



Roger  
Parry  
& Partners

WEBCOTT FARM

Myddle, Shrewsbury, SY4 3QU

# WEBSCOTT FARM

MYDDLE • SHREWSBURY • SY4 3QU

Guide Price: £3,250,000

*A highly desirable and well equipped Shropshire dairy farm*

- Large, well presented, five-bedroom family home with sizeable reception rooms.
- A significant number of both traditional and modern farm buildings perfectly set up for dairy, extending to 75,435 sq.ft, complete with an 18x18 herringbone parlour and 12,000 litre bulk tank.
- The farm includes high grade organic, well drained, pasture land, also suited to arable rotations, set in 192.84 acres (78.04 hectares) or thereabouts.
- Occupies an accessible but private rural position to the north of Shrewsbury.

## DESCRIPTION

Webscott Farm is a highly productive dairy farm, with an exceptional range of well laid out traditional and modern agricultural buildings extending to approximately 75,435 sq ft. The farm has been developed and improved by the current owner with significant investment. It is a ring fenced farm, all set in **192.84 acres (78.04 hectares)** or thereabouts of agricultural land. The property benefits from an imposing five-bedroom farmhouse providing generous living accommodation.

## SITUATION

Webscott Farm is located close to the popular village of Myddle, within the beautiful Shropshire countryside. It's situation provides quick and easy access to the market towns of Shrewsbury and Oswestry. The property equally benefits from good transport links further afield to Birmingham, Chester, Liverpool and Manchester.





## WEBSCOTT FARMHOUSE

The substantial farmhouse is located adjacent to the farmyard in the centre of the farm and is approached via a private drive. The property is of rendered brick construction under a tiled roof, with floor space amounting to a total of 3,589 sq ft.



The house has been sympathetically modernised and benefits from a number of appealing features including an attractive well appointed kitchen with electric Aga, log burners, sun room and double glazing throughout. The property provides generous living accommodation for a family with spacious reception rooms, five bedrooms and two bathrooms.

There is a charming lawned garden with raised beds, a variety of shrubs and flowers, pond, paved patio area and a combination of sandstone wall/hedging to the perimeter.

There is a "good life" area with which the current occupiers keep pigs, goats and laying hens.

Council Tax Rating: G

EPC Rating: F

### ACCOMMODATION COMPRISING:

(Measurements are approximate)

#### *Front Porch*

Wooden frame with tile roof.

#### *Rear Hall / Boot Room (5.89m x 1.22m)*

Tiled floor. Set up as a clean area to come in from the farm.

#### *Utility with Washroom (3.96m x 2.36m) + (2.36m x 1.12m)*

With a partly tiled floor, sink and space for washer/dryer. W/C attached with a separate washbasin.

#### *Store (3.96m x 2.75m)*

Convenient storage area off the rear entrance.

#### *Kitchen / Breakfast Room (5.57m x 5.06m)*

Large kitchen with a tiled floor, electric Aga range, smart worktops and wooden fitted units including a dishwasher.

#### *Drawing Room / Sun Lounge (7.73m x 5.57m max)*

A smart living area with herringbone wood flooring, an open fireplace extending into a sun lounge with double doors opening out into the sun catching garden.

#### *Dining Room (5.52m x 4.84m)*

With tasteful exposed wooden floorboards, a log burner and large windows providing a great deal of natural light. Suitable as a dining room or as a delightful office space.

#### *Sitting Room (5.42m x 3.75m max)*

A cosy room with carpeted floors, log burner and double glazed uPVC windows proving a lot of natural light.

#### *Ground Floor Washroom*

With W/C, washbasin, tiled floor and part tiled walls.

#### *Master Bedroom + En-suite (4.79m x 3.59m) + (4.79m x 1.87m)*

Spacious room with exposed floorboards to the bedroom and tiling to the walk in en-suite complete with shower. South facing views over the farm.

#### *Bedroom 2 (4.55m x 3.34m)*

Carpeted floor and built-in wardrobe.

#### *Bedroom 3 (3.67m x 3.22m)*

Carpeted floor and built-in wardrobe.

#### *Bedroom 4 (5.51m x 4.30m)*

Second largest bedroom with a carpeted floor and built-in wardrobe.

#### *Bedroom 5 (4.82m x 3.54m)*

Carpeted floor and multiple built-in wardrobes.

#### *Bathroom (2.64m x 2.46m max)*

Family bathroom complete with bath, washbasin and heated towel rail, Tiled floors and walls.

