

# BERRYS



## **TRADITIONAL BUILDINGS FOR RESIDENTIAL CONVERSION ADENEY MANOR FARM • ADENEY NEWPORT • SHROPSHIRE**

Courtyard range of interesting traditional farm buildings  
extending to approximately 13,231 sq feet (1,230 sq metres) in total

Detailed planning consent for conversion into five  
residential dwellings with garaging, parking and gardens

Situated in open countryside with extensive views

**FOR SALE BY PRIVATE TREATY**

With vacant possession on completion

**Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG**

**Tel: 01743 271697 Fax: 01743 271753**

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# TRADITIONAL BUILDINGS • ADENEY MANOR FARM • ADENEY • NEWPORT • TF10 8LY

## SITUATION

The traditional buildings at Adeney Manor Farm are situated in open countryside approximately 3 miles to the east of Newport, off Adeney Road between Edgmond and Tibberton. The buildings are located in a quiet rural area only 1.3 miles from the popular villages of Tibberton and Edgmond which offer a range of facilities including primary education, post offices, village shops, and public houses.

The delightful market town of Newport is less than 3 miles away and offers an extensive range of educational, recreational and employment opportunities. Local education establishments within Newport and surrounding villages include primary education at St Peters C of E Primary School in Edgmond, Tibberton C of E Primary School and a number of primary schools in Newport itself. Secondary education is available at Burton Borough School. Local independent education facilities include Castle House School, Newport Girls High School and Adams Grammar School. Further education is offered at Harper Adams University College.

There are a range of leisure activities within easy reach including Newport Rugby Club, cricket clubs in Tibberton and Edgmond, Newport Swimming Pool, Newport Cycling Club, and Shropshire Climbing Centre.

## THE SITE

The site comprises a range of former farm buildings extending to approximately 13,231sq feet (1,230sq metres) with full planning consent for residential conversion into 5 dwellings. The traditional buildings, which are currently redundant, are constructed of traditional red brick beneath clay tiled roofs.

The proposed conversion scheme will create an attractive development of five dwellings in a quiet rural location with gardens and garaging as follows:

<i>Dwelling</i>		<i>Gross External Area</i>
Unit 1a	3 bedrooms	2,030 sq ft (188.64sq m)
Unit 1b	3 bedrooms	1,860 sq ft (172.90sq m)
Unit 2a	4 bedrooms	4,154 sq ft (386.08sq m)
Unit 2b	3 bedrooms	2,536 sq ft (235.71sq m)
Unit 2c	3 bedrooms	2,651 sq ft (246.38sq m)

## DIRECTIONS

From Newport, head north through the town and then turn left onto the B5062. Continue along the B5062 for approximately 3 miles and then at the Tibberton Crossroads, turn left onto Adeney Road. Follow the road for approximately 0.8 miles and the entrance to Adeney Manor Farm buildings can be found on the right hand side, denoted by a Berrys For Sale board.

## PLANNING & LISTED BUILDING CONSENT

Planning permission to convert the buildings to residential dwellings was originally granted in 2007 (ref W2007/0111) but the consent was not implemented. Subsequently an application was made to extend the existing consent which was granted by Telford and Wrekin Council on 25th February 2010 (ref W2009/1108). The consent is to replace the extant planning permission W2007/0111 for conversion of farm buildings to form 5 dwellings with associated parking and garden areas and demolition of steel framed agricultural buildings.

## ACCESS

The traditional buildings will be accessed from the existing driveway off the council maintained highway known as Adeney Road.

The purchaser will also be required to make the necessary improvements to the access as shown on the approved Site Plan and detailed in the planning consent.

## SERVICES

Potential purchasers will be responsible for making any connections and should make their own enquiries with the relevant utility company.

The Purchaser will be responsible for the installation of the septic tank drainage system which is to be located within the development.



## RESTRICTIVE COVENANTS/BOUNDARIES

The development will be limited to a maximum of 5 dwellings.

The purchaser will be responsible for the creation of all external boundaries where applicable.

The purchaser will be responsible for the removal the “modern” agricultural buildings from the site in accordance with the approved plans.

The purchaser will be responsible for satisfying and discharging all planning conditions set out in the planning permission ref. W2009/1108

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

## TENURE AND POSSESSION

The property is Freehold and is being offered for sale with vacant possession on completion.

## VIEWING

Strictly by appointment through the selling agents Berrys, Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG. Telephone 01743 271697. Email: shrewsbury@berrys.com

## METHOD OF SALE

Adeney Manor Farm Buildings are offered for sale by Private Treaty.

## ADDITIONAL LAND

Additional land may be available by separate negotiation, if required. Further details are available from the selling agent.

## INFORMATION PACK

A property information pack containing copies of the planning consent and proposed drawings together with the protected species survey, structural report and archaeological and architectural analysis which were prepared for planning purposes are available from the Selling Agents at a cost of £10. Cheques should be made payable to “Berrys”.

