



Roger
Parry
& Partners

LOWER NETLEY FARM

Netley, Dorrington, Shrewsbury, SY5 7JY

LOWER NETLEY FARM

DORRINGTON • SHREWSBURY • SY5 7JY

Offers in Excess Of: £3,200,000

A unique diversified Shropshire farm offering a wealth of opportunities

- Beautiful 17th Century Grade II listed, timber framed, four-bed farmhouse
- The farm includes productive arable land, woodland and pools, and is set in **113.50 acres (45.93 ha)** or thereabouts
- Range of traditional and more modern agricultural buildings
- Highly successful and established kennels/cattery business
- Two poultry broiler sheds powered via bio mass boiler and solar panels
- Four further residential properties will generate a useful income



DESCRIPTION

Lower Netley Farm is a most productive farm comprising of a 17th Century Grade II listed farmhouse, and a range of traditional and more modern buildings. This includes two poultry broiler units, a kennels and cattery, alongside four further residential properties which provide a useful rental income and arable land, currently cropped with spring beans all set within 113.50 acres (45.93 ha) or thereabouts. Lower Netley is accessed via a beautiful tree-lined avenue which leads to the house, courtyard and buildings located at the centre of the holding, giving the property a secluded feel and yet conveniently accessible to the main road networks. The characteristics of this property allows scope for a wide range of opportunities.

SITUATION

Lower Netley Farm is located close to the Welsh/English border within the beautiful Shropshire countryside and is conveniently situated near to the Market towns of both Church Stretton and Shrewsbury. The village of Dorrington lies one mile to the north east of the property. The property has excellent road links to Chester, Manchester, Liverpool and Birmingham, being in close proximity to the A49 Trunk Road and M54.







LOWER NETLEY FARMHOUSE

The main farmhouse dates back to the 17th Century and is Grade II listed. The property features an abundance of original character features including timber beams and an inglenook fireplace. The dwelling is constructed of brick and timber and sits under tiled roofs.



Internally, the property provides spacious family accommodation including three large reception rooms, a comprehensive modern kitchen, four double bedrooms, a conservatory, and a study. There is a utility room, complete with shower and W/C to the rear of the dwelling.

The farm house is finished to a high standard and is an excellent family home.

There is a lawned area to the front and rear of the property with useful storage sheds, greenhouses, extensive flowerbeds, and vegetable patches, with an outside Swimspa and raised seating area providing a tranquil and secluded space.

ACCOMODATION COMPRISING:

(Measurements are approximate)

GROUND FLOOR

Modern Kitchen Diner (4.05m x 7.38m)

With tiled floor, base and wall units, granite worktops, space for fridge, oven and dishwasher, sink and drainer with Quooker tap, overhead extractor, underfloor heating, and beamed ceiling together with a Breakfast bar.

Conservatory (4.22m x 2.78m)

With tiled floor, glass roof and sliding doors to patios, lawns and Swimspa.

Washroom (2.15m x 0.67m)

With W/C, washbasin, painted plaster walls and ceiling.

Dining room (5.33m x 3.76m) + (1.64m x 1.51m)

An elegant room with carpeted floor, beams to ceiling and a brick inglenook fireplace with an old bread oven, brick and timber walls. Ideal for family get togethers.

Games Room (4.11m x 4.89m)

With beams to ceiling and carpeted floor.

Lounge (4.76m x 4.91m)

Spacious with carpeted floor, feature wall, log burning stove and an abundance of oak beams.

Front Porch (1.84m x 1.18m)

With Vinyl floor, oak front door.

Understairs Storage (1.73m x 1.00m max)

With automatic light.

Office/Study (3.73m x 4.69m)

With Beams to ceiling and carpet floor.

Utility Room (2.51m x 3.63m) + (2.72m x 1.57m)

With consumer unit cupboard, tiled floor, floor and wall mounted units, double sink and mixer tap, double glazed timber windows, shower cubicle and heated towel rail.



FIRST FLOOR***Double Bedroom 1* (4.89m x 4.52m) + (1.66m x 2.39m)**

With carpeted floors, feature wall with beams, plaster walls and ceiling, fitted wardrobes, timber windows, Ensuite with Vinyl floor, jacuzzi shower, hand washbasin and W/C.

***Double Bedroom 2* (4.68m x 3.60m)**

With timber floorboards, painted and papered walls, smooth plaster ceiling and timber windows.

