

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

FARMHOUSE AND PREMISES



Gravel Bank Farm, Mucklestone Road Loggerheads, Market Drayton, Shropshire, TF9 4DJ

- Detached four-bedroom farmhouse with attractive lawned gardens
- Set in 6 acres of land with far reaching views across Shropshire and Mid Wales
- Range of useful outbuildings extending to 19,427 sq ft (1,805 sq m) in total
- Surfaced open storage yard and grassed agricultural land
- Barns currently let to a number of commercial tenants
- Popular village location with good road links

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Gravel Bank Farm

Loggerheads

LOCATION

The property is located on the outskirts of the popular village of Loggerheads in northwest Staffordshire. Loggerheads lies on the A53 between Market Drayton (4 miles) and Newcastle-under-Lyme (10 miles), being close to the border with Shropshire and Cheshire and adjacent to the village of Ashley. The A53 connects to the M6 motorway (Junction 13) approximately 10 miles distant.

The property itself is situated in open countryside on the B5026 Mucklestone Road, approached via a private driveway. The village centre is approximately 0.5 miles to the southeast having the benefit of a Co-op and Post Office with regular bus services to the nearby towns. The village also has two primary schools.

DESCRIPTION

The property comprises a four-bedroom farmhouse set in around 6 acres of land including a range of useful outbuildings, open storage yard, lawned gardens and exceptional views across North Shropshire and into Mid Wales.

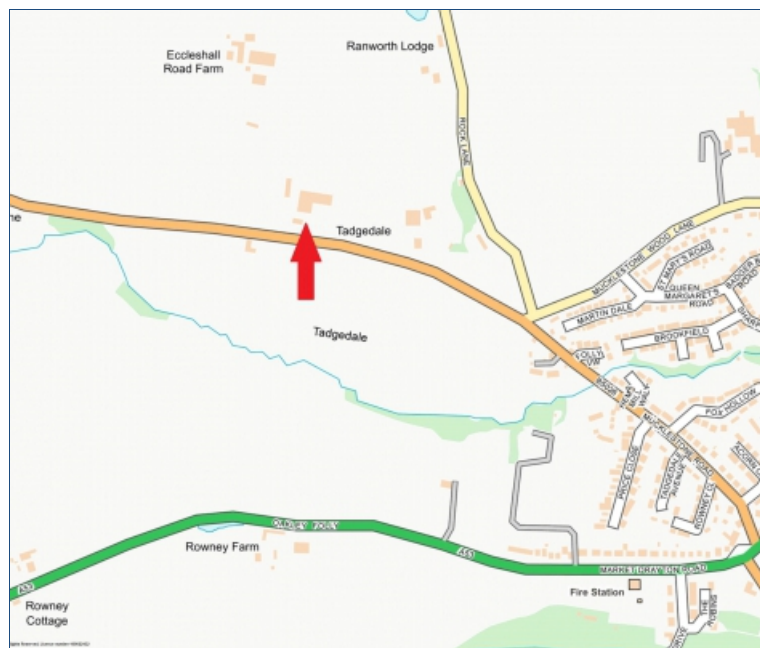
The main farmhouse is a detached two-storey dwelling having a mixture of single and double glazed windows and doors. The accommodation is arranged to provide a central hallway on the ground floor, off which are two reception rooms, fitted kitchen, large utility room, pantry and cloakroom. The lounge features a picture window with fantastic views leading through to a conservatory. On the first floor there are four double bedrooms and a family bathroom.

Adjoining the farmhouse is a detached summerhouse, currently utilised as an office.

In addition to the lawned gardens to the front, rear and side of the farmhouse, the property benefits from approximately 4 acres of grassed agricultural land/paddocks.

ACCOMMODATION

Detached Farmhouse	2,132 sq ft	198 sq m
Outbuildings:		
Garages	2,078 sq ft	193 sq m
Workshop 1	2,206 sq ft	205 sq m
Workshop 2	1,636 sq ft	152 sq m
Detached industrial/storage building	11,947	1,110 sq m
Open fronted store	1,173 sq ft	109 sq m
Equipment/garden store	387 sq ft	36 sq m
Total Gross Internal Area	19,427 sq ft	1,805 sq m



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OUTBUILDINGS AND YARD

The site also incorporates concrete and hardstanding areas providing extensive open storage facilities and has been utilised as a haulage yard in the past.

There are a range of outbuildings providing garaging, workshop and storage space. The garages benefit from fluorescent strip lighting and individually controlled electric roller shutter doors. There are two vehicle service workshops, together with a large steel portal frame industrial building, an open fronted storage unit and a small equipment/garden store.

SERVICES (NOT CHECKED OR TESTED)

We understand that mains water and electricity are connected to the site. The farmhouse also benefits from oil-fired central heating and gas bottle supply serving a gas hob.

PLANNING

Interested parties are advised to make their own enquiries with the Local Planning Authority.

It should be noted that the sale contract will include a restrictive covenant against any future residential development on the site. Please contact the agent for further details.

TENURE AND PRICE

The property is available to purchase freehold for offers over £1 million.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of G7

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3858



Printcode: 2024923

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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