#### *First Floor Washroom*

With W/C, vinyl flooring and tastefully part tiled, part papered walls.

#### *Storage (2.46m x 1.94m)*

Carpeted floor, papered walls with clothing rail and shelves.

#### *Cellar (6.03m x 5.52m max)*

Sizeable cellar with shelves and sump pump.



## Buildings and Yard

The farm has been run as an organic dairy farm, and benefits from a particularly impressive and extensive range of buildings, amounting to approximately 75,435 sq ft. The buildings are centred around the farmyard and are exceptionally laid out for the dairy operation and general management of the farm. Currently set up as loose housing but could be returned to cubicles.

This includes an 18x18 Fullwood milking parlour with a 12,000 litre tank. An effective weeping wall manure management system has been installed. The buildings are mostly steel portal framed with a combination of Yorkshire board and corrugated sheet cladding.

The full list of buildings comprise:

- |                                     |  |
|-------------------------------------|--|
| 1. Farmhouse                        | 12. Cattle Housing (105ft x 45ft)                          |
| 2. Static Home                      | 13. Cattle Housing (105ft x 30ft)                          |
| 3. Cattle Housing (105ft x 50ft)    | 14. Cattle Housing (105ft x 65ft)                          |
| 4. Sileage Store (80ft x 60ft)      | 15. Cattle Housing (65ft x 60ft)                           |
| 5. Storage (85ft x 18ft)            | 16. Parlour (70ft x 45ft)                                  |
| 6. Cattle Housing (105ft x 20ft)    | 17. Traditional Building – Office / Storage (110ft x 18ft) |
| 7. Triple Dutch Barn (120ft x 55ft) | 18. Isolation Pen (30ft x 25ft)                            |
| 8. Cattle Housing (65ft x 20ft)     | 19. Cattle Housing (105ft x 30ft)                          |
| 9. Sileage Store (80ft x 40ft)      | 20. Cattle Housing (45ft x 40ft)                           |
| 10. Sileage Store (90ft x 50ft)     | 21. Cattle Housing (105ft x 50ft)                          |
| 11. Cattle Housing (175ft x 45ft)   | 22. Cattle Housing (90ft x 40ft)                           |





