Moor Bank Farm set in 49.6 acres

Crudgington - Telford - Shropshire - TF6 6JU

Guide Price

Offers in Excess of £850,000 as a whole.

Roger Parry & Partners

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Moor Bank Farm, to include a detached farmhouse, out-buildings & land set in approximately 49.6 acres (20.07 hectares) is available as a whole or in three lots as follows:

**LOT 1**  
Guide Price: £530,500  
A traditional farmhouse with a kitchen, utility, 3 reception rooms and a downstairs en-suite bedroom, along with five bedrooms (one en-suite) a family bathroom and wc on the first floor. The property is set in a wonderful rural setting in the Shropshire countryside and excellent access to the main road network.

Lot one is set in approximately 17.96 acres of grassland. The land is productive grassland, predominantly flat and benefits from a water supply and is ring fenced with cattle fencing and mature hedgerow.

To the rear of the property is a range of traditional and metal framed buildings set in a concrete yard previously used for the housing and milking of a dairy herd. The traditional buildings are partly agricultural and partly converted into a snooker room.

**LOT 2**  
Guide Price: £196,200  
Approximately 19.32 acres (7.82 hectares) of agricultural land with direct access to the adopted highway with an established gateway.

The land is currently productive grassland and ring fenced with cattle fencing and mature hedgerows.

**LOT 3**  
Guide Price: £123,300  
Approximately 12.33 acres (4.98 hectares) of agricultural land with direct access to the adopted highway through two established gateways.

The land is currently productive grassland and ring fenced with cattle fencing and mature hedgerows.

**GUIDE PRICE AS A WHOLE: £850,000**

*All measurements are approximate*
SITUATION
Moor Bank Farm is conveniently located near the village of Crudgington, with excellent access to the adopted highway, public transport links and the facilities of the following towns:


LOCAL AUTHORITY
Telford and Wrekin Council, PO Box 457, Wellington Civic Offices, Telford, TF2 2FH. 01952 380 000

TENURE
The property is sold Freehold and Vacant Possession will be granted on completion.

METHOD OF SALE
The land is offered for sale by Private Treaty. As a whole or in three lots.

BOUNDARIES
Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor’s Agents are responsible for defining the boundaries or ownership thereof.

PLANNING
The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations. Uplists are applicable, please contact selling agent for further information.

SERVICES
Mains water supply, mains electricity, septic tank.

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.

BASIC PAYMENT
The BPS entitlements may be available to the purchaser by separate negotiation.

DIRECTIONS from Shrewsbury - take the B5062 east bound passing through the village of Roden and High Ercall. Upon reaching the cross roads at Crudgington, go straight over sign posted for Newport and Edgmond. After 1.2 miles, the entrance to Moor Bank Farm is on the right hand side.