



Key Opportunity For Sale: Springbank Farm, Meadow View and Caravan Site

62 Shrewsbury Road | Church Stretton | SY6 6HB



Residential, Holiday & Landholding Opportunity on 9.587 Acres





For Sale: Exceptional Lifestyle Property – Residential, Holiday & Landholding Opportunity on a total of 9.587 Acres

An outstanding opportunity to acquire a versatile property comprising a four-bedroom residential house, a separate two-bedroom bungalow, equestrian living, turnkey campsite and agricultural land extending to approximately 9.587 acres (3.88 hectares). Situated in an idyllic setting on the edge of Church Stretton, the property offers a blend of residential living and income-generating potential.

The holding provides significant scope for further development or enhancement (subject to the necessary consents), appealing to purchasers seeking a lifestyle change or an equestrian enthusiast, investment opportunity or multi-generational living arrangement. Early viewing is highly recommended to fully appreciate the setting this rare opportunity. Offers in the region of £1,500,000 (exclusive).

Springbank Farm, Meadow View and Caravan Site

A unique opportunity to acquire an attractive residential house known as Springbank Farm, a detached bungalow known as Meadow View, equestrian living, a turnkey camp site and agricultural land with a variety of commercial outbuildings, all sitting in a Total Site Area of approximately **9.587 acres (3.88 hectares)** in Church Stretton.

Springbank Farm - Detached House with Idyllic Views

- Arranged to provide a part two and part single storey detached house believed to have been built in the 1900's and has been extended.
- The property is arranged to provide extensive accommodation, presenting as a 4 bedroomed house with a Total Gross Internal Floor Area of approximately **3,132 sq ft (291 sq m.)**
- Springbank Farm is arranged over the two floors including an attached garage and gunroom.
- Constructed of traditional rendered brick construction under a tiled roof to the main structure and then of brick construction under a flat roof cover to the single storey projection and the garage.
- Featuring a large garden area with a self-draining pond, located within a generously sized plot, allowing further potential for the extension.

Meadow View - Detached Bungalow

- Meadow View is situated to the east side of Springbank is the caravan site and a detached bungalow.
- Detached 2 bedroomed property (currently tenanted) that provides a further generously sized property with a Total Gross Internal Floor Area of approximately **906 sq ft. (84.2 sq m.)**.
- Of traditional brick construction sitting under a tiled roof cover.
- Attached outbuilding projection that provides a Total Gross Internal Floor Area of approximately **352 sq ft (32.69 sq m)** which is of timber construction and clad in corrugated GI sheeting.

Equestrian Outbuildings - Providing Stabling & Stores

- Detached stables made of timber construction sitting under a mono pitched, corrugated cement fibre roof.
 - Stable 1 (double stables): A Total Gross Internal Floor Area of approximately **257 sq ft (23.87 sq m)**
 - Stable 2: A Total Gross Internal Floor Area of approximately **46 sq ft (4.27 sq m)**
- Detached stable, made of brick and blockwork construction sitting under a profile sheet roof cover with a tack room at the rear that is of timber construction under a mono pitched profile sheet roof cover.
 - Stable 3 (double stables): A Total Gross Internal Floor Area of approximately **570 sq ft (53 sq m)**

Equestrian menage - a surfaced, 20m x 40m riding outdoor arena, suitable for all training needs.



Springbank Farm, Meadow View and Caravan Site

A unique opportunity to acquire a property comprising of an attractive residential house known as Springbank Farm, a detached bungalow known as Meadow View, equestrian living, a turnkey camp site and agricultural land with a variety of commercial outbuildings, all sitting in a Total Site Area of approximately **9.587 acres (3.88 hectares)** in Church Stretton.

