vendors' agents will be responsible for defining the boundaries of ownership thereof.

### FIXTURES AND FITTINGS

Those items mentioned in the sale particulars are included in the freehold sale. All other fixtures and fittings and furnishings are expressly excluded.

### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered subject to and with the benefit of any rights of way, both public and private, all wayleaves, easements and other rights, whether or not specifically referred to. Public footpaths traverses part of the property.

## TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules, or resolutions, which may be or may come into force. The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

## PLANS, AREAS & SCHEDULES

These are based on Rural Land Register and are for reference only. They have been checked and compiled by the vendor's agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the farm. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof. The plan is for the purposes of identification only.

## AUTHORITIES

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND Tel: 0345 6789002

## ENVIRONMENTAL ISSUES

A detailed inspection and assessment of the materials that may contain asbestos has not been carried out by the selling agents. Although a general reference to this material may have been made, we cannot confirm whether any of the buildings are constructed of other asbestos based materials, which may be visible, inaccessible or concealed.

Prospective purchasers are advised to obtain their own specialist reports in relation to this matter and other environmental issues. Asbestos is considered to be a hazardous material and should only be removed and disposed of by an approved contractor. Full details or regulations regarding asbestos and asbestos based products can be obtained from the environmental health department of the local authority.

## METHOD OF SALE

The property is offered for sale by Informal Tender, as a whole, or in Three Lots (subject to conditions and prior sale). Tender Forms available from the Craven Arms office.

Written offers to be received at McCartneys Craven Arms Office by 12 noon on FRIDAY 16<sup>TH</sup> JULY 2021 **in a sealed envelope marked "MARSH FARM"**

## GUIDE PRICE

£1,250,000 - £1,500,000 for the whole.

## VIEWING

Strictly by appointment only through the sole selling agents. The agents advise all prospective purchasers when viewing the property to take due care.

## NOTICE

All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars. Messrs. McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

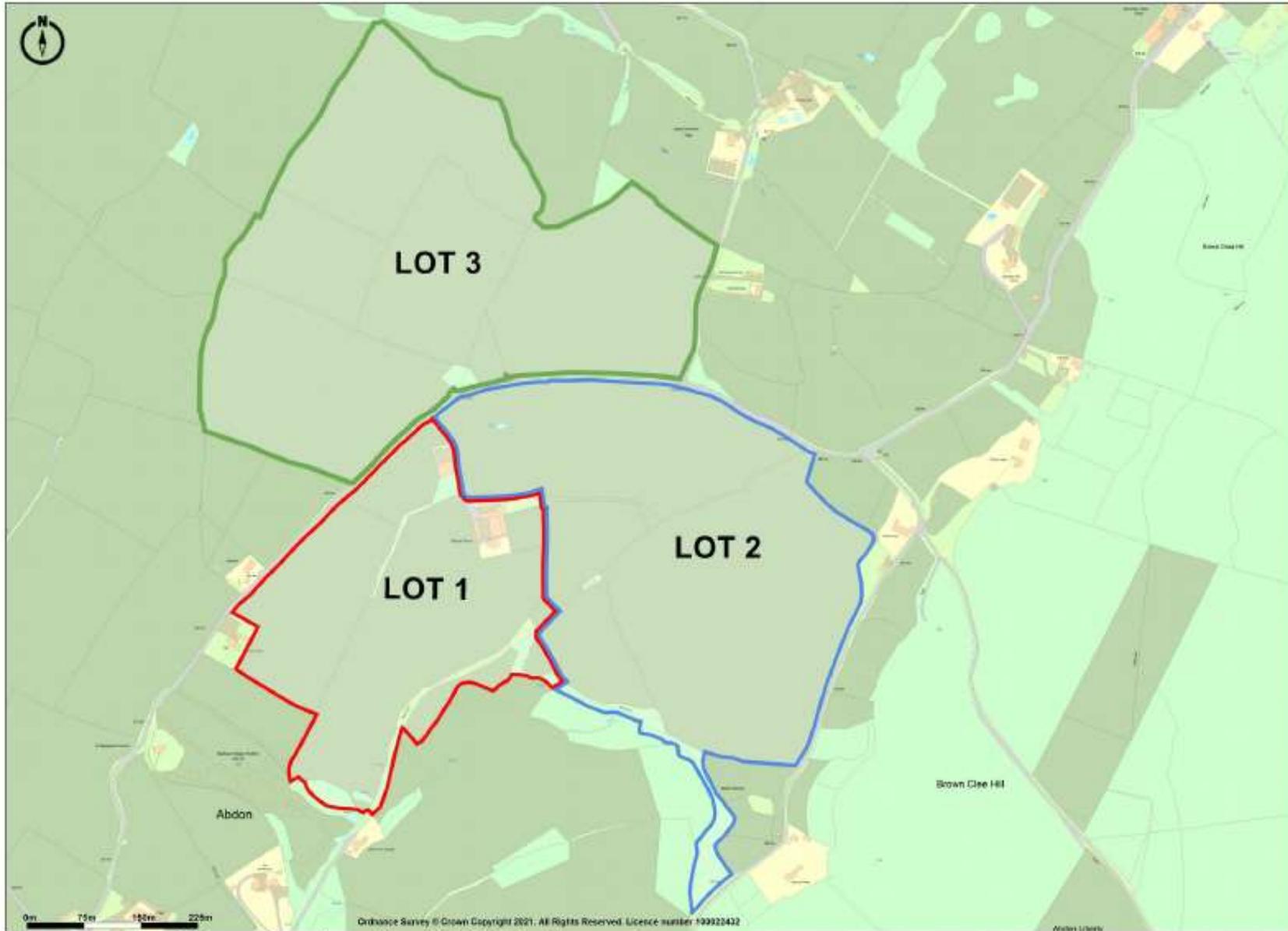
The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property. The vendors solicitors will confirm all facts and legal issues regarding the property.

## IMPORTANT NOTICE

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.

McCartneys, for themselves and for the vendor of this property and any joint agents give notice that;

1. These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information should not be relied on as statement or representation of fact or that the property or its services are in good condition.
2. McCartneys have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination, the purchaser is responsible for making his/her own enquiries in this regard.
3. Neither McCartneys nor any of their employees have authority to make or give any representation or warranty whatsoever in relation to the property. The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
4. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained. An intending purchaser must verify these matters. Potential purchaser(s) should not rely upon the use stated in these particulars and should check their proposed use with the relevant planning authority to ensure it is permitted.



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