***Double Bedroom 3* (3.63m x 4.27m)**

With carpet floor, smooth plaster walls and ceiling, timber windows, ensuite with tiled floor, jacuzzi shower, low-level W/C and hand washbasin.

***Landing* (5.34m x 2.16m) + (0.80m x 1.12m)**

With carpeted floors, beamed ceiling, doors leading to bedrooms, bathroom and storage cupboard.

***Family Bathroom* (3.84m x 3.30m max)**

With tiled floor, jacuzzi shower, W/C, hand washbasin, free standing roll top bath with shower attachment and heated towel rail.

***Double Bedroom 4* (3.96m x 5.28m max)**

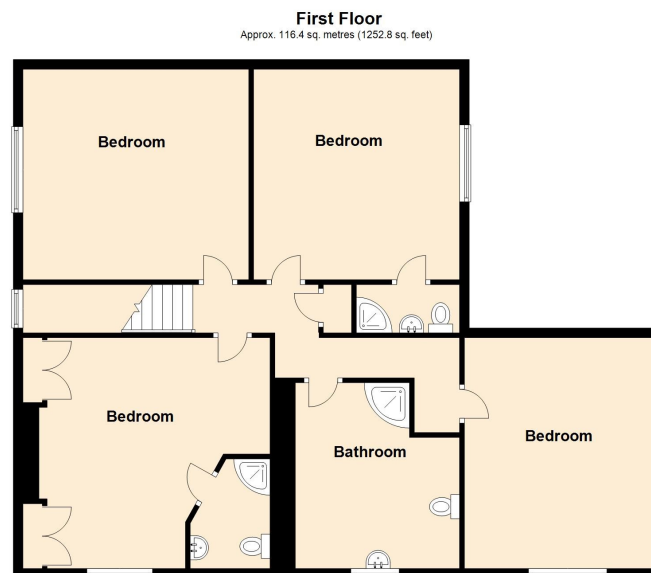
With carpeted floors, plaster walls, beams to ceiling, hand washbasin and access to loft storage.

GARDENS

Lower Netley Farm is set within stunning front and rear gardens with patio area, Swimspa/Hot-tub, mature hedges, timber fencing, raised vegetable patches/beds, two green houses, timber storage shed, pond with waterfall feature, flowerbeds and large pool with wooden bridge.

COUNCIL TAX BAND: E**EPC RATING: F**

For a full copy of the Energy Performance Certificate please contact agents.





FOUR ADDITIONAL RESIDENTIAL UNITS: THE GRANARY



Living Room/Kitchen (5.38m x 4.98m)

With tiled floor, plaster walls and ceiling, floor and wall mounted units, Rangemaster oven, extractor, patio doors into garden

Double Bedroom (5.17m x 5.60m max) + Ensuite (1.72m x 2.15m)

With timber floorboards, 2x velux windows, plus ensuite with tiled floor, toilet, bath and overhead shower, washbasin, extractor and heated towel rail

Front garden with lawn and patio area.

THE DAIRY

Living Room/Kitchen (5.51m x 4.53m) + (1.93m x 1.48m)

With Laminate flooring, extractor, space for dishwasher and washing machine, stainless steel sink, drainer and mixer tap, 2x Velux windows.

Hallway inc. stairs (2.96m x 2.05m max)

With Worcester combi-heater, tiled floor, plaster walls and ceiling.

Bathroom (2.29m x 1.88m)

With tiled floor, tiled splashback to bath, W/C, bath with overhead shower, basin, and extractor.

Double Bedroom (4.48m x 2.27m) + (2.31m x 1.02m)

With tiled floor, plaster walls and ceiling, access door to



outside via a timber double-glazed door
Front garden with lawn and patio slabs

THE STABLES (Annex)

Living Room/Dining (4.22m x 6.15m)

With wooden floors, plaster walls, beamed ceiling, double glazed windows and electric stove.



Kitchen (2.85m x 2.27m)

With underfloor heating, composite worktop, fan oven and gas hobs, extractor, stainless steel sink, and Worcester combi-boiler.

Double Bedroom (4.38m x 3.66m) +

Ensuite ((2.56m x 1.15m) + (0.59m x 1.22m))

With timber flooring, 2 x velux windows, ensuite with tiled floor, plaster walls and ceiling, W/C, shower and heated towel

rail.