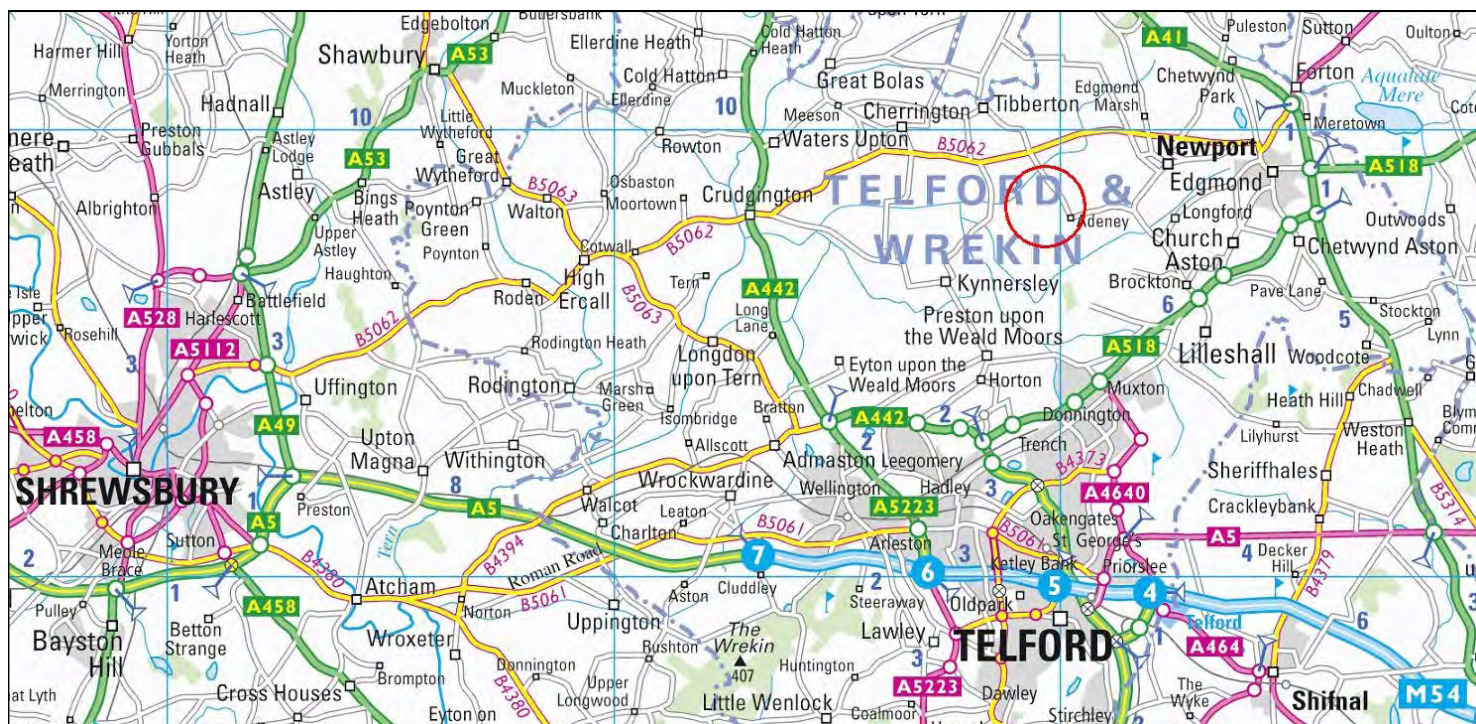
## LOCAL AUTHORITIES

Telford & Wrekin Council, Civic Offices, Coach Central, Telford, Shropshire, TF3 4HD Tel: 01952 380000