Collection of Outbuildings

Known as	Approximate Total Gross Internal Floor Area	Description
Detached High Shed	1,168 sq ft (108.5 m sq)	Portal framework clad in profile sheeting with a mono pitched roof cover with one section of the building structure being open sided.
Detached Low Shed	2,073 sq ft (192.56 m sq)	Portal framework clad in profile sheeting.
Detached Service Building	1,105 sq ft (102.64 m sq)	Arranged to provide stores, and toilet and shower facilities for the caravan site. It is of portal framework clad in blockwork and profile sheeting.



Caravan Site

- A licenced caravan site which is arranged currently to provide 18 pitches (with 7 being hard standing - 4 stone and 3 plastic modular reinforced grid system). There is significant potential within the property for the further extension of the camping site.
- The campsite was renovated in 2023.
- Digital booking site and system - springbankleisure.com

Land & Access

- The property is accessed directly off Shrewsbury Road via an access road that is understood to be held in “third party” ownership.
- The property sits on a Total Site Area of approximately **9.587 acres (3.88 hectares)**.
- Within the property ownership there is agricultural land that extends to approximately **5.87 acres (2.375 hectare)** which is located to the north side of Springbank Farm.
- The property is understood to be held under the ownership of Title Numbers SL159745 (Springbank Farm), SL207414 (agricultural land) and SL159744 (Meadow View and campsite).

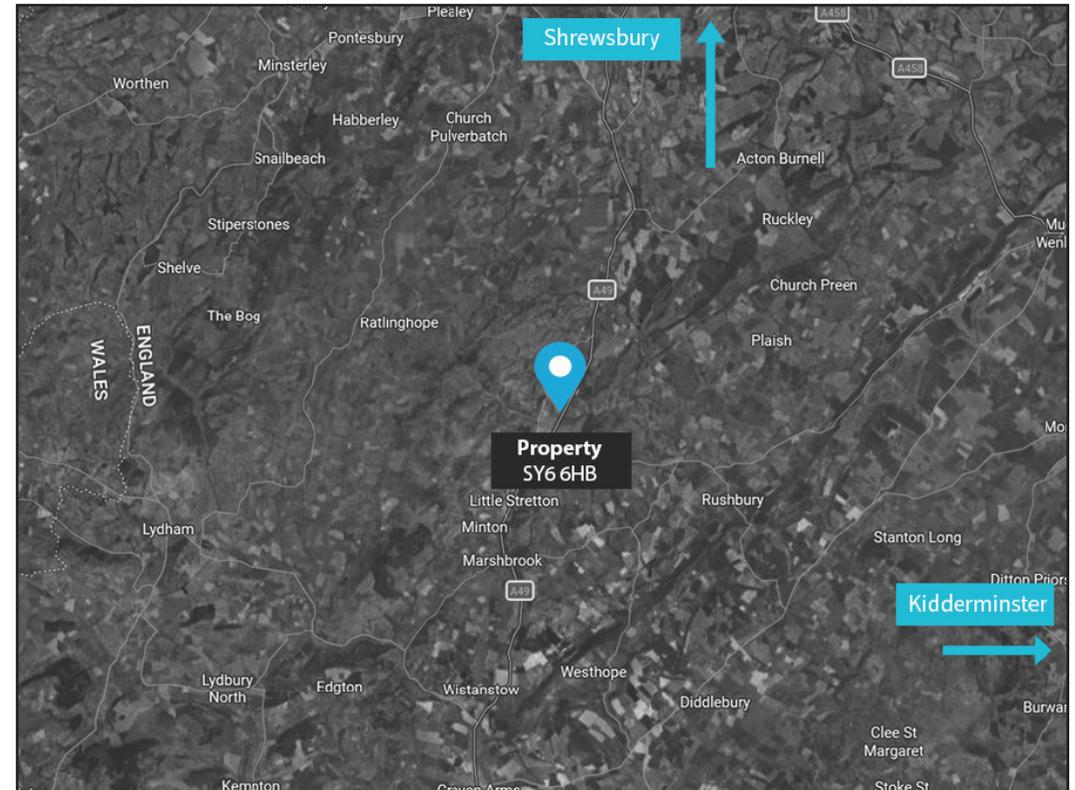
Location

The property occupies a prominent and highly attractive position on the northern edge of Church Stretton, a sought-after market town set within the Shropshire Hills Area of Outstanding Natural Beauty. Located just off Shrewsbury Road, the property benefits from an elevated setting with outstanding views across the surrounding hills, while remaining within convenient reach of the town centre and its amenities and countryside access for equestrian riding.

