



Halls ¹⁸⁴⁵

FAR GATTEN FARM, GATTEN,
PONTESBURY, SHREWSBURY SY5 6SJ





Halls are delighted with instructions to offer

FOR SALE

by Private Treaty

AN EXCELLENT LIVESTOCK FARM

- 5 bedroom detached farmhouse
- Landscaped gardens
- Traditional and more modern farm buildings with yard
- Circa 106.6 acres of permanent pasture, hill grazing and woodland
- Contained within a ring fence
- Available as a whole or in 4 lots

CIRCA 106.6 ACRES

INTRODUCTION

Far Gatten Farm is situated in a beautiful rural location in the heart of the Shropshire Hills area of outstanding natural beauty, a mecca for walkers and nature lovers. The farm lies between 300 and 390 metres above sea level and enjoys superb views towards the Stiperstones from the farmhouse, and The Long Mynd from the high ground, and running through the lower meadows is the River East Onny.

The detached farmhouse is thought to date back originally to the eighteenth century with several later additions and principally built of stone and brick under a pitched slate roof. It boasts characterful and extensive accommodation of five bedrooms, four bathroom/shower rooms, four receptions, kitchen, larder, utility and conservatory.

Beautifully landscaped gardens lie to the south of the house and an excellent range of traditional and more modern farm buildings lie to the north, together with a triple garage.

The land rises from its smaller river meadow enclosures at its western point to the higher and more extensive fields to the east with spectacular 360° views.

SITUATION

The farm is located in the beautiful mid-Shropshire countryside with easy access to livestock auctions at Shrewsbury and Bishops Castle. The county town of Shrewsbury is 13 miles away and offers a comprehensive range of facilities and services including access to the national rail and road network. More locally are the towns of Bishops Castle and Church Stretton.

The area has the biggest concentration of upland and semi natural habitat within the AONB. Although there is a sense of wilderness, the area is carefully managed and linked with surrounding farms. The Long Mynd and Stiperstones are among the most popular walking destinations in the country and also has a good bridleway network with the Shropshire Way crossing the Long Mynd.

It has a single access driveway from the minor public highway across a cattle grid.

FAR GATTEN FARMHOUSE

The farmhouse is a period stone and brick detached house with a pitched slate roof and part dates from the 18th Century with later additions and consists of:

Covered storm porch with double-glazed door into the:

Entrance Hallway, Cloaks/WC
Dining Room
Snug
Living Room
Sitting Room
Conservatory
Kitchen

Larder
Rear Hall/Kitchen
Utility Area
Separate WC
Office

The staircase rises from the entrance hall to the first-floor landing:

