



Roger
Parry
& Partners

THE KNAPPS FARM
Westbury, Shrewsbury, Shropshire, SY5 9RR

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WESTBURY • SHREWSBURY • SHROPSHIRE • SY5 9RR

Guide Price: £1,295,000

A productive farmstead nestled in the picturesque Shropshire Countryside.



The Knapps includes an impressive three-storey farmhouse with far reaching views over the Shropshire Hills.

The farm benefits from a number of useful modern steel portal framed & traditional brick buildings suitable for a range of uses and offering potential for residential conversion.

The farm is set in a ring fence of approximately **103.03 acres (41.69 hectares)** of good quality, productive land, well suited to livestock grazing, mowing or for cropping in arable rotations.

Occupies an accessible but private rural location close to Shrewsbury.



The House

A four bedroom farmhouse of brick construction with slates to the roof and sizeable living accommodation, split over three floors. The house requires some modernisation but is set in a beautiful position and provides a great family home.

Garden Ground Floor

Entrance Porch

With timber front door leading to cellar area and stairs to ground floor.

Garden Room (15' max x 13'10" - 4.58 m max x 4.22m)

Sizeable dry cellar with good head height and opportunity to convert into further living accommodation.

Ground Floor

Kitchen (18'9" x 14'7" - 5.71m x 4.45m)

Traditional farm kitchen with tiled floor, exposed beams, oil fired oven, two sinks, large wooden cupboards and double glazed windows.

Pantry (10'8" x 6' - 3.26m x 1.83m)

A large utility room with tiled floors and stone/wooden shelving. Plenty of room for washing machine and other appliances.

Study (11'1" X 12' - 3.38m X 2.79m)

Carpeted floor over tiles with wallpapered walls, exposed beams and south facing views over the valley.

Living Room (16'5" x 14'4" - 5.00m x 4.36m)

With carpeted floors, exposed beams to the ceiling, bricked fireplace with Clearview log burner and double glazed windows.

First Floor

Landing

Wooden stairs lead to a carpeted landing providing access to all upstairs rooms.

Master Bedroom (16'5" x 10'6" - 5.00m x 3.20m plus 9'9 x 3'5" - 3.03m x 1.06m)

With exposed wooden floorboards, south facing views, space for a double bed and large walk in cupboard.

Bedroom 2 (14'7" x 9' - 4.45m x 2.76m)

With exposed wooden floorboards, space for a double bed and double glazed windows.

Bedroom 3 (14'7" x 9'4" - 4.45m x 2.86m)

With exposed wooden floorboards and space for a double bed.

Bedroom 4 (11'1" x 10'8" - 3.38m x 3.25m)

With exposed wooden floorboards, space for a double bed and south facing views.

Bathroom (13'1" x 11'1" - 4.00m x 3.38m)

With wooden boarded floor, bath, W/C and sink. Large storage cupboard and double glazed windows.

Outside

There are two brick storage buildings which adjoin the house in addition to a further useful garden shed. The garden is south facing, lawned and has an abundance of flowers, shrubs and trees.

(ALL MEASUREMENTS ARE APPROXIMATE)

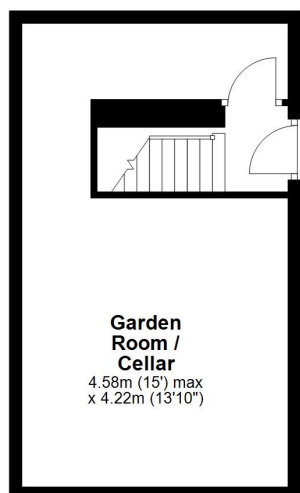


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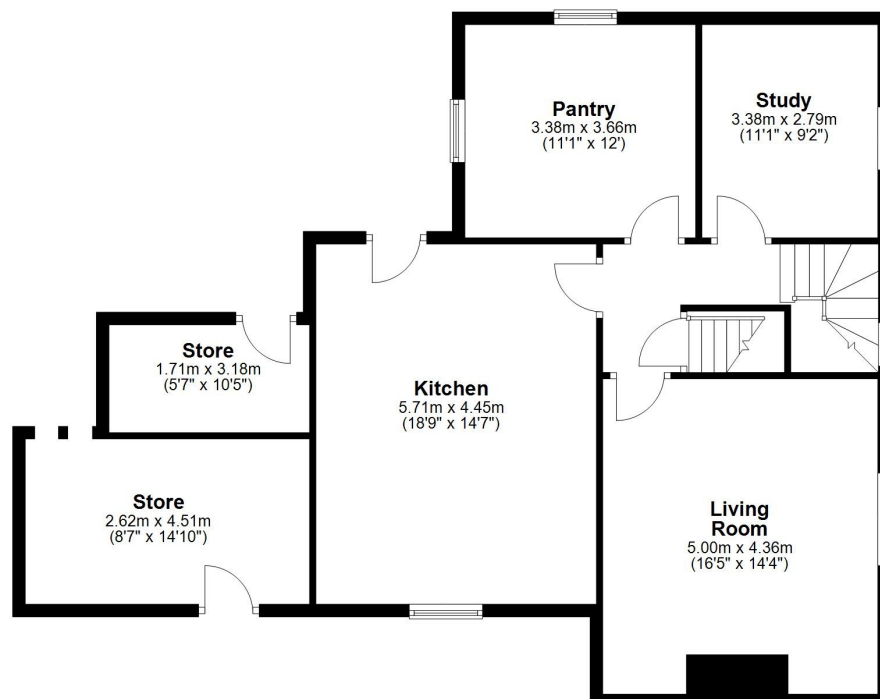
For a full copy of the Energy
Performance Certificate
please contact agents.