Key Location Highlights

- Situated on the A49 trunk road, providing direct links between Shrewsbury, Ludlow and Hereford
- Railway station on the Welsh Marches Line with connections to Shrewsbury, Hereford, Cardiff and Manchester, and services on the Heart of Wales Line
- Approximately 14 miles south of Shrewsbury, 12 miles north of Ludlow and 15 miles from Telford
- Established market town with a strong tourism and leisure economy, driven by its location within the Shropshire Hills
- Attractive and affluent residential area with strong demand and high quality surroundings
- Local catchment and connectivity support commuting to larger centres including Shrewsbury and Ludlow

The property benefits from a highly desirable location combining strong transport connectivity, an attractive natural setting and access to a well-established market town. The combination of tourism appeal, local amenities and proximity to key regional centres underpins Church Stretton's continued popularity as both a residential and commercial location.



Accommodation

SPRINGBANK FARM

GROUND FLOOR

- PORCH
- UTILITY ROOM
- STORE
- KITCHEN
- STORE
- STUDY
- LOUNGE
- HALLWAY
- TOILET
- SITTING ROOM
- DINING ROOM
- GARAGE
- GUNROOM

FIRST FLOOR

- LANDING
- BEDROOM 1 WITH ENSUITE
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM

TOTAL GROSS INTERNAL FLOOR AREA - 3,132 sq ft | 291 sq m

ALL MEASUREMENTS ARE APPROXIMATE



Accommodation

MEADOW VIEW

- UTILITY ROOM
- TOILET
- KITCHEN/DINER
- BATHROOM
- HALLWAY
- BEDROOM 1
- BEDROOM 2
- SITTING ROOM

TOTAL GROSS INTERNAL FLOOR AREA - 906 sq ft | 84.2 sq m

OUTBUILDING (ATTACHED TO MEADOW VIEW)

TOTAL GROSS INTERNAL FLOOR AREA - 352 sq ft | 32.69 sq m

STABLES (TOTAL GROSS INTERNAL FLOOR AREA)

STABLE 1: 257 sq ft | 23.87 sq m

STABLE 2: 46 sq ft | 4.27 sq m

STABLE 3: 570 sq ft | 53 sq m

MENAGE: 20m x40m

SHEDS, OUTBUILDINGS & OUTSIDE (TOTAL GROSS INTERNAL FLOOR AREA)

- HIGH SHED: **1,168 sq ft | 108.50 sq m**
- LOW SHED: **2,073 sq ft | 192.56 sq m**
- SERVICE BUILDING: **1,105 sq ft | 102.64 sq m**
- CARAVAN PARK & AGRICULTURAL LAND:
9.587 acres | 3.88 hectares