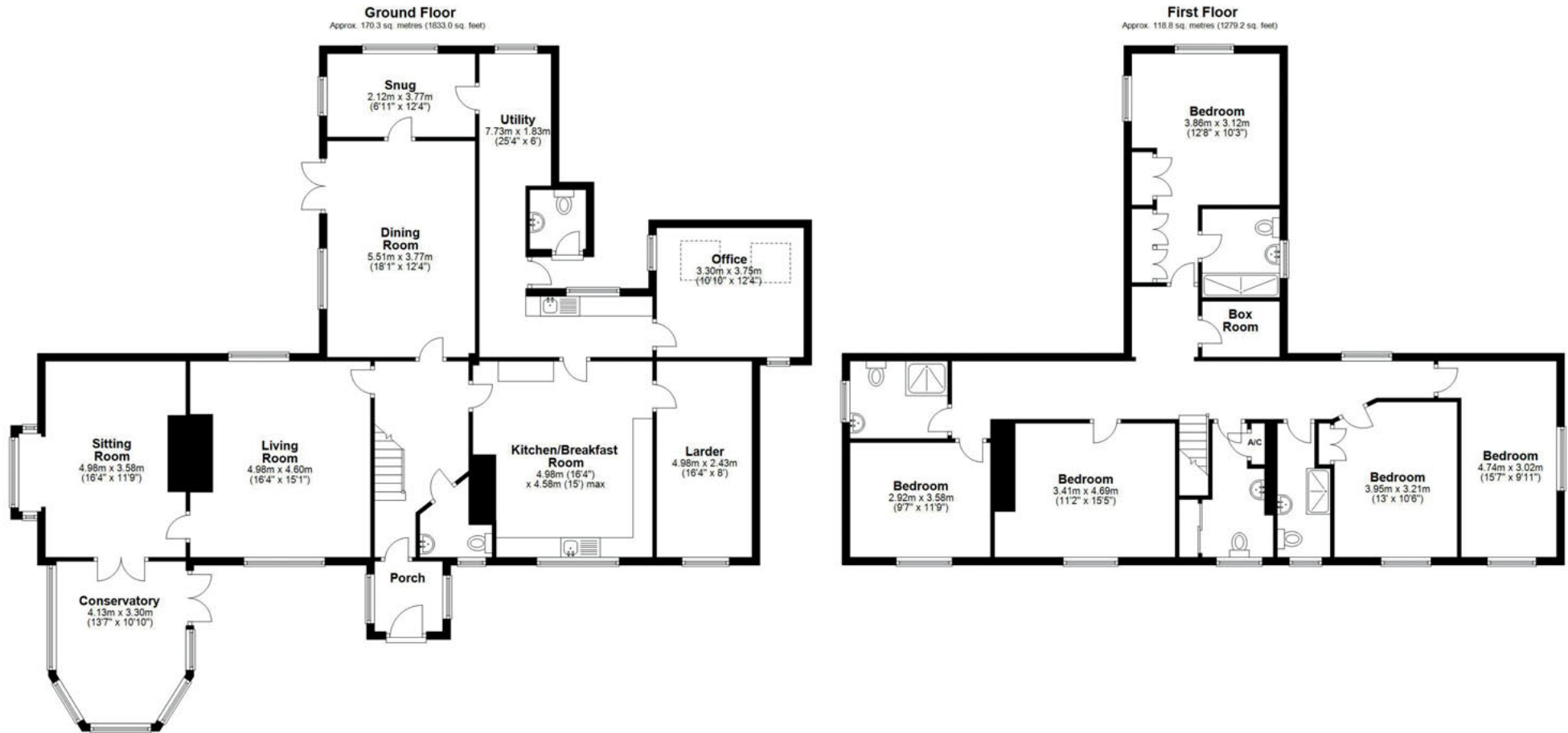
Shower Room
Bedroom 1
En-Suite Shower
Off the landing is a large walk-in linen cupboard.
Family Bathroom
Shower Room 2
Further 4 bedrooms





FLOOR PLAN

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.



Total area: approx. 289.1 sq. metres (3112.2 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.

OUTSIDE

The property is approached by its private drive to a large paved parking area to the side of the house. To one corner is a low box hedge with lawned area. From here, steps lead up to a paved terrace, a perfect suntrap with surrounding screening trees and glimpses of countryside beyond which includes views up towards the famous Stiperstones Range.

The gardens have been well cared for and landscaped to produce a series of terraced lawns, with exposed stone retaining borders and grassed pathways which meander through raised beds, planted with a variety of shrubs, roses, flowers and bushes.

There are several lawned areas and rockeries from which to take full advantage of the position with long range views over the surrounding countryside including the Stiperstones. The parking area continues into the rear yard with a concrete apron to the front of the stone-built **Garage Block** (37' x 19') with power and light and three electric roller doors.

FARMYARDS & FARM BUILDINGS

Approached by the rear access track, the farmyard is hardcored with buildings including a four bay galvanized iron open fronted **Barn** (60' x 20').

Adjacent to the house is a well-maintained stone and slate and block secure **Tack Room** and two **Stables** with loft storage above, which is attached to a **Workshop** (43' x 21') with concrete floor, roller door, power and light. Adjoining this is a further brick stone and Yorkshire boarded **Barn** with shutter door, fibre cement roof, six bay, 34' wide, with an adjoining feed passage connecting to a steel-framed Dutch Barn, being three bay, 16' wide and connecting at the gable end to a three bay steel framed Barn with fibre cement roof, Yorkshire board and 33' wide.