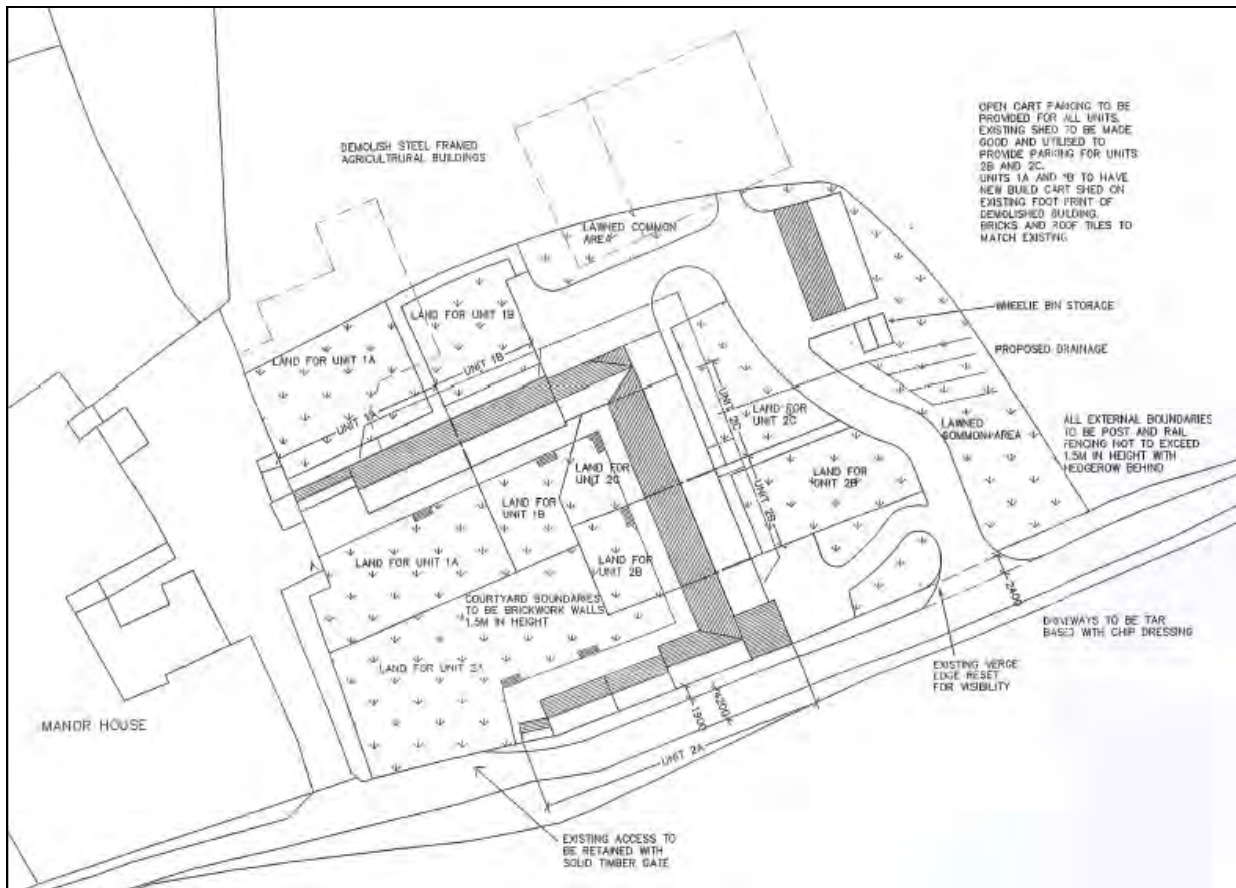
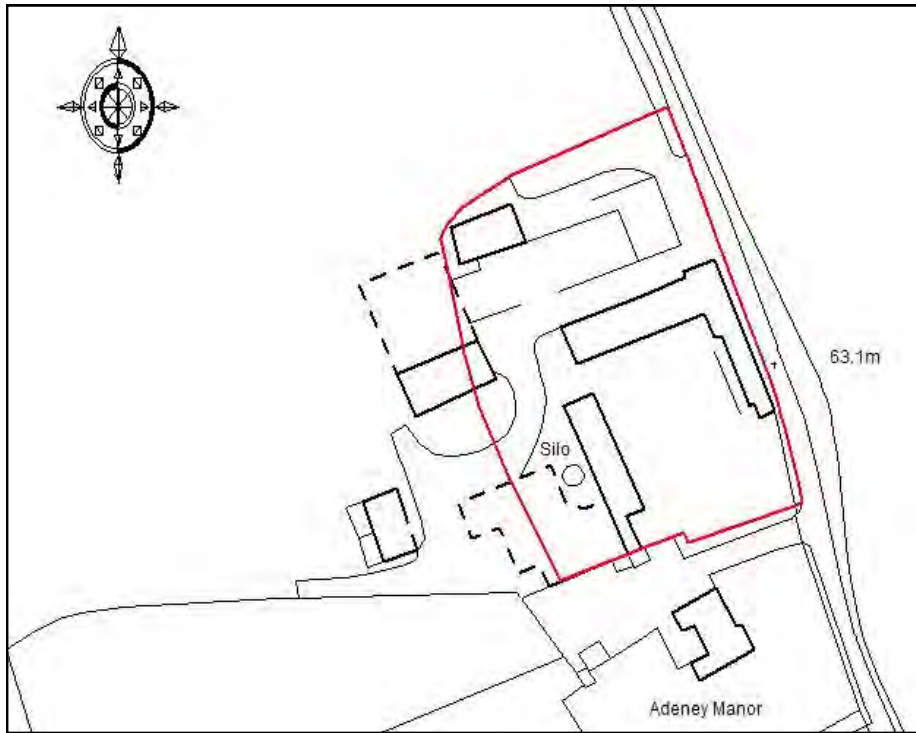
Severn Trent Water Limited, Shelton, Shrewsbury, SY3 8BJ Tel: 01743 231666

The Environment Agency, Hafren House, Welshpool Road, Shrewsbury, Shropshire, SY2 8BB Tel: 01743 272828

Eon Herald Way, Pegasus Business Park, Castle Donington, DE74 2TU Tel: 08457 353637



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**IMPORTANT NOTICE**

File Ref: SA7313

These particulars are issued on the strict understanding that all negotiations are conducted through the Agents, Berrys. The property is offered for sale by Private Treaty subject to it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing. The Agents for themselves and for the Vendor of the property whose Agents they are, give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor.
3. None of the statements contained in these sale particulars as to the property are to be relied upon as statements or representations of fact.
4. Any intending Purchaser must satisfy herself/himself by inspection or otherwise as to the correctness of each of these statements or areas given in these particulars.
5. The Vendor does not make or give and neither do the Agents or any person in their employment have any authority to make or give any representations or warranty whatsoever in relation to this property.