ALL MEASUREMENTS ARE APPROXIMATE

Springbank Farm - Interiors



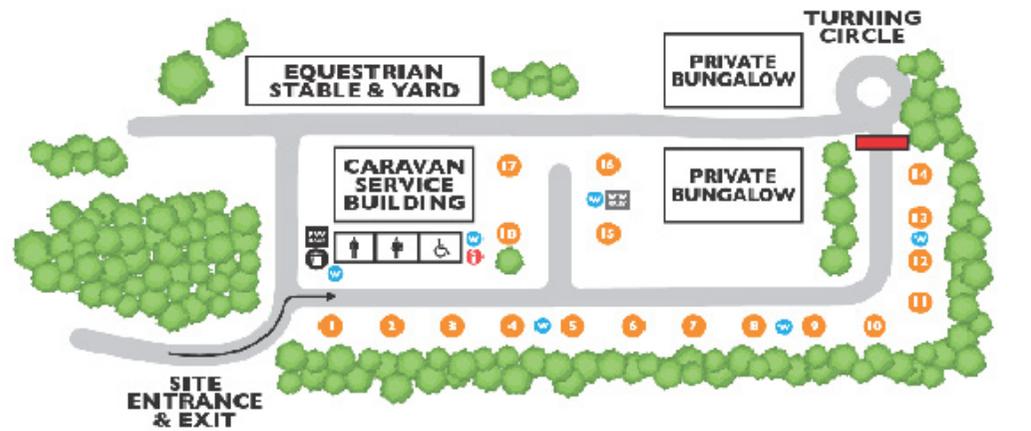
Meadow View - Interiors



Turnkey Campsite Area



CAMPING AREA PITCH PLAN



KEY

Waste Water - Grey	Fire Extinguisher	Emergency Exit
Foul Water - Black	Dry Waste Bins	
Mains Water Supply	Pitch	

