

Brightwells
Est. 1846

LITTLE HALSTON FARM
PONTESFORD, SHREWSBURY, SY5 0UF

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SY5 0UF

- 3 bedroom detached bungalow
 - 128,500 bird IPPC
 - 4 clear span sheds - 5,338 sq m
 - 7.13 acre Site
 - 10 year Supply Contract
-

Guide Price £2,000,000

DESCRIPTION

Little Halston Farm is a former breeder rearing farm, with much of the infrastructure still in situ. The unit has recently been granted an IPPC for 128,500 birds and the vendors are looking for the purchaser to take the farm on as a broiler unit with a 10-year supply contract.

The site has four 97.4m x 13.7m clear span steel framed sheds giving a total area of 5,338 sq m (57,437 sq ft) along with a connecting corridor with egg room, offices and showers off.

A very attractive three bedroom workers bungalow and close to the village of Pontesford

THE SITE

Exiting off the A488 you pass the managers bungalow on the left before reaching the site entrance and the gate house, with sign in, separate w.c and basin and cupboard. Pedestrian access to the rear directly down onto the site which leads to a large concrete apron with a steel framed, box profile elevation and concrete floor enclosed chemical store, three Calor gas tanks, 3,000 gallon Water storage tank, and five feed bins.

The sheds were constructed in the mid 1990's and are steel framed with concrete dwarf walls and box profile clad elevations and roof. There is side inlet and ridge extraction ventilation, with two gable end maxi fans in each shed and Climatec environmental control. The sheds have Jansen nesting system with nipple drinkers and track feeders; heating is via Gas with two external hired hands space heaters in each growing space. The sheds do not have windows. Lighting is LED.

The connecting corridor is along the length of the sheds and houses all the environmental, water and electric controls. This leads to three walk through showers, two separate w.c.s, office, canteen, egg room, cold store, plant room and generator.

The concrete road follows around the north of the site to access the rear of the sheds; this passes the former incinerator – now redundant.





THE BUNGALOW

The detached bungalow is assumed to have an agricultural occupancy condition; it offers standard three-bedroom layout with fenced off rear and front gardens.

A single garage and garden shed for storage. Please note the bungalow has had a water leak and the living room and kitchen ceilings have fallen in and require repair. Otherwise, the bungalow is in good condition with full central heating and UPVC doors and windows throughout.

EPC - Band E with the potential of C.



SITUATION

Little Halston Farm is situated on the A488 - 0.5 miles from the village of Pontesford. Travelling from Shrewsbury off the A5 at Edgebold head towards Hanwood and Pontesbury on the A488. After 4 miles the unit is found on the right hand side. Please note the post code does not take you directly to the farm, and there is no sale board off the road.



W3W: [///removers.ranted.storms](https://www.removers.ranted.storms)

GENERAL REMARKS AND STIPULATIONS

AVARA CONTRACT—CONDITIONAL SALE

The vendors, Avara Foods are marketing this unit as a conditional sale, the purchaser will be contracted to enter into a 10 year broiler growing agreement with Avara.

POSSESSION

The property is sold Freehold and Vacant Possession will be granted on completion.

INGOING VALUATION

The property is sold free of any ingoing valuations whatsoever and allowance will be made to the purchaser in respect of the dilapidations.

RESTRICTIONS, WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all restrictions, wayleaves and rights of way whether public or private or disclosed or not. There are two footpaths running through the property, both are fenced off from the main unit.

OUTGOINGS

We are not aware of any outgoing on the property.

SERVICES

Three phase mains electricity and mains water are connected. A private drainage system is connected to the bungalow.

LOCAL AUTHORITY

Shropshire County Council—The Guildhall Frankwell Quay, Shrewsbury SY3 8HQ

VIEWING

Viewing through the selling agents—01432 261325.







Brightwells, Stoney Street, Madley, Hereford, HR2 9NH 01432 261 325

Method of Sale: The property is offered for sale by private treaty.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.