



**Guide Price**

**Offers in Excess of £650,000**

**Roger Parry & Partners**

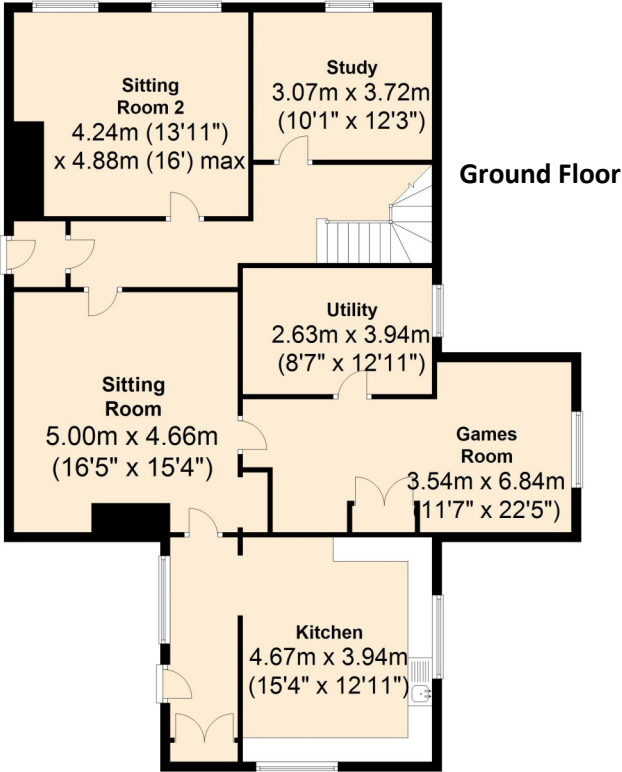
**Church Farm set in 3.5 acres**  
**Sheinton - Cressage - Shrewsbury - SY5 6DN**

Church Farm to include a detached farmhouse, out-buildings & Land set in approximately 3.5 acres (1.42 hectares)

A large traditional farmhouse with five bedrooms in a wonderful rural setting with spectacular views over the Shropshire countryside and excellent access to Shrewsbury, Telford and Much Wenlock.

The property benefits from substantial gardens with a Pergola and BBQ area, a range of outbuildings and is set in 3.5 acres.

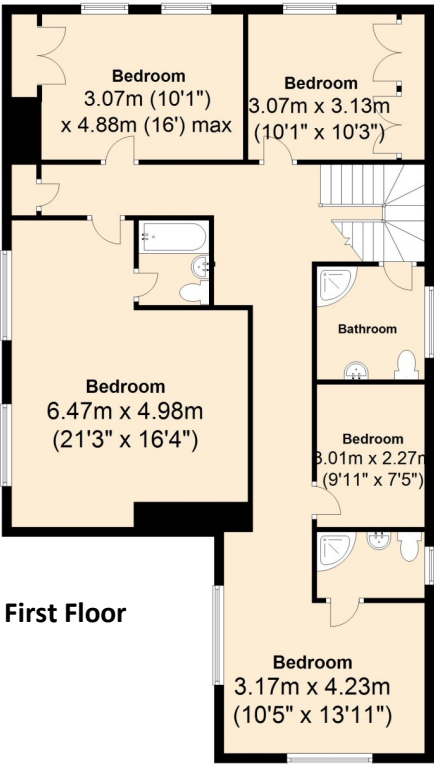
EPC Rating: F ~ Council Tax Band: G



**LAND**  
The property benefits from approximately 2.5 acres of grassland. The land is productive grassland, predominantly undulating and benefits from a water supply. The land will be ring fenced with livestock fence.

**\*Further adjoining land may be available\***

**BUILDINGS**  
Adjacent to the farmhouse there are two brick out buildings, and a WC.  
  
To the rear of the property is a 1,920 ft<sup>2</sup> metal frame agricultural mono pitch building with Yorkshire board sides over concrete blocks and a fibre cement roof. Adjoining the building are two silage clamps with concrete floors and concrete section sides.



## SITUATION

Church Farm is conveniently located in the village of Sheinton, just 3 miles to the popular town of Much Wenlock with excellent access to the adopted highway, public transport links and the facilities of the following towns:

*Much Wenlock: 3 miles ~ Shrewsbury: 10 miles ~ Telford: 12 miles*

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel 0345 678 9000

## 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.

## 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.

## SERVICES

Mains Water Supply, Mains Electricity, Oil Central Heating, Septic Tank Drainage.

## 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.

**DIRECTIONS from Shrewsbury** - take the A458 south bound passing through the village of Cross Houses. After a long straight enter the village of Cressage and take the second left, sign posted for Sheinton. After 1.2 miles, Church Farm is the first property in the village of Sheinton, on the right hand side of the road.





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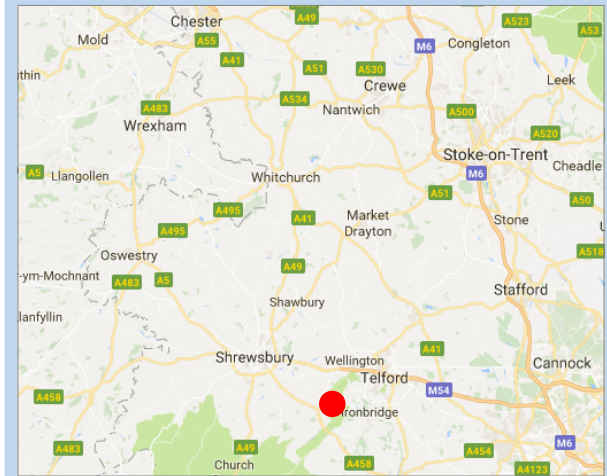
## VIEWING

Viewing of the property is strictly by appointment through Roger Parry & Partners LLP, sole selling agent.

Please contact Roger Parry FRICS  
 or Peter Daborn BSc (Hons) MRICS

Hogstow Hall, Minsterley, Shropshire, SY5 0HZ  
**Tel: 01743 791336 Email: [roger@rogerparry.net](mailto:roger@rogerparry.net)**

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### Important Notice:

- 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.
- 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.
- 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.
- 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.
- 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.