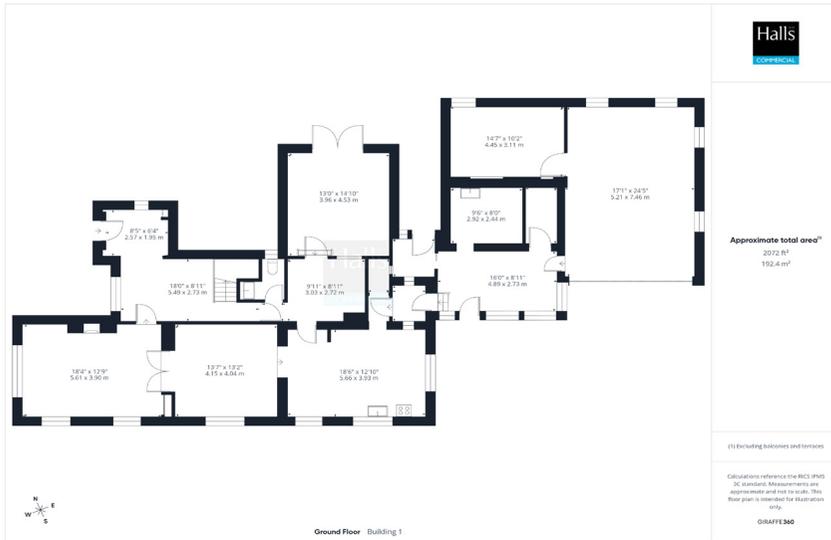


Outdoor Areas



Floor Plans

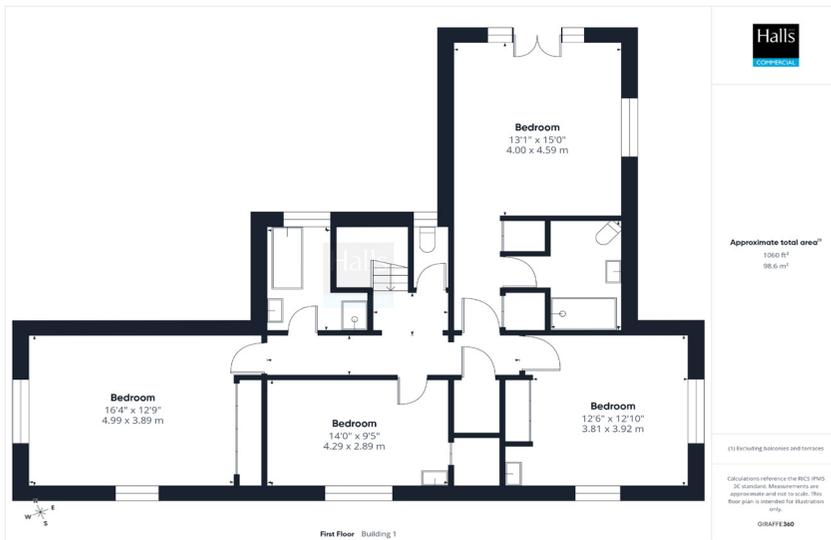
Springbank Farm - Ground Floor



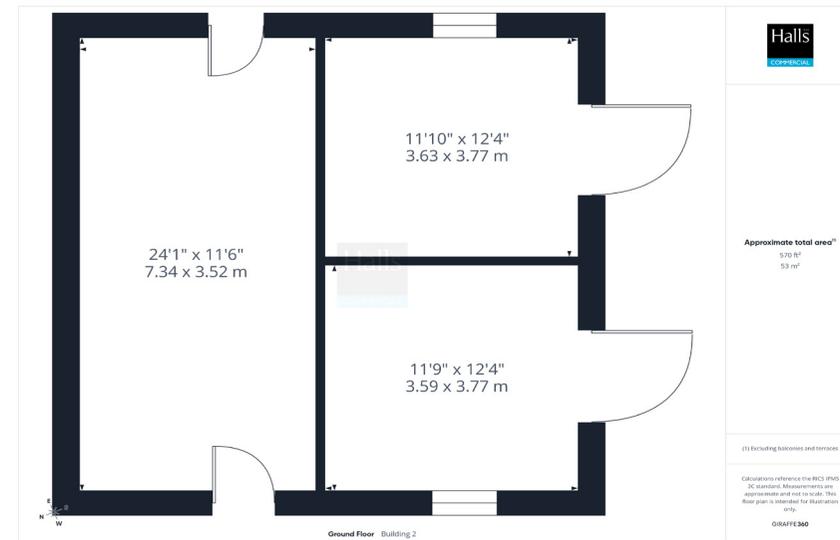
Meadow View



Springbank Farm - First Floor