Bedroom 2/Dressing Room (1.67m x 4.50m max)

With timber flooring, plaster walls, velux window and under eaves storage.

Grounds compromise courtyard with patio slabs and timber fencing.

THE BYRE

Kitchen/Diner (2.87m x 4.06m)

With wooden floorboards, timber worktops, composite sink, drainer and mixer tap, extractor, space for washing machine and oven

Living Room (3.49m x 4.06m)

With wooden floorboards, double-glazed timber windows, beams to ceiling, velux window.

Corridor (1.04m x 3.18m)

Dressing Room (1.59m x 2.87m)

With carpet floors, plaster walls and ceiling.

Bathroom (1.53m x 2.73m)

With W/C, sink, shower, heated towel rail, and Worcester combi-boiler.

Double Bedroom (2.58m x 3.79m)

With carpet floor, timber windows, plaster walls and ceiling.

Garage

With Brick base and timber clad walls, concrete flooring, electricity supply and timber doors.

Front Garden with patio area and two parking bays. Large rear patio area stretching length of property.



** Three Barn conversions are in separate ownership*



MODERN BROILER POULTRY SHEDS



Shed 1 (300ft x 80ft)

Steel framed unit with box profile sheet metal walls and roof. Solar Panels to roof.

Shed 2 (360ft x 80ft)

Steel framed unit with box profile metal sheet walls and roof and galvanised extractor fans.

The units have concrete floors and concrete and gravel hardstanding turning areas.

Office (2.79m x 2.96m)

Chemical Store (2.71m x 3.01m)

Washroom Facilities (1.59m x 2.99m)

With Shower, W/C and hand washbasin.

ADDITIONAL WITHIN THE FARM YARD

- 240,000 litre water tank for washing sheds out.
- 7 feed bins.
- Blender shed plus large silo.

- Heat Exchangers.
- 2 Biomass Boilers in addition to solar panels approximately 260ft in length.
- The Feed-in tariff income for 2021 was £97,910.

THE KENNELS / CATTERY

The Kennels are licenced for 50 dogs and the Cattery is licenced for 20 cats. They include 4 dog walking areas, set within 2 acres of land. Very well



established with a strong customer base and potential for expansion.

The income in July 2022 for the business was £10,895.

Large Kennel Area - (8.96m x 9.21m) + (13.62m x 8.97m)

Smaller Kennel Area plus Storage - (10.18m x 9.08m)

Kennel areas constitute concrete block walls, tiled floors, metal box profile sheet roofs and metal single

framed windows. Rooms are insulated excluding one. Heating is provided throughout, internal kennels include access to an external kennel area.

Waiting Area (3.40m x 3.13m)

With Double doors to outside and tiled floor.

Reception Area (4.44m x 2.09m)

With Block walls, tiled floor, kept to a high standard.

Kitchen Area (1.83m x 3.77m)

With food storage, composite work tops, stainless steel sink and drain.

Cattery 1 (4.43m x 2.96m)

4 cubicles, laminate floor.



Cattery 2 (7.31m x 2.93m)

6 cubicles, tile flooring.

