



Havenhills & Brockton Farms
Brockton, Telford, Shropshire

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nockdeighton.co.uk





An exceptional Grade 2 commercial arable farm

Havenhills & Brockton Farms, Brockton, Telford, Shropshire, TF11 9NR

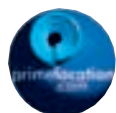
M54 Junction 4: 6 miles

Bridgnorth: 8 miles

Shrewsbury: 23 miles

(All distances are approximate)

- Substantial 5 bedroom farmhouse
- 2 cottages (AST and former employee)
- Extensive range of farm buildings extending to approximately 68,800 sq ft
- Cattle housing for 400 head
- 5000-tonne grain storage
- Mainly Grade 2 soil of a good quality sandy loam
- 579 acres arable
- 29 acres grass
- In all about 613 acres (248 hectares)



Joint Agents

Nock Deighton Agricultural LLP

Livestock and Auction Centre, Tasley, Bridgnorth, Shropshire, WV16 4QR
Contact: Robin Nettleton; Rob McCabe
r.nettleton@nockdeighton.co.uk; r.mccabe@nockdeighton.co.uk
01746 762666

Savills West Midlands

Hall Court, Telford, Shropshire TF3 4NF
Contact: Tony Morris-Eyton
amorris-eyton@savills.com
01952 239500

Savills London

Lansdowne House, 57 Berkeley Square, London, W1J 6ER
Contact: Charlie Paton
cpaton@savills.com
0207 016 3780

Introduction

Havenhills and Brockton Farms form an outstanding arable unit situated in an elevated rural setting in east Shropshire.

The land is comprised largely of Grade 2 arable land being good quality medium bodied sandy clay loam. The farm is currently managed as part of a highly successful larger commercial arable holding and incorporates a combined Entry Level and Higher Level Stewardship Scheme into the current rotation of winter wheat, winter oil seed rape, winter barley, spring barley and potatoes, with the benefit of some irrigation.

The public highway and farm tracks/roads provide excellent direct access to the individual land parcels.

There are two main ranges of farm buildings incorporating adaptable storage and business opportunities. The Brockton Farm buildings incorporate sufficient capacity to reinstate the former cattle feedlot in addition to continued arable farm use or a range of potential alternative uses, subject to the relevant planning consents.

The farm is held by a privately owned family unlimited company, B J Ward (Farms). The intention is to sell the company as an entire entity.



Method of Sale and Lotting

The property is for sale by private treaty, potential purchasers are invited to tender proposals for the purchase of the Company.

The vendors' preference is to sell the Company as a whole, including the property held within it as per the schedule of land which has been lotted for reference purposes. The vendors and their agents reserve the right to conclude the sale by any other means at their discretion.

The sale of the Company will be of its entire share capital including all the property described in these particulars together with net Company assets. Full details can be made available, upon application, from the vendors' agents.

Company Sale

The purchaser of B J Ward (Farms) would be required to take over the working capital and trading assets of the business. It should be borne in mind that the farm has been run for a number of years by a contractor and as such, much of the farm equipment belongs to the contractor, not the company. Full details will be made available upon application to the vendors' agents.

B J Ward (Farms) is an independent company within which the property for sale is held.

Prospective purchasers should be aware that the company also farms a further 600 acres on a tenancy which will not pass to the purchaser.

Details of the company structure will be available from the vendors' agents.