Stables & adjoining Tack Room

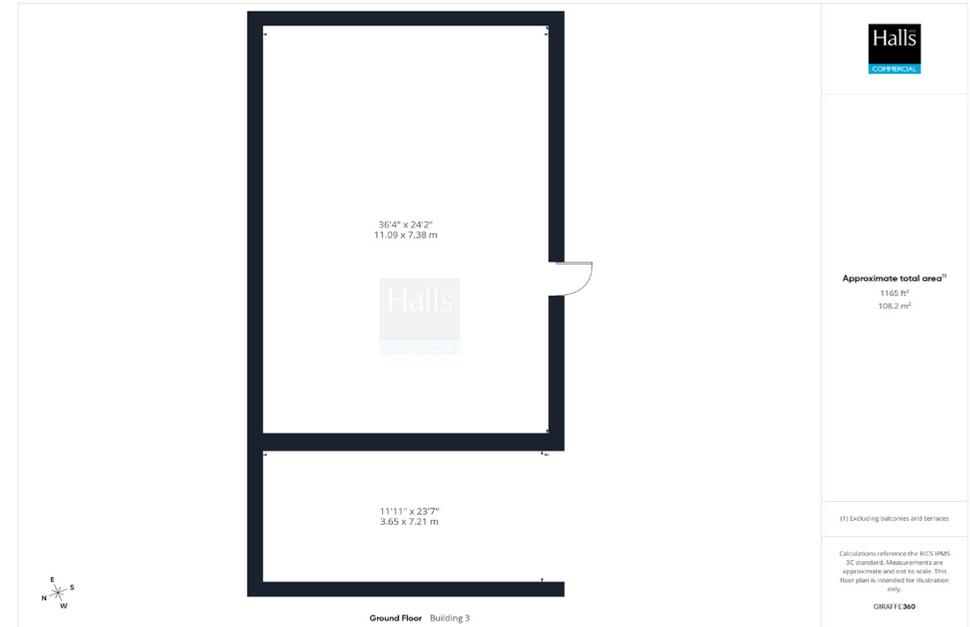


Floor Plans

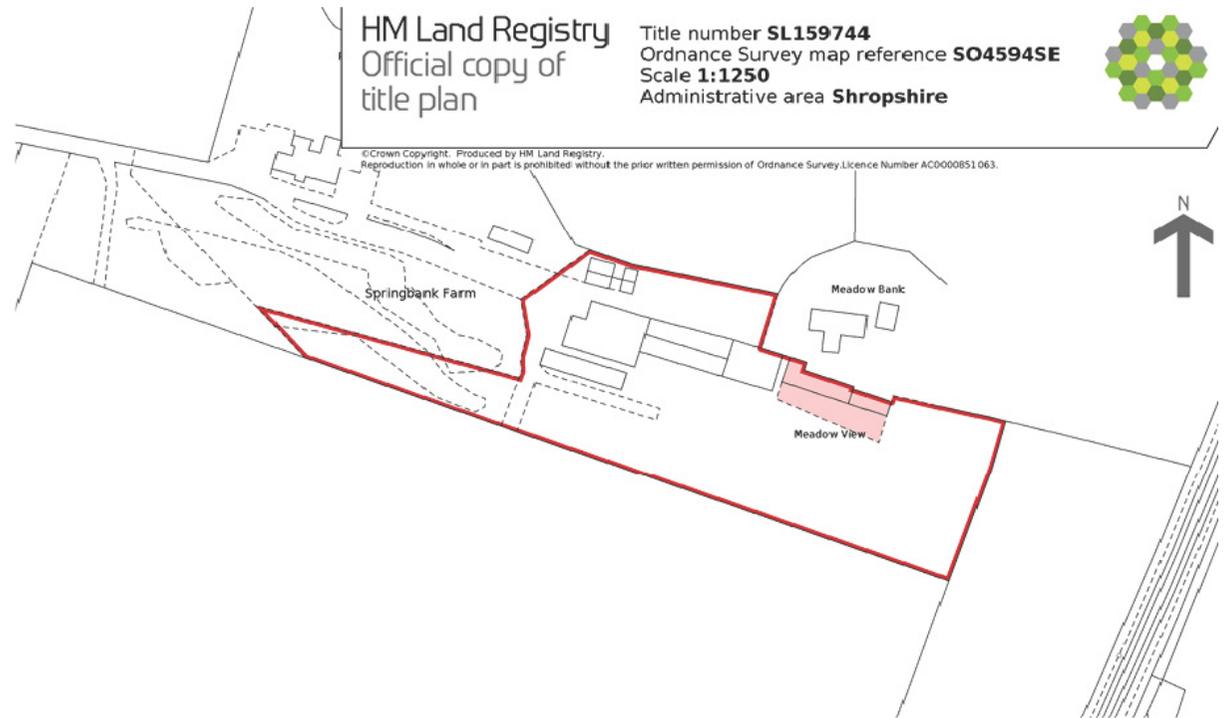
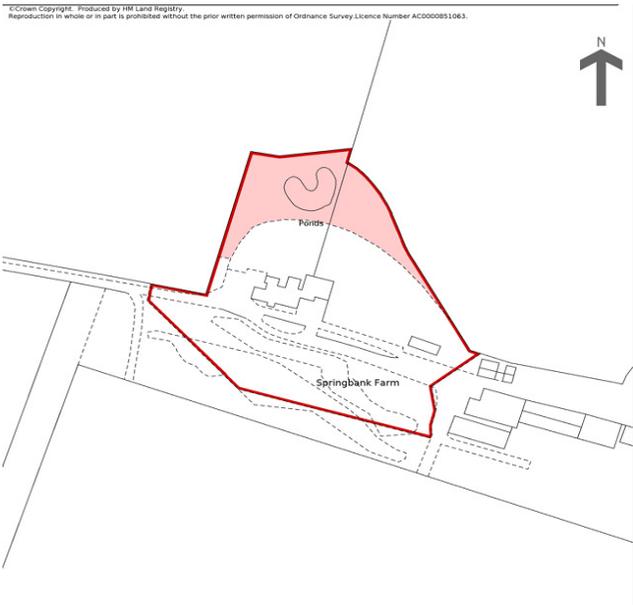
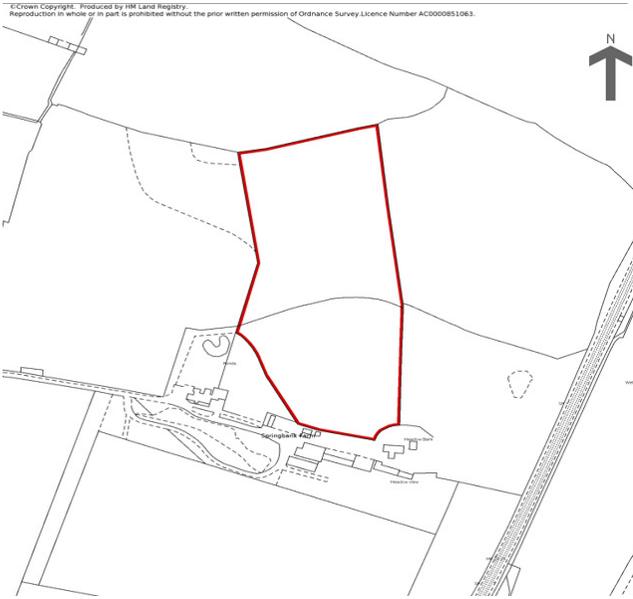
Low Shed & Service Buildings