Council Tax Band: D

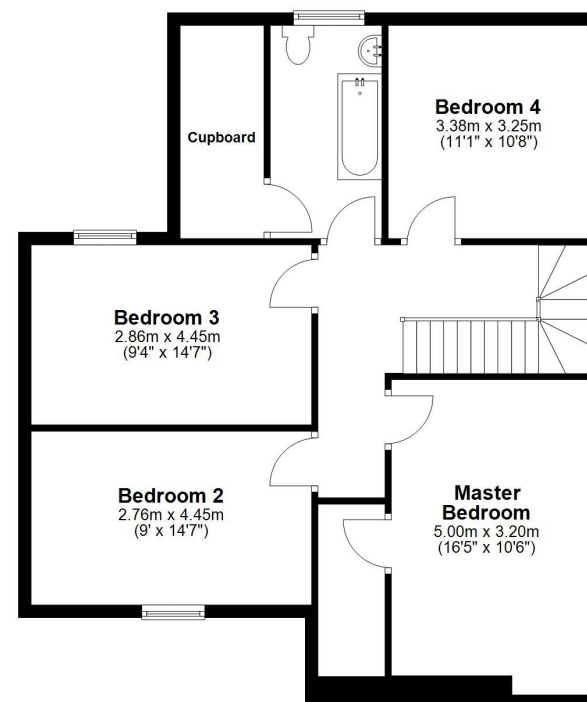
Garden Ground Floor



Ground Floor



First Floor





Buildings and Yard

Knapps Farm is accessed via a private driveway. There are a good range of modern steel portal framed buildings as well as traditional brick buildings, all set within a concreted/hard standing yard.

The buildings are well suited to the operation of most farm enterprises and can house a number of livestock as well as storage for farm machinery and fodder. There are cubicles in place for 80 head of cattle. The buildings benefit from a water and electricity supply. There is potential for the conversion of the traditional buildings into residential, subject to gaining the correct planning consents.

The full list of buildings comprise:

1.	Farmhouse	4.	Traditional Brick Barn (20ft x 22ft)	7.	Modern Steel Portal Framed Barn (90ft x 32ft)	10.	Traditional Brick Shippon with Cubicles (120ft x 35ft)
2.	Triple Car Port	5.	Traditional Brick Barns (115ft x 21ft)	8.	Modern Steel Portal Framed Barn (90ft x 25ft)	11.	Modern Steel Portal Framed Barn with Cubicles (60ft x 36ft)
3.	Storage Shed	6.	Traditional Brick Building (75ft x 17ft)	9.	Modern Steel Portal Framed Barn (60ft x 25ft)	12.	Silage Pit



