



Roger
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BROOKLANDS FARM

Dudleston, Ellesmere, Shropshire, SY12 9JG

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DUDLESTON • ELLESMERE • SHROPSHIRE • SY12 9JG

Guide Prices: As a whole: £5,950,000

Lot 1: Farmhouse, Yard and Buildings set in 221.01 acres - £3,750,000

Lot 2: 62.69 Acres - £800,000

Lot 3: 58.99 Acres - £750,000

Lot 4: Bryn Daniel House - £650,000

A 343-acre highly productive & fully equipped organic dairy farm in North-West Shropshire



Brooklands Farm includes two separate four bedroom farmhouses within proximity of the yard for multi-generational living.

The farm benefits from an extensive range of useful modern steel portal framed buildings, including loose housing, cubicles for 317 cattle and a 20x20 herringbone parlour. There are also traditional brick buildings suitable for a range of uses and offering some potential for residential conversion.

The farm is set in approximately **343.19 acres (138.88 hectares)** of good quality, productive land, well suited to livestock grazing, mowing or for cropping in arable rotations.

Occupies an accessible rural location with good transport links in a sought after area of Shropshire.



LOT 1

BROOKLANDS FARMHOUSE

The spacious farmhouse is located directly across the quiet country road to the farmyard and is surrounded by agricultural land to the rear, allowing for both privacy and security. The property is of brick construction under pitched slate tiled roof. The floor space amounts to a total of **2,282ft²** plus the detached double garage.



The original house has been extended to provide considerable ground floor accommodation, desirable to a functioning family farmhouse. The property benefits from double glazed uPVC external windows and doors, a sizable well-presented kitchen, three attractive fireplaces, exposed wood internal doors, abundance of living space with four bedrooms and bathroom.

Externally the property is accessed through a gated entrance onto a concrete driveway with double garage. Fenced off from the drive is an extensive wrap-around lawned garden with south facing paved patio area.

Council Tax Rating: E

EPC Rating: E

Entrance Hall (3.00m x 4.87m)

A large room with part glazed uPVC door and windows.

Kitchen / Breakfast Room (6.10m x 4.01m)

Large kitchen with wooden fitted units including central island, a tiled floor, electric cooker and hob, granite worktops, Belfast sink, Quooker instant boiling water tap and internal window from the Entrance Hall.

Inner Hall (3.00m x 2.02m)

Wooden flooring with built-in corner cupboard and sliding door to the Hallway.

Hallway (2.02m x 5.35m)

A central hall with wooden flooring, which contains an additional external access via uPVC door and staircase to the first floor.

Living Room (5.79m x 4.01m)

A light-filled living area with carpeted flooring. Space for a large wood burning stove with brick surround, stone hearth and solid wood mantel. Views out to the garden and beyond to fields.

Lounge (4.92m x 3.65m)

A versatile room with carpeted floors and a beautiful traditional open fireplace surrounded with carved wood and a granite hearth.

Dining Room (3.87m x 3.65m)

Carpeted floor with brick surround fireplace, suitable as a dining room or snug with south facing window.

Study/Office (2.46m x 2.19m)

A private and quiet room within the property, useful as a farm office with a window providing outlook to the farmyard.

Utility (2.46m x 3.60m)

Generously sized space with tiled floor, space for washer/dryer and external access.

WC (0.80m x 1.49m)

Tiled floor with toilet.

Store (2.46m x 2.98m)

Suitable as a boot room with brick floor.

First Floor Landing (2.02m x 5.46m)

Carpeted floor and wooden painted spindle bannister surrounding the stairs.

Master Bedroom (3.85m x 4.01m)

South facing spacious bedroom with carpeted floor, two large built-in wardrobes and fittings for a wall mounted TV.

Bedroom Two (3.85m x 3.65m)

Carpeted floor and two built-in wardrobes.