High Shed



Title Plans



Title Outline



Key Details

Rateable Value

Prospective purchasers should make their own enquiries

- Springbank Farm, Shrewsbury Road, Church Stretton SY6 6HB - no assessment

Council Tax Bands

Prospective purchasers should make their own enquiries

- Springbank Farm, 62 Shrewsbury Road, Church Stretton SY6 6HB - Band F
- Meadow View, 62B Shrewsbury Road, Church Stretton SY6 6HB - Band D

Price

Offers in the region of **£1,500,000** (one million five hundred thousand pounds) exclusive.

VAT

The property is understood not to be elected for VAT. Therefore VAT will not be payable on the sale of the property.

EPC

Meadow View - The most recent assessment (ref 4434-0229-8300-0443-4222) was undertaken on 28 January 2024 and gives the property a rating of C71.

Springbank Farm - The most recent assessment (ref 2831-3007-2209-9424-2204) was undertaken on 28 January 2024 and gives the property a rating of C69.

The caravan site does not currently have an EPC.

Local Authority

Shropshire Council, Guildhall

Frankwell Quay

Shrewsbury, SY3 8HQ



0345 678 9000



<https://next.shropshire.gov.uk/>

Tenure

The property is understood to be sold freehold. The freehold interest in the property is registered at Land Registry under Title numbers Title Numbers SL159745, SL207414 and SL159744.

Meadow View is understood to be sold subject to an Assured Shorthold Tenancy at a rent of £1,230 per month. Further details are available from the selling agents upon request.

Planning

Prospective purchasers should make their own enquiries.

The property is understood to benefit from residential consent falling within Use Class C3 (Residential) and also as a caravan site falling in Class A. There is also some agricultural land held in the property ownership.

The property is understood to be licenced for use as a caravan site with potential for further growth of the same. There is potential for alternative uses, subject to planning consents.

Services

(not tested at the effective date of valuation. We understand that the following services are connected to the property.

Mains - water, gas & electricity

Private - foul & surface water drainage (we have assumed that the drainage system is statutory compliant and registered on the government register.

There are understood to be two septic tanks serving the property as a whole. We understand that Meadow View has a separate mains electricity supply to the property known as Springbank Farm.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

James Evans

 07792 222 028

 james.evans@halls.gb.com

Simon Cullup-Smith

 07999 595 885

 simon.cullupsmith@halls.gb.com

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