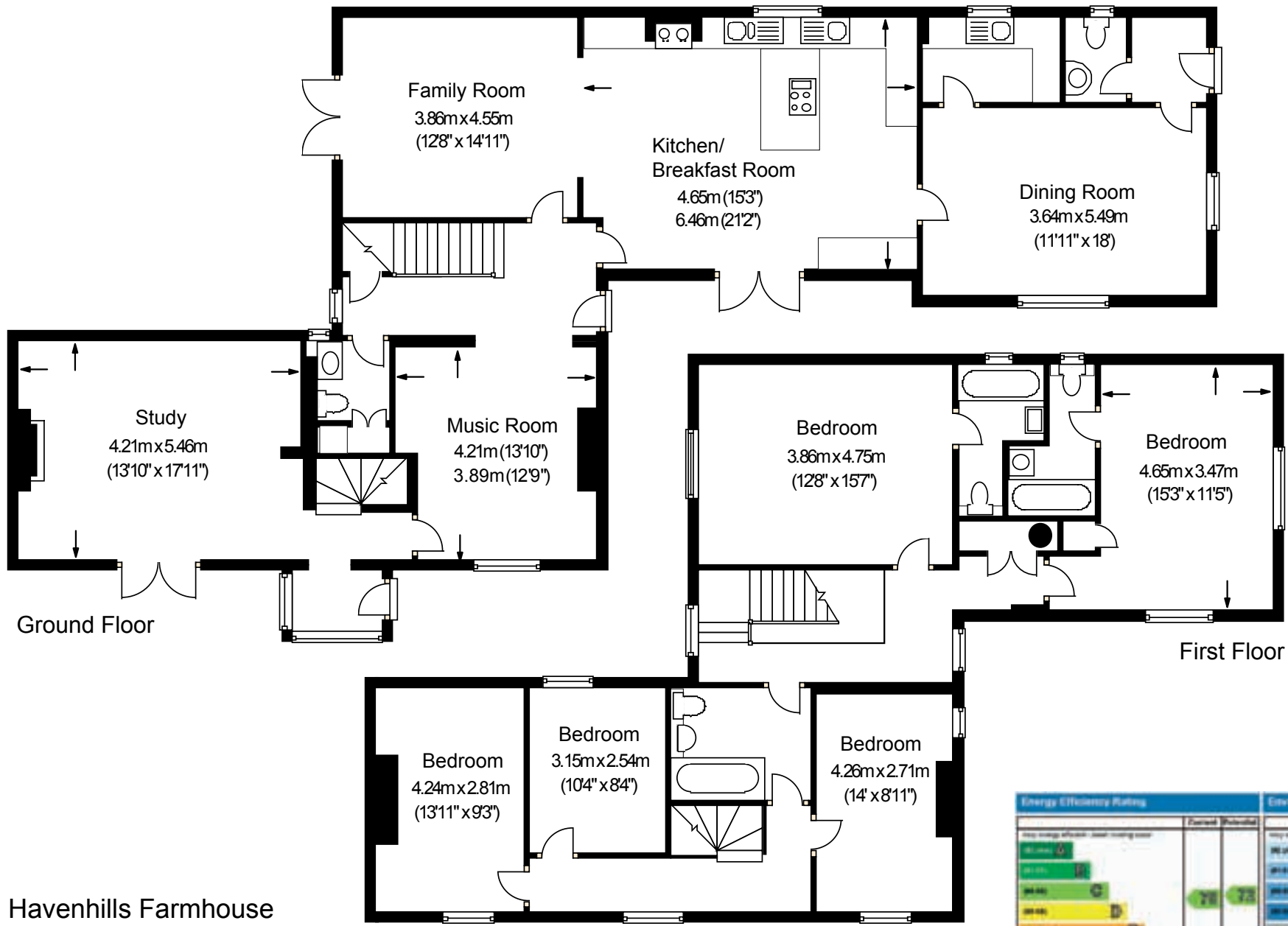
Havenhills Farmhouse

Havenhills Farmhouse is a well presented farmhouse which stands in an elevated position enjoying far reaching views over Shropshire countryside. Thought to date from the early 19th century, the original farmhouse has now been greatly extended and adapted to provide spacious and light family accommodation whilst retaining considerable charm.

The house has a practical arrangement of rooms for everyday living with the large open plan living kitchen/family room forming the hub of the house. Beautifully fitted with a range of bespoke wooden units and oil fired Rayburn, the kitchen/family room opens to a wide terrace via double doors to the garden beyond. Off the kitchen is the double aspect dining room, utility room and back porch. The drawing room, which is currently used as a study and photographic studio, features a wood burning stove in original inglenook fireplace and views to the front over unspoilt Shropshire countryside. Upstairs are five bedrooms, two of which have en-suite bathrooms, and a family bathroom.

The gardens are mainly laid to lawn and part walled to the rear, forming a pleasant courtyard like terrace perfect for outdoor dining and entertaining





Havenhills Farmhouse
 Gross internal area (approx.):
 236.6 sq. m (2546 sq. ft)
 For identification only - Not to scale

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	73	60	70

England & Wales

		Hectares	Acres
Lot 1	Havenhills Farmhouse, Buildings and Paddocks	5.034	14.66
Lot 2	Black Barns, Havenhills and Black Barns Land	54.488	134.64
Lot 3	Pykes Field, Grindle Road	7.628	18.85
Lot 4	Havenhills Big Field and Mad Brook Pasture	30.374	75.06
Lot 5	Mad Brook & Price Field	36.260	89.60
Lot 6	Airfield and Landing strip Fields	38.435	94.97
Lot 7	Brockton Farm Buildings and Land	26.651	65.86
Lot 8	Brockton Hall Land	47.194	116.62
Lot 9	27 Watling Street		
Lot 10	28 Watling Street	1.166	2.88
Total		247.23	613.14



Farm Buildings

There are two main ranges of farm buildings plus an outlying storage building (Black Barn) in total extending to approximately 68,800 square feet, with approximately 5000 tonne of grain storage.