Fenced Dog Runs



BUILDINGS

- | | | |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. The Farm House.</p> <p>2. The Stables.</p> <p>3. The Granary.</p> <p>4. The Dairy.</p> | <p>5. The Byre.</p> <p>6. Poultry Shed 1 (300ft x 80ft).</p> <p>7. Poultry Shed 2 (360ft x 80ft).</p> <p>8. Kennels/Cattery.</p> <p>9. Workshop/Storage (13.65m x 7.42m) + (7.61m x 6.36m) - Two storey steel portal frame building with a concrete floor, corrugated sheet sides/roof and a fibre cement roof. Electricity access</p> | <p>10. Garage (13.55m x 7.53m) - Steel portal framed building with timber clad sides, insulated and corrugated sheet roof with electric up and over double door.</p> <p>11. Dutch Barn (24.38m x 19m) - 5 bay steel framed building with a corrugated metal sheet roof.</p> |
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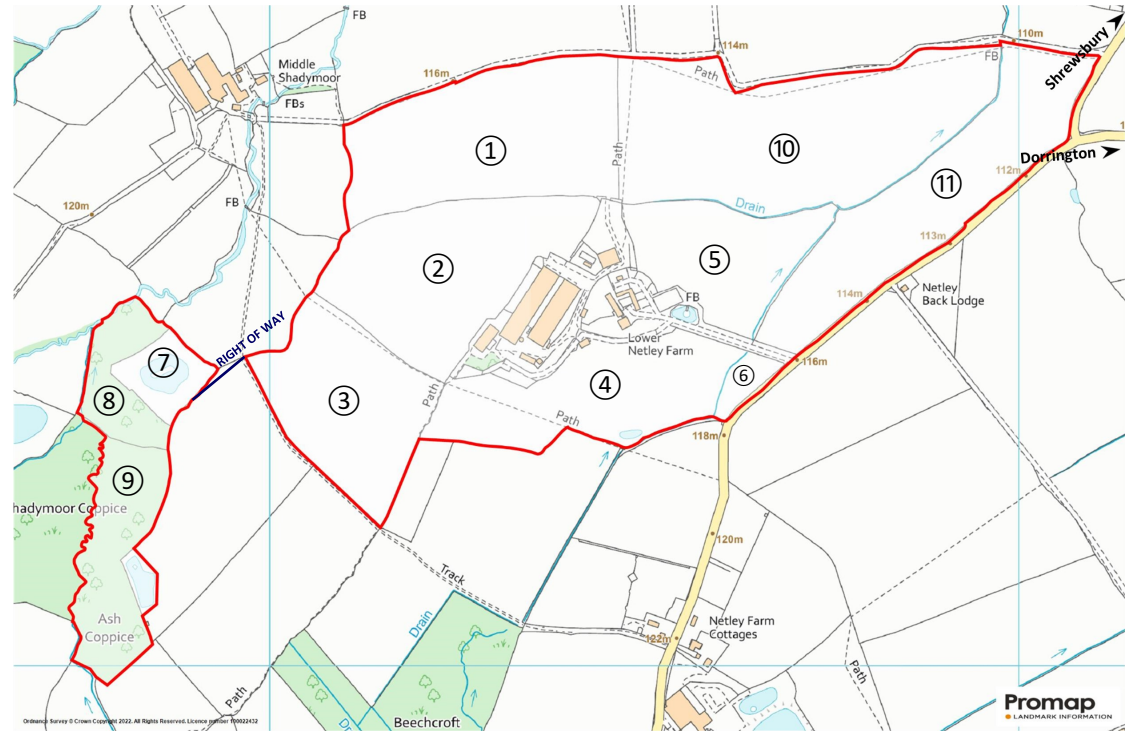


THE LAND

Set within **113.50 acres (45.93 hectares)** of productive and versatile land. Lower Netley is located in two parcels, in a ring fence surrounding the central farm buildings and courtyard, and an area of mixed woodland including two pools. The land is flat in nature with soil that is freely draining, and is suitable for grazing, mowing and arable rotations.

The arable/pasture land extends to **92.33 acres (37.36 hectares)** in total and is at present largely cropped with beans. There are fences and mature hedgerows. The land benefits from in-field water troughs connected to a mains water supply.

None of the property falls within a development boundary as detailed by Shropshire Council.



	Field Number	Description	Size (ha)	Size (acres)
1	SJ4502 2972	Arable	6.04	14.92
2	SJ4602 2753	Pasture/Arable	5.24	12.95
3	SJ4602 1135	Arable	4.17	10.30
4	SJ4602 3936	Arable	4.46	11.02
5	SJ4602 6152	Arable	3.13	7.73
6	SJ4602 6338	Pasture/Arable	0.41	1.01
7	SJ4502 8638	Pool Field	0.92	2.27
8	SJ4502 7736	Mixed Woodland	1.36	3.36
9	SJ4502 7917	Mixed Woodland	2.60	6.42
10	SJ4602 7271	Arable	8.35	20.63
11	SJ4602 8458	Arable	5.56	13.74
12		House, Buildings etc.	3.69	9.12
			45.93	113.50

SERVICES

The property is served by the following; Mains water, Mains electricity, Private septic tank drainage, Bore hole water, LPG gas, Biomass boilers, and Solar panels.

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.

AGRI-ENVIRONMENT SCHEMES

The farm is not subject to an agri-environment scheme.