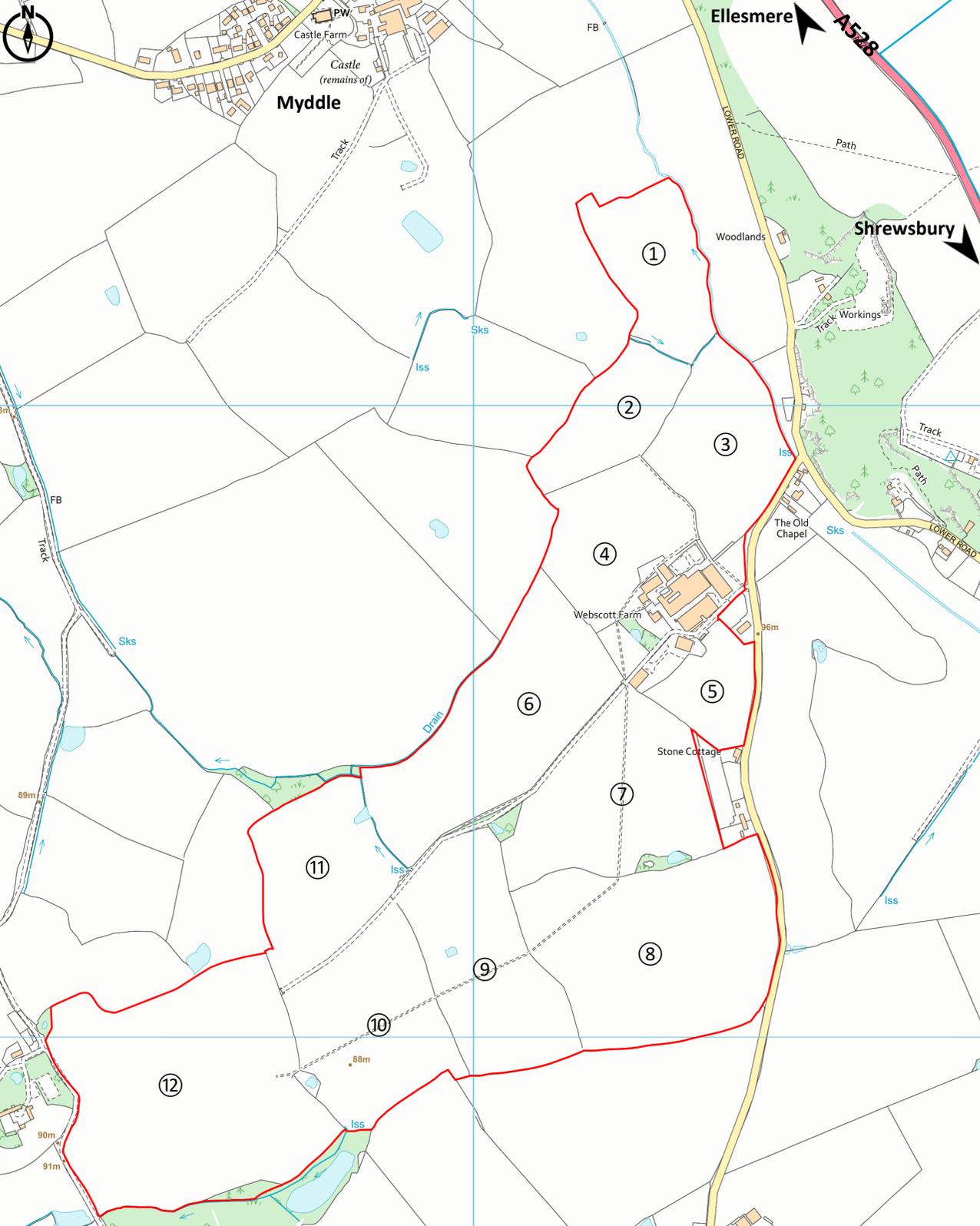
## LAND

This is a ringfenced farm set in approximately **192.84 acres (78.04 hectares)**. The land is of good quality and is currently utilised as organic, clover rich pasture but would be equally suitable for arable rotations. Webscott has benefitted from a great deal of investment to improve the productive capacity of the land. There are well kept fences with mature trees and hedgerows. The land benefits from a new centralised water supply system with 5600m of pipework with electrofusion joins feeding 20, 500 gallon troughs. There is excellent access with a proportion of the land being accessed off council maintained roads. Internally, the land is serviced by long lengths of concrete sleeper tracks (7,600) enabling extended grazing seasons.



	Field Number	Description	Size (hectares)	Size (acres)
1	SJ4723 2922	Pasture / Arable	3.86	9.54
2	SJ4722 2298	Pasture / Arable	3.10	7.67
3	SJ4722 4092	Pasture / Arable	4.75	12.62
4	SJ4722 2280	Pasture / Arable	4.48	11.40
5	SJ4722 3755	Pasture / Arable	2.08	5.65
6	SJ4722 0650	Pasture / Arable	8.39	20.72
7	SJ4722 2339	Pasture / Arable	7.18	17.73
8	SJ4722 3213	Pasture / Arable	10.20	25.20
9	SJ4722 0012	Pasture / Arable	6.50	16.07
10	SJ4622 8401	Pasture / Arable	6.20	15.32
11	SJ4622 7626	Pasture / Arable	5.12	12.64
12	SJ4621 5588	Pasture / Arable	12.97	32.05
		Buildings & Track		





## **SERVICES**

The properties are served by the following; Borehole water, Mains electricity (three phase), Private septic tank drainage and Oil fired central heating.

## **METHOD OF SALE**

Private Treaty.

## **TENURE**

Freehold with vacant possession on completion.

## **LOCAL AUTHORITY**

Shropshire County Council.

## **WAYLEAVE, EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

## **PLANS, AREAS AND SCHEDULES**

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation. Concrete sleepers and static home are available by separate negotiation

## **AGRI-ENVIRONEMNT SCHEMES**

Part of the farm is subject to a scheme. For more information please contact the agent.

## **BASIC PAYMENT SCHEME**

The land has been registered for the BPS.





## Directions:

From the Shrewsbury A5/M54 Preston roundabout, proceed north along the A49 Trunk road. Continue straight to the second roundabout with the Aldi and take the second exit onto the A5142. Continue straight to the second roundabout with the Audi garage and take the fourth exit, heading north onto the A528. Proceed for 3.5 miles. Just after the Premier Inn at Harmer Hill, bear left, continuing on the A528. In 0.2 miles, take the left onto Lower Road. After 1 mile, you will reach a T-Junction. Turn left onto Merrington Lane and in 0.1 miles, the drive to Webscott Farm will be on your right hand side as indicated by the Agent's 'For Sale' board.

## Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry FRICS  
George Beer BSc Hons MSc

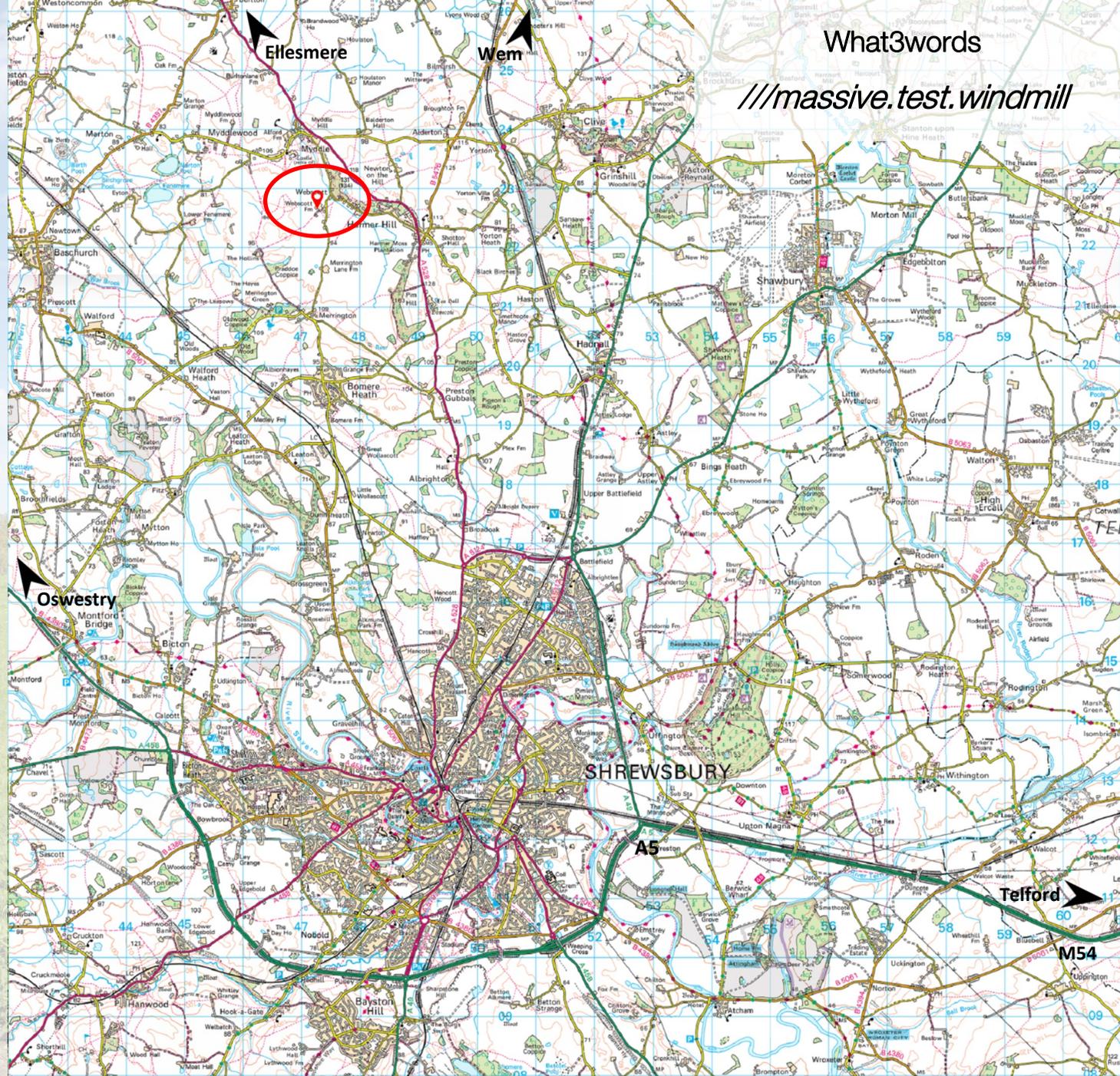
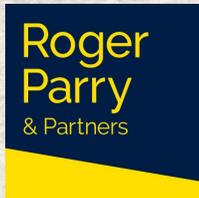
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What3words

*///massive.test.windmill*

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.