Bedroom Three (4.13m x 3.65m)

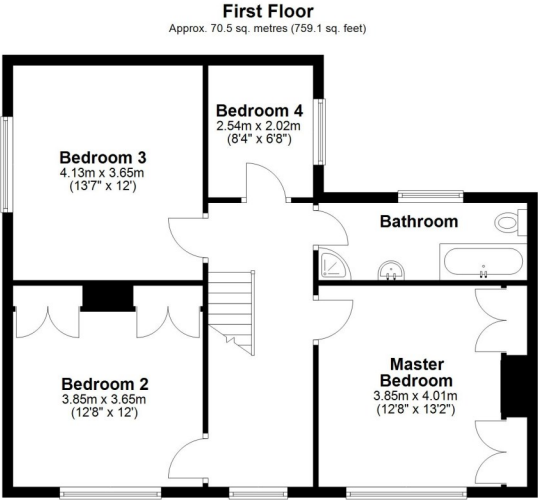
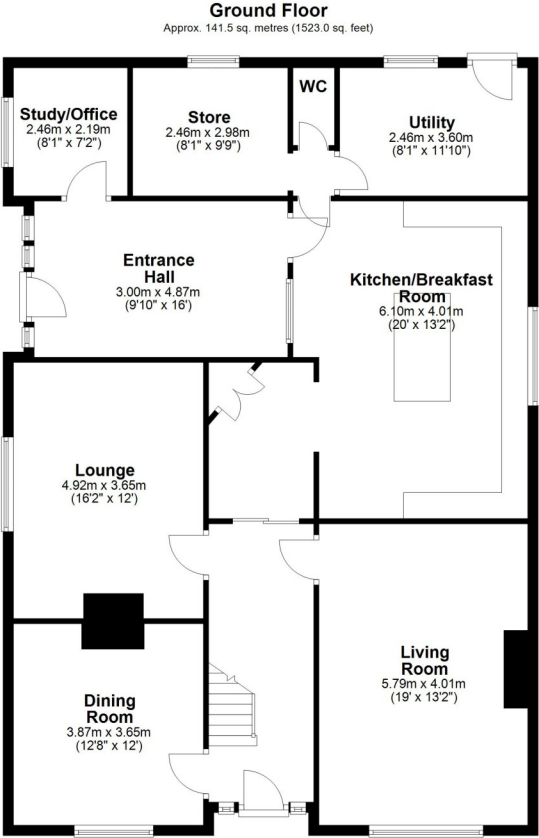
Wood-effect vinyl floor.

Bedroom Four (2.54m x 2.02m)

Carpeted floor with space for a single bed or could be suitable as a playroom.

Bathroom (4.01m x 1.86m)

Part tile walls and tile floored family bathroom complete with toilet, washbasin, bath, separate shower and heated towel rail.



Total area: approx. 212.0 sq. metres (2282.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



LOT 1

BUILDINGS AND YARD

The farm is currently run as an organic dairy farm, but could equally be returned to conventional, and benefits from a particularly impressive and extensive range of buildings, amounting to **over 100,000 ft²**. The buildings are centred around the farmyard and are exceptionally laid out for the dairy operation and general management of the farm. These sheds largely incorporate energy-efficient LED lighting, further enhanced by a recent full electrical rewire, and a built-in alarm system with security cameras installed. Water is supplied to all sheds by two private springs, with mains available if required. The current set up includes a mixture of cubicles for 317 head of cattle as well as expansive loose housing space.

This includes a 20 x 20 herringbone milking parlour and two bulk tanks totalling 10,000 litres capacity with two stage plate cooler, powered by a combination of water and solar. Two storage buildings feature 220 roof mounted solar panels producing over 50kW. An impressive cattle housing shed to the south of the farmyard, completed in 2021, comprises 220 mat and mattress cubicles, automatic slurry scrapers, robotic silage pushers, and handling system with race running the full length of the shed. The farm is further facilitated with a slurry lagoon and manure store capable of storing a total of 11,500m³ as well as four silage pits with a total storage of 3,200 tonnes.