The Havenhills buildings provide facilities for cleaning and storage of 1300 tonnes of individual crops in the comprehensive range of grain bins whilst the Brockton buildings provide a range of bulk grain storage bunkers with part on floor drying facilities.

A cattle feed lot operation for 400 head was previously based at the Brockton buildings. The basic fabric remains in place and as such, this business could easily be re-instated or alternatively, the buildings could be adapted for general agricultural storage or alternative uses subject to obtaining the necessary planning consents.

The Land

Havenhills Farm is conveniently dissected by public highways and farm roads to provide ready access for commercial arable operations.

Land parcel sizes are conducive to easy working and provide on-going opportunities for profit from the productive mainly medium loam soils.

Although recently the predominant cropping pattern has been cereals and oil seed rape along with potatoes in certain fields, the land generally carries little stone and is potentially suitable for alternative root crops or speciality cash crops.

With the large open nature of the farm, sporting potential would be based on driven partridge with limited pheasant drives. A small scale shoot has recently been operated by a neighbouring syndicate which could be adapted and centred on Havenhills.

27 & 28 Watling Street TF2 9NZ

These are a pair of semi-detached cottages situated at Redhill, away from the main farm.

Both cottages similarly comprise entrance hall, lounge, sitting room, kitchen and bathroom to the ground floor, with three bedrooms to the first floor. To the front of the cottages there is off street parking, whilst to the rear is a paddock extending to about 2.88 acres.





Farm Buildings (As Numbered On Plan)

Havenhills Farm

1. **Grain Complex** - 11.3m (max) x 43.1m. Including receptor pit, Clark & Sutherland grain cleaner, loading and unloading elevators with conveyors, unloading augers and gantry, three grain holding bins and four 180t capacity aerated corrugated steel storage bins all contained within a steel portal framed building and dutch barn.
2. **Traditional brick under tile roof, two storey building** - 6.21m x 26.95m.
3. **Former Chitting Shed** - 12.2m x 27.5m. Single storey brick building under asbestos roof with roller shutter to one elevation
4. **Six 100t capacity storage bins** - with aeration floors complete with loading and unloading elevators and gantry.
5. **Steel truss frame garage** - 12.8m (max) x 13.2m. Brick under asbestos construction open to one elevation.
6. **Twin Steel Truss frame Dutch barn** - 19.95m x 24.9m (max) . Open to two sides.

Black Barns (not shown)

7. **General purpose storage barn** - 13.4m x 34.8m. Timber and steel framed construction with corrugated steel cladding. Roller shutter doors to two sides.