At the end of this a further four bay steel framed Barn with concrete block wall, galvanised iron cladding and fibre cement roof, 20' wide.



FARMLAND

The land lies within a ring fence. Field enclosures vary from manageable sizes on the lower lying level fields at around 300 metres above sea level, to much larger extensive areas which are steeply sloping in places and which plateau at around 390 metres above sea level. All the land is down to permanent pasture and rough grazing with a small copse of unmanaged wood. The land is watered by natural sources to the lower fields and fenced with mixed species hedging or post and netting.



LOT 1

Consists of the Farmhouse, farm buildings and 21.26 acres of land

If Lots One and Three are sold separately the purchaser(s) will erect a stockproof boundary fence between points R and S on the plan within six months of completion.

Field Number	Description	Acres	Hectares
5416	Drive	0.29	0.12
6509	Pasture	7.95	3.22
7294	Pasture	7.65	3.10
8009	Pasture	1.93	0.78
7998	Pasture	0.07	0.03
7411	House, Yard, Farmbuildings and Tracks	3.37	1.36
		21.26	8.61

LOT 2

Lot 2 consists of 10.57 acres of pasture land.

Field Number	Description	Acres	Hectares
5204	Pasture	10.57	4.28

LOT 3

Lot 3 consists of 31.74 acres of pasture land.

Field Number	Description	Acres	Hectares
4320	Pasture	2.60	1.05
5027	Pasture	9.60	3.89
6434	Pasture	6.82	2.76
7227	Pasture	0.02	0.01
8634	Pasture	12.70	5.14
		31.74	12.85

LOT 4

Lot 4 consists of 43.01 acres of hill grazing land.

Field Number	Description	Acres	Hectares
7619	Track	0.03	0.01
0521	Track	0.81	0.33
0705	Hill Grazing	42.17	17.07
		43.01	17.41

Halls

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Far Gatten Farm

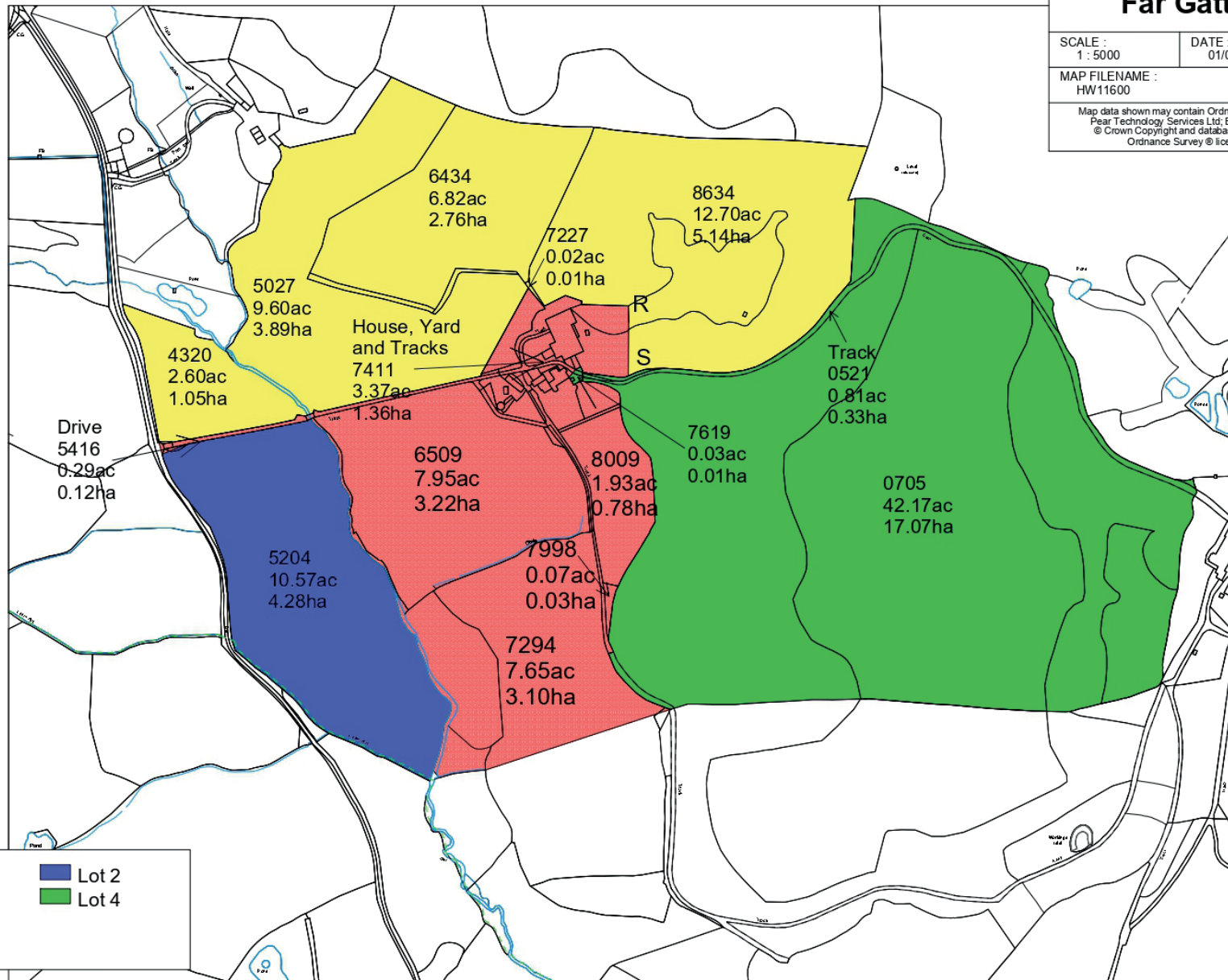
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DATE :
01/09/2022