The full list of buildings consist:

- | | |
|---|---|
| 1. Brooklands Farmhouse | 15. Parlour/Collection Area (95ft x 20ft) |
| 2. Bryn Daniel House | 16. Race/Handling System (95ft x 17ft) |
| 3. Cubicle Cattle Housing (216ft x 110ft) | 17. Traditional Brick Barn & Bulk Tanks (67ft x 21ft) |
| 4. Loose Cattle Housing (115ft x 45ft) | 18. Traditional Brick Barn (56ft x 23ft) |
| 5. Cubicle Cattle Housing (90ft x 38ft) | 19. Traditional Brick Barn (24ft x 22ft) |
| 6. Youngstock Cubicle Housing (53ft x 32ft) | 20. Covered Silage Clamp (95ft x 36ft) |
| 7. Traditional Brick Barn (55ft x 18ft) | 21. Silage Clamp (155ft x 45ft) |
| 8. Traditional Brick Barn (48ft x 20ft) | 22. Storage Building (45ft x 35ft) |
| 9. Traditional Brick Barn (52ft x 20ft) | 23. Calf Housing (120ft x 27ft) |
| 10. Covered Silage Clamp (115ft x 31ft) | 24. Storage Building (65ft x 32ft) |
| 11. Covered Silage Clamp (115ft x 23ft) | 25. Traditional Brick Barn (32ft x 10ft) |
| 12. Cubicle Cattle Housing (95ft x 35ft) | 26. Calf Housing (75ft x 35ft) |
| 13. Loose Cattle Housing (95ft x 44ft) | 27. Storage Building (75ft x 60ft) |
| 14. Collection Area (95ft x 15ft) | 28. Storage Building (75ft x 60ft) |