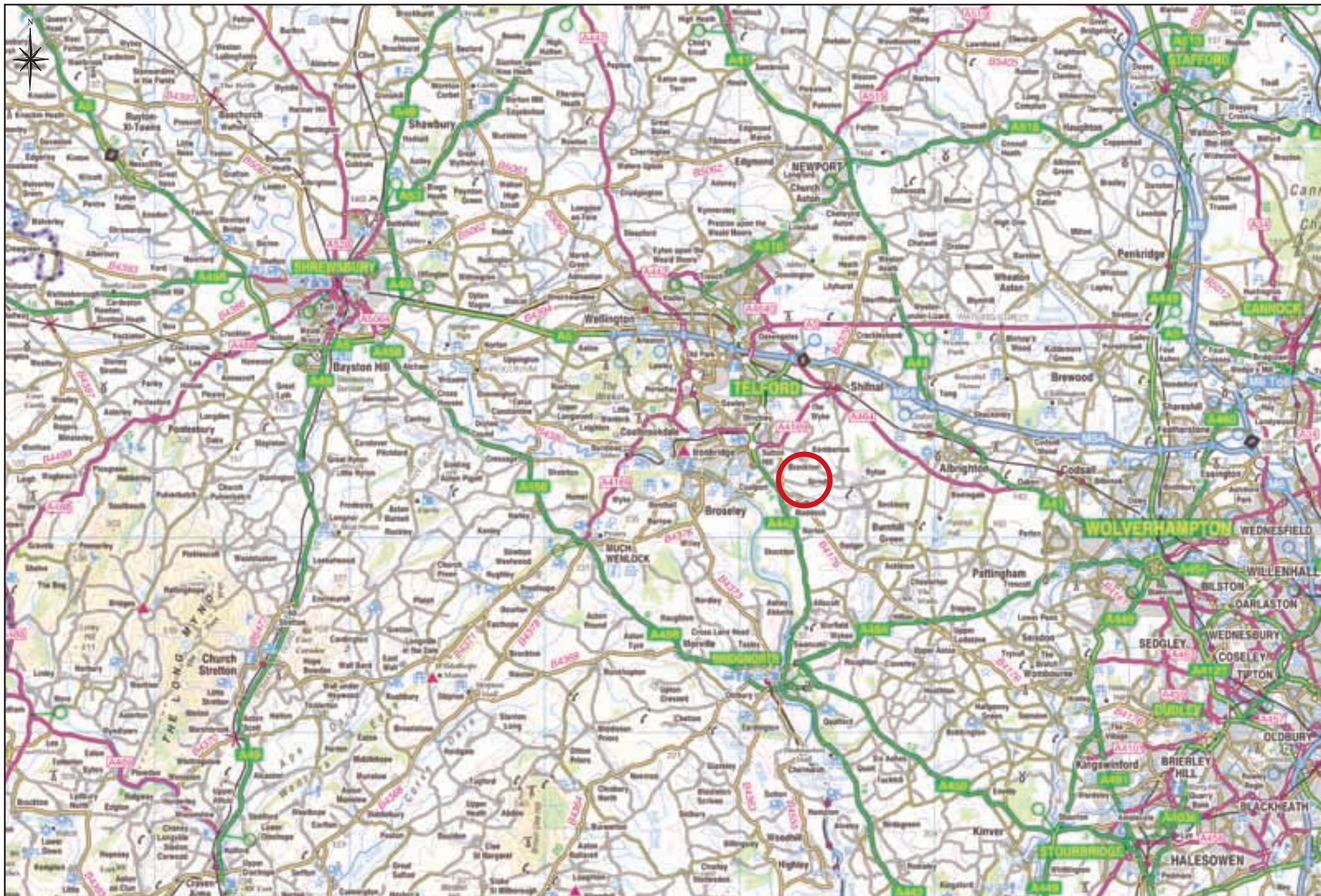
Brockton Farm

8. **Nine Bay steel portal framed cattle shed** - 30.5m x 55m. With 3 feed passages and diagonal feed barriers.

Providing six loose housing yards with additional dividing gates. Galvanised steel gates run along the length of two sides of the building. Four Proctor ventilation fans.

9. **Eight bay steel portal framed open fronted lean to cattle shed** - 36.58m x 5.13m. Diagonal feed barriers to one end and galvanised steel gates at both ends.
10. **Grain store with three mass concrete walled bunkers each measuring approximately 7.15m wide** - 22.8m x 36.58m. Steel portal framed building under asbestos roof. Mass concrete walling to three sides with steel cladding above. Roller gale breaker door to front elevation.
11. **Grain store with four bunkers** - 54.1m x 22.9m. One wet grain store 12.5m wide with 40t wet grain hopper. Two 8.5m wide bunkers with grain drying floor and fan tunnel. Fourth storage area with a width of 23m and WC closet to corner and external septic tank. Roller shutter doors to four bays.
12. **Traditional brick under asbestos roof barn** - 6.2m x 34.2m. Boiler room to one end of building.
13. **Brick under mono pitch asbestos roof shed housing compressor** - 1.65m x 3.5m.
14. **External galvanised steel cattle handling system.**
15. **Disused diesel and molasses tanks** - 9.4m x 2.5m.





Health and Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety, in particular around the farm buildings.

Tenure

Havenhills & Brockton Farms are offered for sale with full vacant possession on completion with the exception of Black Barns which is currently occupied on an informal basis for storage purposes.

Havenhills Farmhouse – if vacant possession is not required by a purchaser, the family member who currently occupies Havenhills Farmhouse would appreciate being able to enter into negotiations to rent the property back on an Assured Shorthold Tenancy on commercial terms.

Holdover

Holdover of the grain store may be required for the storage of crops until April 2012. It should be noted that this will include cereal crops from the other farming operations.

Tenant Right

As the purchaser will be purchasing the entire assets of the Company in addition to the freehold property these will include:

- All stores including fertilisers, seeds, sprays, feeding stuffs, fuels and oils at cost.
- Growing crops and all other tillages, post harvest sprays and other acts of husbandry in accordance with CAAV costings and S1809 1978 or any other statutory instrument thereof.
- Machinery and deadstock

An indicated figure of cost of these items will be available from the vendors' agents.

