





Walton Mill, Walton, Worthen, Shrewsbury, SY5 9JN

Price Guide £310,000

Walton Mill presents an exciting opportunity to purchase a smallholding requiring improvement which includes a bungalow, a former cottage, agricultural buildings and land, in all extending to approximately 24.64 acres (9.97 hectares).

Set within the South Shropshire countryside very close to the England-Wales border with the Brockton Brook running along the south of the site, the property occupies a private location while still being accessible to local amenities.

Please note that the bungalow is subject to an Agricultural Occupancy Restriction.

Brockton: 1.5 miles

Worthen: 2.1 miles

Welshpool: 8.4 miles

Shrewsbury: 14.7 miles



Description

Walton Mill is accessed via a private track from the adopted road, partly being third-party owned, with a bridge over the brook. Including a bungalow and former cottage with scope for complete restoration, the smallholding provides the prospective purchaser a blank canvas to personalise and transform. 24.64 acres (9.97 hectares) of grassland lending well to accommodating a number of livestock in addition to woodland and two outbuildings.

Location

Set only 1.5 miles from the village of Brockton which is home to a local country pub and a further half mile along the B4386 to Worthern which has a primary school, village hall, doctors' surgery and a convenience store. This road provides access to many surrounding villages, as well as leading into Shropshire's county town, Shrewsbury, 13 miles northeast, which has a vast array of amenities, transport links and events. Heading into Wales, Welshpool town is approximately 8 miles west of Walton Mill, also offering many useful facilities and attractions.

Bungalow

The two-bedroom bungalow is set within the woodland offering complete privacy. The property is of steel portal frame construction on concrete blocks and external cladding. It was originally built in the 1980s and has had minimal alteration since, now requiring full modernisation or replacement. The bungalow has an agricultural occupancy condition attached to it.

Former Mill Cottage

The smallholding also features the beautiful former mill cottage which is a two storey property of stone construction with slates to the roof. The cottage is brimming with potential to be completely renovated and work has begun to restore it, including replacing the internal timbers, and the new slates and windows to the roof.

Buildings

The holding benefits from two outbuildings which provide generous storage space. One is a timber pole barn with monopitch corrugated sheet roof of approximately 60ft x 14ft, with the second being metal corrugated barn of approximately 40ft x 14ft.

Land

The holding extends to approximately 24.64 acres (9.97 hectares) with the majority being grassland, suitable for grazing livestock, with some improvement it would allow for increased productivity. There are also areas of woodland, some of which is where the bungalow and cottage is set in. The land is generally steep in topography, rising up from the entrance to the holding. At the north side is a scheduled monument of a small Iron Age fort settlement. There are tracks within the land leading to the bungalow and cottage which require improvement to the surface. The holding is ringfenced and there are established hedgerows to boundaries as well as the Brockton Brook which adjoins the southern boundary of the land.

General Notes

TENURE: Freehold with vacant possession on completion

SERVICES: Mains water and electricity, private drainage

FLOOD RISK: Very low risk

PLANNING: Shropshire Council

COUNCIL TAX BANDING: A

SURVEYS: Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

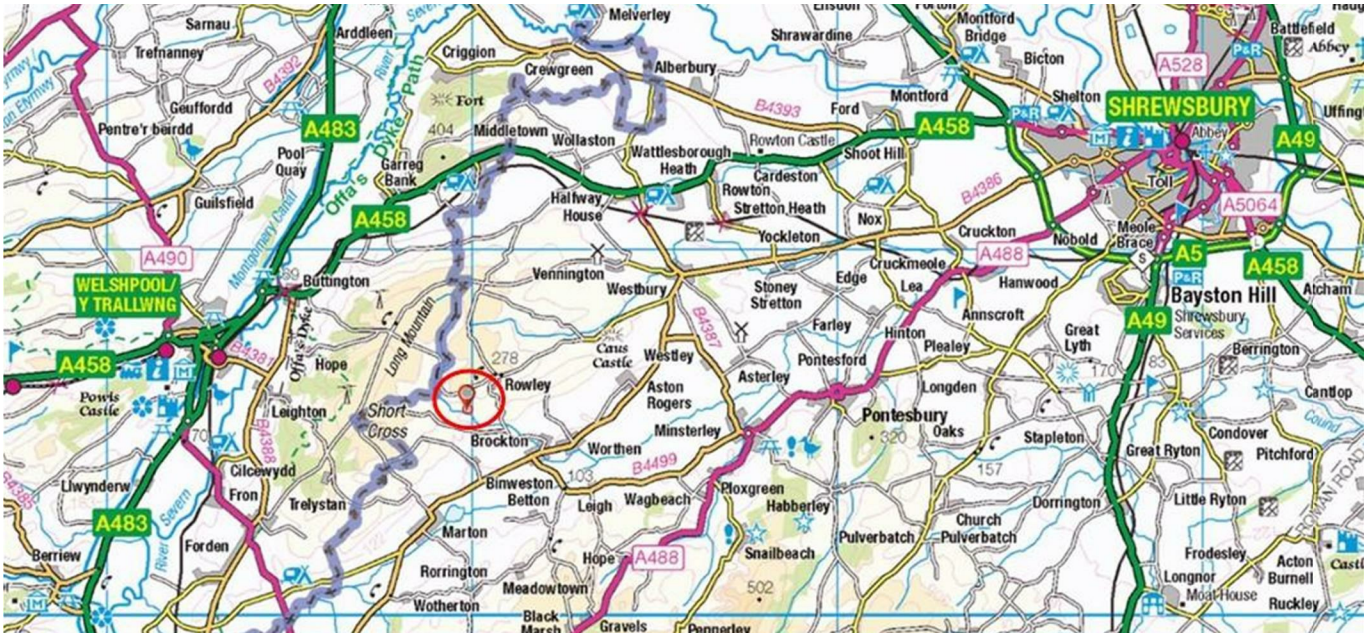
REFERRAL SERVICES Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.



General Services: Mains water, mains electricity, private sewerage

Local Authority: Shropshire Council

Council Tax Band: A

EPC Rating: F

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Directions:

What3Words:

///zoomed.stealthier.cabs

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.