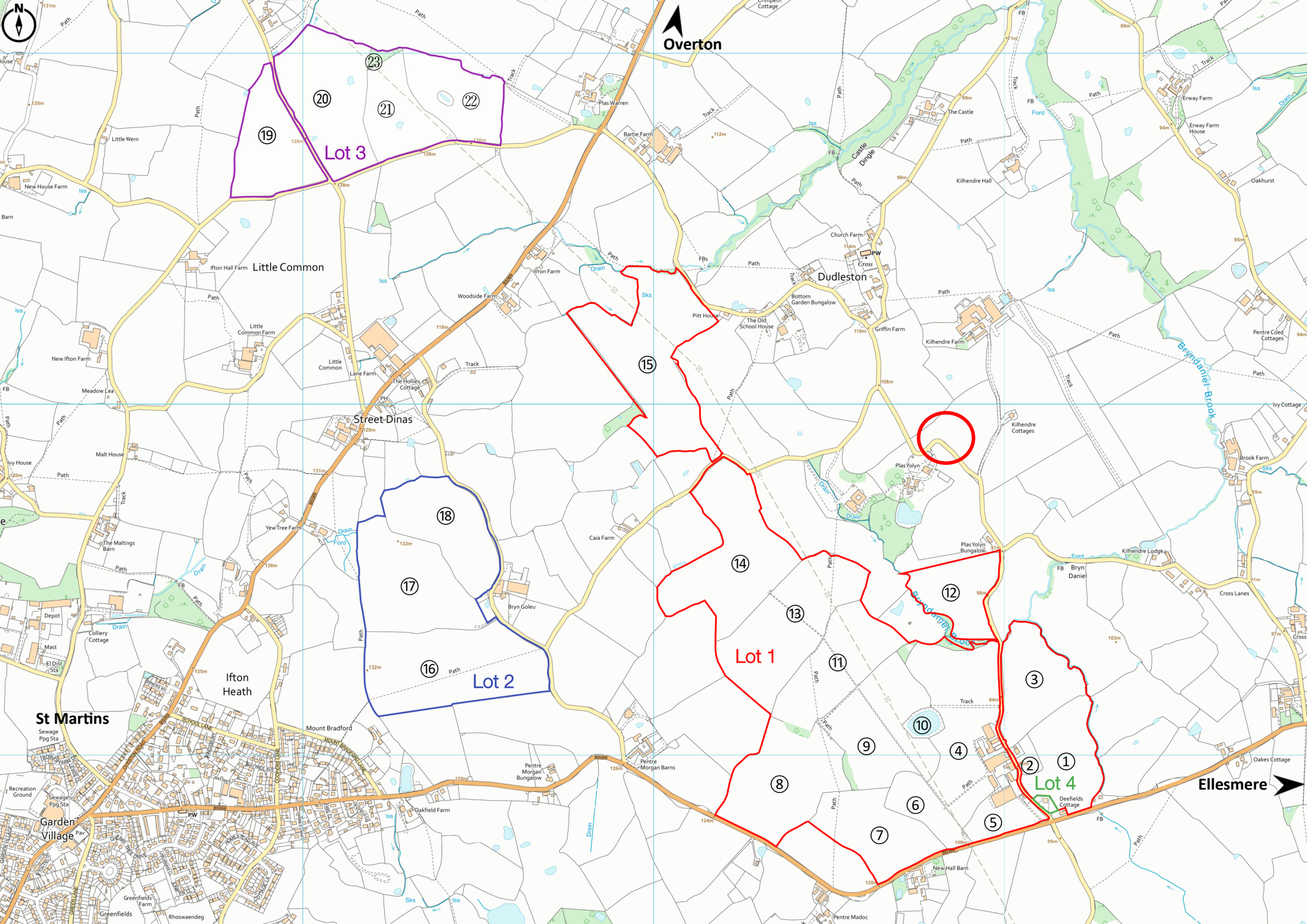
LAND

The farm is in approximately **343.19 acres (138.88 hectares)**. The land is currently utilised as a combination of high quality pasture as well as partly in arable rotations, cropped with wheat. There are well kept fences with mature trees and hedgerows. The most productive land benefits from a number of water troughs which are connected to the mains and an extensive spring water source, serving storage tanks. Generally the land has a flat topography allowing for easier use and management.

From the west of the yard a concrete sleeper track lengthening approximately 950 meters runs through Lot 1 providing direct access to numerous fields within. Both Lot 2 and Lot 3 benefit from multiple access points from the public highway providing convenient accessibility for farm machinery.



		Field Number	Description	Size (acres)	Size (hectares)
Lot 1	1	SJ3536 1698	Pasture	12.49	5.05
	2	SJ3536 0799	Pasture	1.27	0.51
	3	SJ3537 0822	Pasture	13.02	5.27
	4	SJ3437 8907	Pasture	20.96	8.48
	5	SJ3536 0184	Pasture	4.46	1.80
	6	SJ3436 7884	Pasture	5.98	2.42
	7	SJ3436 6578	Pasture	13.81	5.59
	8	SJ3436 3690	Pasture	18.69	7.56
	9	SJ3437 6506	Pasture	20.02	8.10
	10	SJ3437 7709	Slurry Lagoon	1.89	0.76
	11	SJ3437 8344	Pasture	16	6.47
	12	SJ3437 5124	Pasture	10.5	4.25
	13	SJ3437 3838	Pasture	22.81	9.23
	14	SJ3437 2457	Pasture	24.3	9.83
	15	SJ3338 9912	Wheat	27.95	11.31
			House, Yard & Buildings	6.86	2.78
			Total	221.01	89.44
Lot 2	16	SJ3337 4227	Pasture	26.25	10.62
	17	SJ3337 3150	Pasture	20.36	8.24
	18	SJ3337 4267	Pasture	16.08	6.51
			Total	62.69	25.37
Lot 3	19	SJ3238 9276	Pasture	14.25	5.77
	20	SJ3338 0689	Pasture	20.51	8.30
	21	SJ3338 2685	Pasture	11.08	4.48
	22	SJ3338 4488	Wheat	12.45	5.04
	23	SJ3338 2299	Woodland	0.70	0.28
			Total	58.99	23.87
Lot 4			Bryn Daniel House	0.50	0.20
			Total	0.50	0.20



Lot 3

Lot 1

Lot 2

Lot 4

St Martins

Ellesmere

Garden Village

Little Common

Dudleston

Street Dinas

Ifton Heath

Mount Bradford

Pentre Morgan Bungalow

Pentre Morgan Barns

Plas Yodyn Bungalow

Deefields Cottage

The Castle

Kilhendre Hall

Kilhendre Farm

Kilhendre Cottages

Kilhendre Lodge

Kilhendre Cottages

Kilhendre Cottages

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LOT 4

BRYN DANIEL

Located southeast of the farm, the property is within convenient distance to the main holding while still retaining its own privacy. The property is of rendered brick construction with a slate and clay tiled roof. The total internal floorspace extends to **2,731.6ft²**. To the entrance of the property there is a covered oak frame porch with slate roof.