Restrictive Covenant

There are Development Clawback Covenants relating to Brockton Farm which commenced in 1996 for a period of 30 years. Full details available in the Property Information Pack.

Property Information Pack

A property information pack will be available from the joint agents

Company Sale Information Pack

A Company Information Pack will be available, **subject to interested parties signing a confidentiality clause**, from John Morgan, of MFG Solicitors, Padmore House, Hall Court, Telford, TF3 4LX. Tel: 01952 641651
Email: john.morgan@mfgsolicitors.com

If more detailed enquiries are required, prospective purchasers should contact Stephanie Churchill of RSM Tenon, the company accountant, on telephone number:

07528 970158/email: stephanie.churchill@rsmtenon.com or Alan Willis on telephone number: 07721 977 534/
email: w.w.a.willis@btinternet.com.

Easements, Wayleaves And Public Rights Of Way

The farm is sold subject to all electricity easements, public footpaths and existing rights of way and all other easements whether referred to or otherwise.

Single Farm Payment

The land is registered for Single Farm Payment and the entitlements, amounting to 605.76 acres (245.15 hectares) are included in the sale.

Abstraction Licence

The farm benefits from an abstraction for (approx. 2,000,000 gallons) between 9,092m³ per annum or 546m³ per day in accordance with abstraction licence no. 18/54/5/239/S between 1 April and 21 October in each year.

Stewardship Schemes

The farm is currently involved with Environmental Stewardship Schemes (Entry Level Scheme and Higher Level Scheme).

Sporting Rights

The sporting rights are included with the sale, although the current shooting syndicate will continue to rent the land for the current season until 2nd February 2012. The purchaser will be entitled to four gun places on a designated day in October or November 2011.

Minerals

The mineral rights are included within the sale.

Nitrate Vulnerable Zone

The farm falls within a Nitrate Vulnerable Zone.

Local Authority

Shropshire Council (0345 678 9000)
Havenhills Farmhouse: Council Tax Band E

Telford & Wrekin Council (01952 380000)
27 Watling Street: Council Tax Band C
28 Watling Street: Council Tax Band C

Services

Mains electricity (Single and Three Phase). Mains water. Private drainage by way of septic tank.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked carefully by the joint selling agents

and the purchasers shall be deemed to have satisfied themselves of the description of the property and any error or mistake shall not annul the sale or entitle either party to compensation in respect thereof.

Viewing

Viewing is strictly by appointment through the selling agents only. Savills: 01952 239500 or Nock Deighton Agricultural LLP: 01746 762666

Directions

From the M54 (Junction 5) head south on the A442 signposted Kiddeminster for approximately 5 miles (ensuring to take the slip road at about 3 ½ miles). Upon reaching the roundabout at Sutton Maddock, take the first exit to the left adjacent to the filling station and proceed for a short distance before taking the right turn signposted Havenhills. Continue for about ¼ of a mile where the entrance to Havenhills Farm is on your left.

From Bridgnorth, take the A442 heading north for approximately 6 miles. At the roundabout at Sutton Maddock, take the second exit passing the filling station on your left. Proceed for a short distance before taking the right turn signposted Havenhills and continue for about three quarters of a mile where the entrance to Havenhills Farm is on your left.

Important Notice

Savills, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their clients or other statements or representation of fact. Any areas, measurements or distances are approximate. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as accurate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Savills and all their Joint Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

2. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or its capacity of fulfilling its intended function, and the prospective Purchaser/Tenant should satisfy themselves as to the fitness of such equipment or their requirements.

Schedule of Occupancy

AREA	TENANT	TENURE	RENT PAID
Farmland	Vacant Possession		
Brockton			
Brockton farm buildings	Vacant possession		
Secondary buildings	Peter Spickernell	No formal agreement	£154.17 per month
Havenhills			
Havenhills farmhouse	Mr & Mrs J Hartnell-Beavis	Assured Shorthold Tenancy	£400 per month
No. 1 Havenhills Chitting Shed	Iconoco Ltd	No formal agreement	No rent paid
No. 2 Havenhills Brick Barn	Paul Spickernell	No formal agreement	No rent paid
Black Barn	Sitewise Limited	No formal agreement	£2,500 per annum
Cottages			
27 Watling Street	Mr & Mrs Timmins	Rent (Agricultural) 1976 Act	£212.33 per month
28 Watling Street	Mr & Mrs Porton	Assured Shorthold Tenancy	£415 per month
Paddock to the rear of 27 & 28 Watling Street	Mr & Mrs Porton	Agreement for Tenancy	£1,000 per annum.