MAP FILENAME :
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- Lot 1
- Lot 2
- Lot 3
- Lot 4



TENURE

The property is freehold and vacant possession will be given on completion.

SERVICES

Private Water: There is a borehole situated in Lot 1 which operates by an electric float switch.

The Farmbuildings and garden watering system, are all fed from a spring located in Lot 3, above the farmbuildings

Drainage: Septic tank situated in Lot 1

Electricity: Mains

COUNCIL TAX

Band C

BASIC PAYMENT SCHEME

There are no Basic Payment Scheme entitlements included in the sale.

ENVIRONMENTAL SCHEMES

The farm will be sold subject to the terms of the Vendor's Entry Level plus Higher Level Stewardship Agreement. (Agreement number AG00572211) which expires on 31st August 2024, subject to RPA approval.

The annual grant payment will be split on a "per diem" basis.

For further information on the scheme prescriptions, please contact the Agents.

SPORTING RIGHTS

The Sporting Rights over part of Lot One, part of Lot Two, Lots Three and Four are included in the sale.

The Sporting Rights over the south west corner of Lot One and part of Lot Two were reserved in favour of a neighbouring estate on 12th July 1976 for a period of 80 years.

INGOING

Will be sold free of ingoing.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning, schedule resolution or notice which may be or come to be in force subject to any road widening or improvement schemes, land charges and statutory provision or by-laws without any obligation on the Vendors to specify them.

BOUNDARIES, ROADS AND FENCES

The Purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendor nor their Agents will be responsible for defining ownership of the boundary hedges or fences.

FIXTURES AND FITTINGS

All fixtures and fittings unless specifically referred to in the details are excluded from the sale.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public road crosses the farm, this 'green lane' is impassable by vehicles but is an existing right of way, there are public rights of way which cross close to the farmhouse and through the yard.

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in the sales particulars or not.

LOCAL AUTHORITY

Shropshire Council, Shirehall,
Abbey Foregate, Shrewsbury,
Shropshire SY2 6ND
Tel: 0345 678 9000

VIEWING

Strictly by appointment with the Agents.

METHOD OF SALE

The land is being offered for sale by Private Treaty as a whole or in 4 lots. The Vendor reserves the right to withdraw or divide land and vary the method of sale if required.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

SOLICITORS

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Sole Agents:

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Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR.

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