LAND

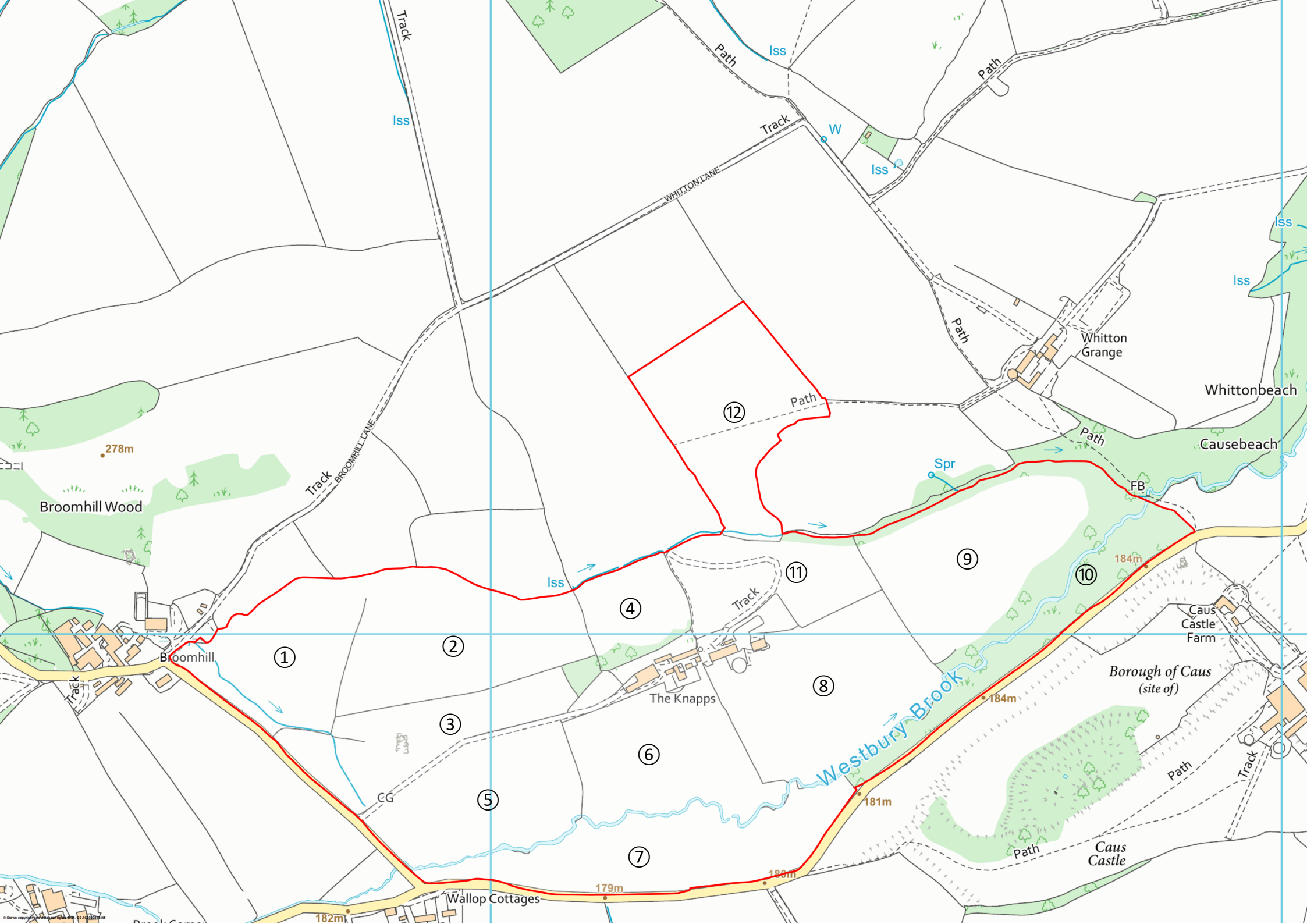
The farm is ringfenced and set in approximately **103.03 acres (41.69 hectares)**. All of the land is suitable as pasture for livestock, mowing for silage/hay and could be used in arable rotations. There are established hedgerows to the field boundaries with tracks providing good access across the farm. There are freely draining, acid loamy and clayey soils. There is a natural water supply via the Westbury Brook and small areas of woodland to the south-eastern part of the farm.

The land is also well suited to generate an income through different diversifications of the farm enterprise such as through environmental schemes/grants, tree planting, renewable energy, and natural capital earnings via biodiversity net gain, carbon sequestration etc.

n.b. There are a further 50 acres within 1 mile available by separate negotiation.



	Field Number	Description	Size (hectares)	Size (acres)
1	SJ3207 7597	Grass	3.04	7.51
2	SJ3207 9799	Grass	4.01	9.91
3	SJ3207 9489	Grass	3.11	7.68
4	SJ3308 1803	Grass	1.43	3.53
5	SJ3207 9879	Grass	3.31	8.18
6	SJ3307 2386	Grass	3.41	8.43
7	SJ3307 3173	Grass	4.01	9.91
8	SJ3307 4293	Grass	4.39	10.85
9	SJ3308 6511	Grass/Woodland	5.79	14.31
10	SJ3307 6698	Woodland	2.17	5.36
11	SJ3308 3607	Grass	2.63	6.50
12	SJ3308 3028	Grass	3.71	9.17
		House and Buildings	0.68	1.69
		Total	41.69	103.03



Services

The property is served by the following; Mains water, Mains electricity, Private drainage.

Method of Sale

Private Treaty.

Tenure

Freehold with vacant possession on completion.

Local Authority

Shropshire Council.

Wayleaves, 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 & Schedules

The particulars and 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.