BASIC PAYMENT SCHEME

The land has been registered for the BPS. Entitlements





Directions:

From A5 Bayston Hill roundabout (Dobbies), proceed south along the A49 Trunk Road, continue for approximately 4 miles, passing through Bayston Hill, and past Shrewsbury Golf Club. At Bulkrite Vehicle Repairs, take a right and proceed for 0.6 miles. At church road take a further right and in 0.3 miles the tree lined avenue leading up to Lower Netley 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

Andrew Lowe BSc Hons

Roger Parry & Partners LLP

Please contact our Minsterley Office:

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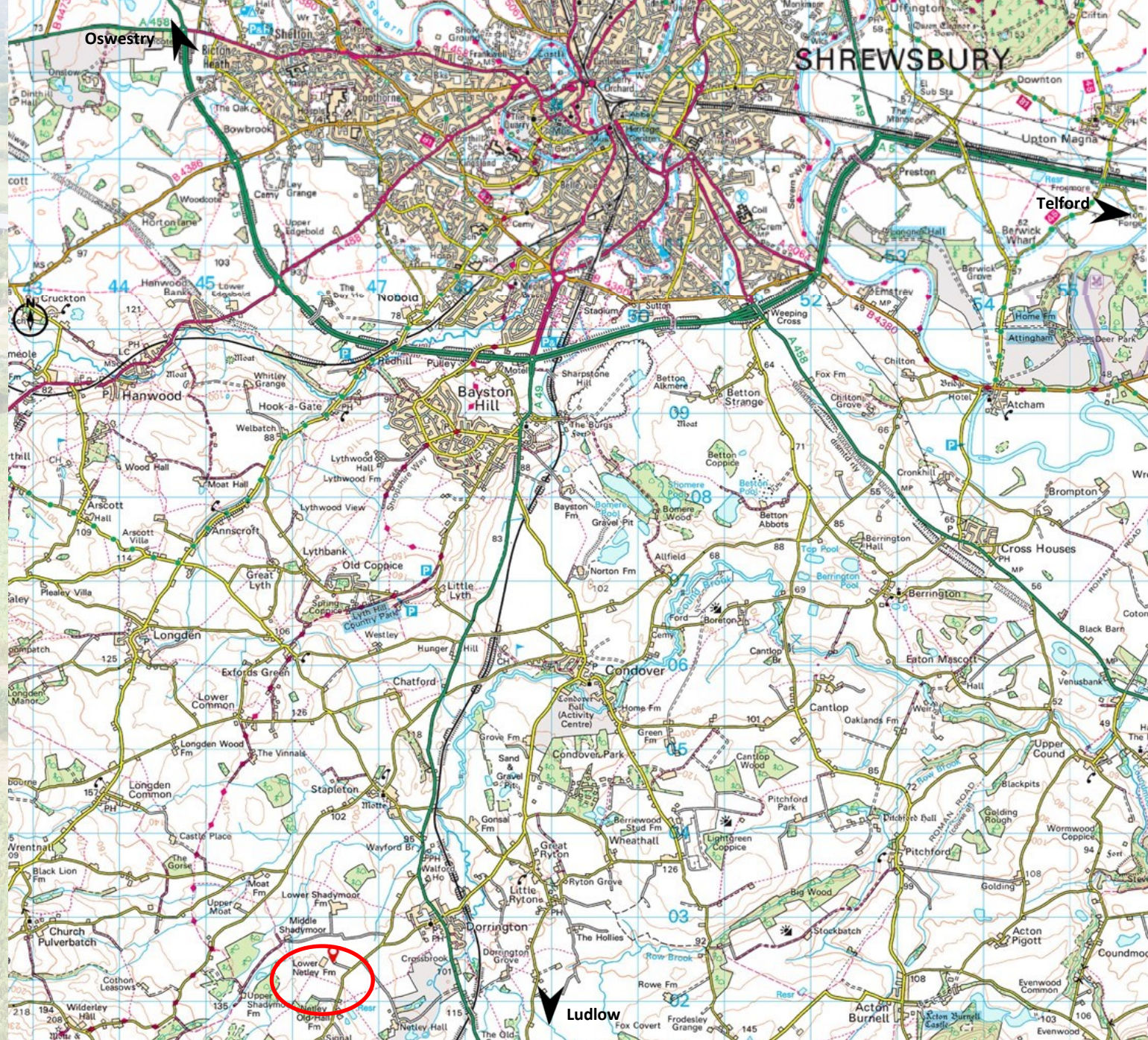
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers 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.