Bryn Daniel is approached through double wrought iron gates onto a tarmac drive providing ample parking and turning space. The property is set back slightly elevated with open countryside views from all aspects. There is access all around the house with the gardens mainly laid to lawn with a variety of flowering shrubs and plants. The patio area benefits from exterior lighting and there is a timber garden shed.

Council Tax Rating: F

EPC Rating: C

ACCOMMODATION COMPRISES:

(All measurements are approximate)

Entrance Porch (1.77m x 0.89m)

Tile floor, ceiling light.

Hallway

Partly glazed entrance door into entrance hall coving to ceiling, radiator, understairs storage with cloaks rack, built-in storage cupboard and spindle staircase.

Sitting Room (5.73m x 4.24m)

Brick inglenook housing log burning stove on a slate hearth with timber mantel. Centre ceiling light with matching wall lights, coving to ceiling, radiator.

Dining Room (4.26m x 3.03m)

Dual aspect windows, open fireplace with tile surround, hearth and mantel, radiator.

Kitchen/Breakfast Room (7.76m x 4.22m)

Tile floor, spot lighting to ceiling. Range of fitted wall cupboards and matching base units with granite worktop surface and upstands, centre island with granite worktop, cupboards and drawers below. 1.5 stainless steel sink with mixer tap and separate filter tap, integrated 'Bosch' dishwasher, 'Rangemaster' cooker range with splashback and extractor hood. Vertical radiator.

'L' Shape Living Area (7.51m x 3.54m)

An ideal area for family living or hosting guests. Wood effect flooring dual aspect windows with views open countryside. Log burning stove set on a raised slate hearth, spot lighting to ceiling, radiator, matching wall lights. Bi-folding doors to outside.

Office (5.02m x 3.54m)

Wood effect flooring, radiator, spot lighting to ceiling. Half glazed door with access to outside. This room lends itself to a number of uses.

Utility Room (3.14m x 2.67m)

Tile floor. Matching base and wall cupboards with worktop surface, stainless steel sink unit and drainer, spaces for washing machine and drier, radiator, extractor fan, spot lighting to ceiling. Half glazed door to outside.

Boot Room (4.26m x 2.06m)

Tile floor. Worcester oil boiler, unvented Prostel cylinder.

Shower Room (2.67m x 0.92m)

Tile floor. Fully tiled shower cubicle with dual head shower mains fed, vanity sink unit, low level WC, heated towel rail, extractor fan.

Landing

Airing cupboard with shelves and access to roof space.

Master Bedroom with Ensuite (4.40m x 4.22m plus 2.54m x 2.12m)

Range of sliding mirror door wardrobes with matching drawers, radiator. Ensuite with tile effect flooring. Fully tiled shower cubicle with dual head mains fed shower, vanity sink unit with wall mounted glass door wall cabinet above, low level w.c., heated towel rail, spot lighting to ceiling, extractor fan.

Bedroom Two with Ensuite (4.39m x 4.22m)

Built in wall shelves, radiator. Ensuite shower room with wood effect flooring, spot lighting to ceiling. Fully tiled corner shower cubicle with dual head mains fed shower, vanity sink unit, wall mounted glass door cabinet, low level WC, heated towel rail, extractor fan.

Bedroom Three with Ensuite (4.23m x 4.06m plus 2.18m x 1.51m)