Directions:

From Shrewsbury, exit the A5 off the Woodcote roundabout onto the B4386 towards Westbury/Montgomery. Continue for 6.5 miles through Yockleton and then 0.5 miles after passing through Westbury, take a right turn to Rowley, by the Agent's pointer sign. In 1.5 miles bear right and the driveway to the farm will be on the right hand side, as indicated by the Agent's For Sale board.

What3words **///chicken.renovated.bravo**

Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry FRICS

George Beer BSC Hons MSc

Roger Parry & Partners LLP

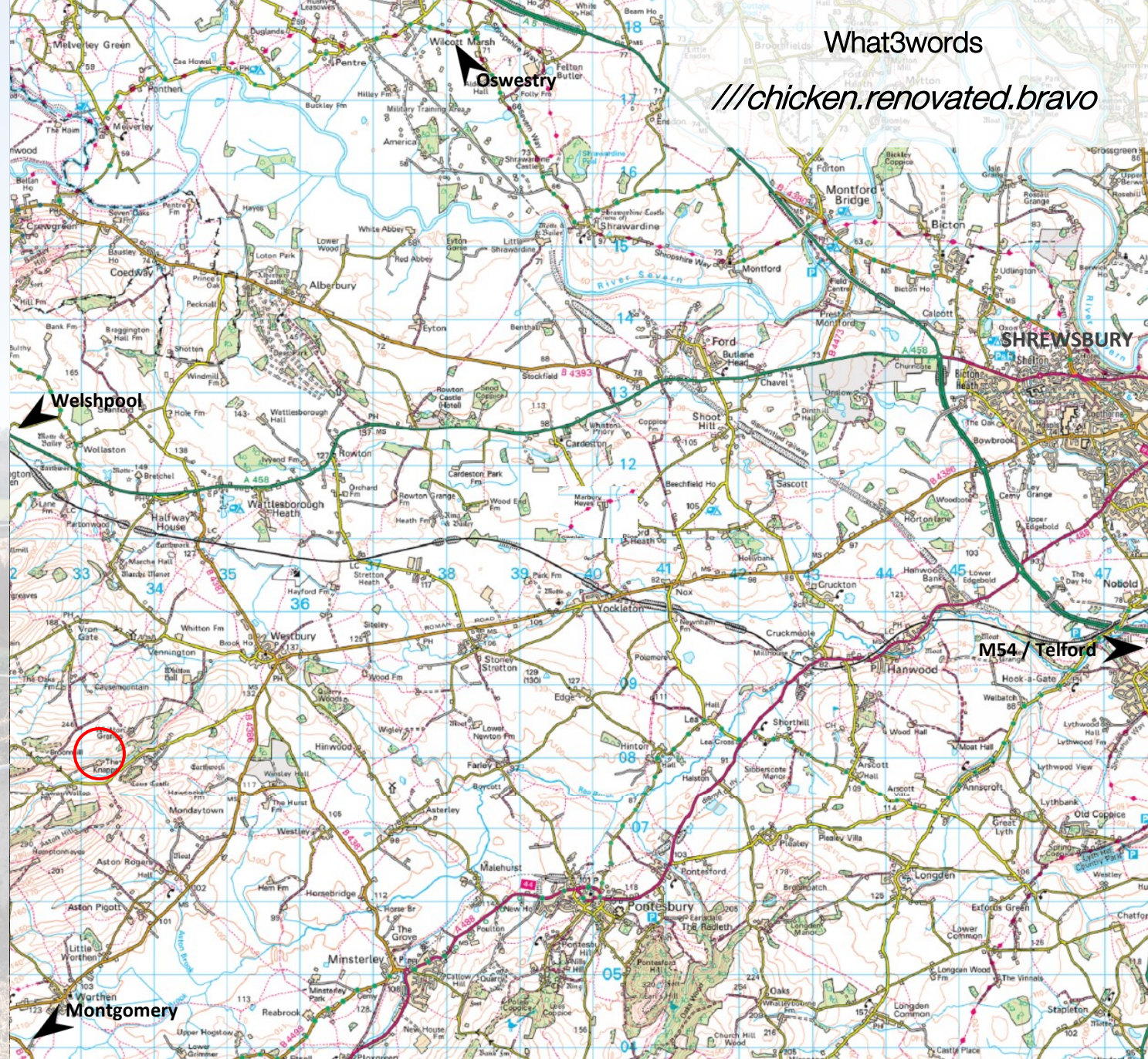
Please contact our Head Office:

Mercian House, 9 Darwin Court,

Oxon Business Park, Shrewsbury, SY3 5AL

roger@rogerparry.net

01743 791336



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.