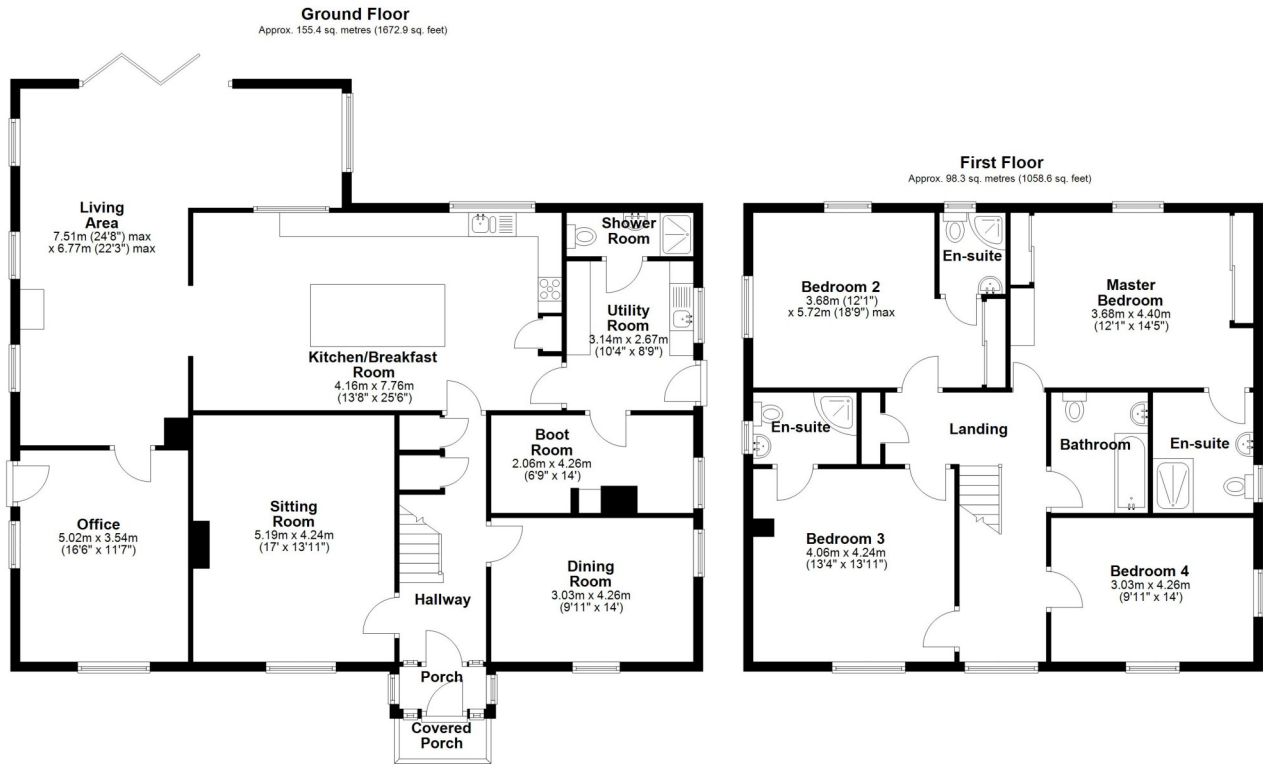
Built-in sliding mirror door wardrobe to one wall, radiator. Ensuite shower room with wood effect flooring, spot lighting to ceiling. Fully tiled corner shower cubicle with dual head mains fed shower, vanity sink unit, wall mounted mirror door cabinet, low level WC, heated towel rail, extractor fan.

Bedroom Four (4.26m x 3.03m)

Two windows providing southeast views and radiator.

Bathroom (2.54m x 1.98m)

Matching suite comprising: panel bath with shower attachment, vanity sink unit and wall mounted glass cabinet, low level WC, extractor fan, vinyl flooring.



Total area: approx. 253.8 sq. metres (2731.6 sq. feet)



SERVICES

The properties are served by the following; mains water, spring water, mains electricity (single and 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. There is a small area southeast of the farmyard that is outlined in red on the building plan, which is to have a deferred completion; please ask the Agent for further details.

AGRI-ENVIRONMENT SCHEMES

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

The vendor reserves the right to hold a livestock and machinery sale between exchange and completion.





Directions

From Oswestry follow the A5 north for approximately 3.5 miles to Gledrid Roundabout (M&S Garage) and take the fourth exit onto the B5070 towards St Martin's. After 1.7 miles, take the second exit at the mini roundabout in St Martin's onto the B5068 towards Ellesmere. In 1.8 miles turn left, 'Bryn Daniel' is immediately to the right with the main farmhouse and buildings less than 200 meters further along.

Viewing arrangements

Viewing of the property is strictly by appointment only through

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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.