



MORRIS
MARSHALL
POOLE

Upper Walton Farm

Worthen, Shrewsbury, Shropshire, SY5 9JN

For sale by Auction on Thursday 18th September 2025 3pm Prompt Start at Welshpool Livestock Sales
Extending to 248.64 Acres (100.619 Hectares) of which 130.92 Acres (52.979 Hectares) is common land

Offers in excess of: £1,100,000

Upper Walton is a well-respected farm located on the edge of Long Mountain in glorious open countryside with far reaching views over the surrounding area and over the Shropshire Plain.

It comprises a traditional farmhouse, in need of complete refurbishment, a small range of traditional livestock and storage buildings, together with a stone-built barn and good quality, pastureland extending to 248.64 Acres (100.619 Hectares) of this area the property has the benefit of the ownership of the adjacent Walton Hill Common with associated grazing opportunities, subject to the existing common graziers rights on that land and this extends to 130.92 Acres (52.979 Hectares).

It lies in a well-respected agricultural area with this substantial property providing opportunities for agricultural grazing and livestock uses and the land would be of sufficient quality for arable or arable fodder uses.

The property, which requires refurbishment, may provide the opportunity for rebuilding, subject to necessary consents, and would give purchasers an opportunity to put their own mark on the farm and its house, buildings and surroundings.



- A substantial, well-regarded farm located in glorious open countryside just within Shropshire
- Well laid out agricultural property, with a variety of flat and undulated land with some small areas of steeper land providing the opportunity for intensive agricultural use.
- Farmhouse requiring refurbishment and/or rebuilding, providing a blank canvas subject to necessary consents.
- Stone built barn, which may be suitable for alternative uses, again subject to necessary consents
- Adjacent Common land ownership, with two common graziers having rights to graze on this land but giving the opportunity to the purchaser of Upper Walton to graze the land too without affecting their rights.
- Extending to a whole at 248.64 Acres (100.619 Hectares) including 130.92 Acres (52.979 Hectares) of common land.
- For sale by Auction on Thursday 18th September 2025 with a 3pm prompt start at Welshpool Livestock Sales

The farmhouse lies in small garden grounds, currently with high hedges providing privacy. The farmhouse is in need of complete refurbishment, and it may suit purchaser's requirements to apply for the erection of an alternative replacement dwelling, subject to necessary planning permissions, or to refurbish and partly rebuild the existing dwelling.

The house sits on the edge of the farmyard with an attractive stone barn set to one side.

The accommodation briefly comprises:

The original farmhouse is of early Victorian construction with an end extension built in the late 1960's, with the older part being constructed of stone and the newer part of brick, both with rendered covering. The farmhouse lies under a steeply pitched slated roof.

The property is accessed through a central doorway with small external porch which leads to small entrance hallway and thereby to:

Kitchen with turning staircase off

Sitting Room

Stairs down to Small **Pantry Store**

End **Sitting Room**

Staircase down to **Pantry**

First Floor

Walk through **Double Bedroom**

Walk tough **Bathroom**

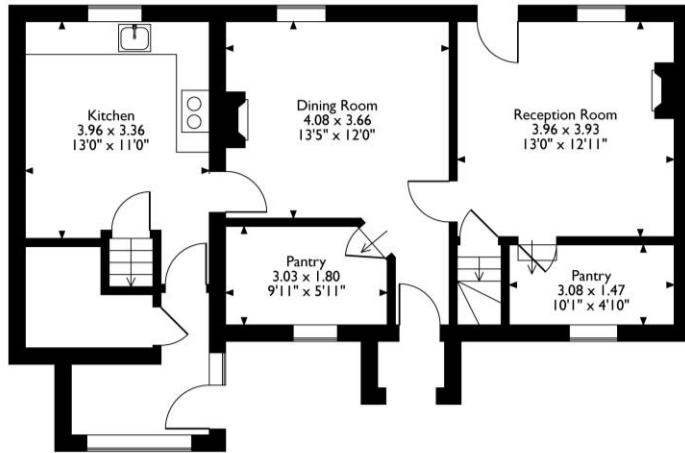
Front **Double Bedroom**

Front **Double Bedroom**

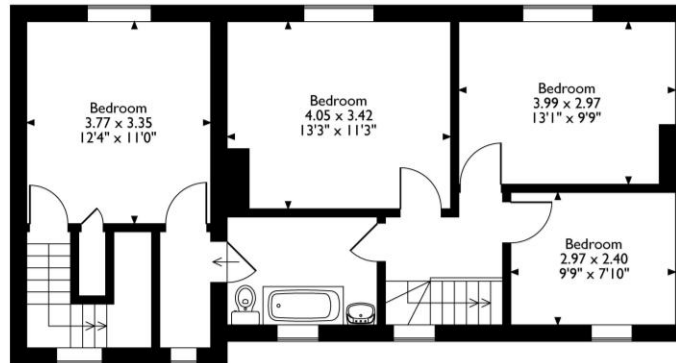
Rear **Single Bedroom**



Upper Walton Farm, Worthen, Shrewsbury
Approximate Gross Internal Area
138 Sq M / 1485 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





OUTBUILDINGS The farmyard is situated a short distance from the farmhouse with the traditional buildings being located near the council-maintained road and the more modern range located behind those.

They comprise:

A traditional **Stone-built Barn** under steeply pitched, slated roof with adjacent single storey stone-built barn under steel sheeted roof with side steel sheeted walls.

Further range comprising a concrete block built open **Implement Shed** under steel sheeted roof.

Further range of a two bay **Dutch Barn** with rear lean-to used for fodder storage, rear lean-to to the Dutch barn contains two cattle pens of concrete block wall with steel sheeted walls over, all under cement fibre sheeted roof.

And a 4 bay **Scotch Barn** with rear lean-to, in dilapidated condition.

A concrete block built **Scotch Barn** containing traditional cowhouse and stalls with adjacent cattle yard under steel sheeted roof.

THE LAND The main farm extends to approximately 117.72 Acres (47.64 Hectares).

The farmland is divided into two parcels by a minor council road which passes the farmstead to reach Walton Hill.

To the south of this council road the land is a well-shaped block of pastureland, with a mainly southern aspect, which undulates and falls gently towards the southern border. This land is subdivided into a number of enclosures.

To the north of the council road an elongated block of land rises in a westerly direction along the side of Walton Hill which lies to the south. The land then falls in a northerly direction, overlooking Mulsop Farm, and there is a lower plateau of land lying to the north, which runs down towards a dingle area which forms the boundary of the farm. This land is steeply sloping in places, and provides sound grazing.

The land is a productive block of agricultural pastureland which lies generally around 1,000 ft, it is productive with good soils and is lying in a renowned agricultural area.

Adjacent to the main farm and located to the west is an area of common Land at Walton Hill extending to approximately 130.92 Acres (52.979 Hectares).

Other graziers have the Right to Graze in Common on this land, registered as Common Land Unit No. CL15. The vendor was able to graze on this land to the extent that his grazing the land did not affect their common grazing rights



RIGHTS OF WAY, WAYLEAVES & EASEMENTS The property is sold subject to and with the benefit of any existing rights of way, drainage, water and other rights, easements and way leaves whether by written agreement or otherwise.

MINES AND MINERALS RIGHTS We understand that the mines and mineral rights are in hand.

SPORTING RIGHTS We understand the sporting rights are in hand.

STATUTORY RESTRICTIONS The property is not subject to a Site of Special Scientific Interest designation.

INVESTMENT POTENTIAL This is a valuable agricultural property which could be farmed, or else used as an investment vehicle for purchasers to create income whilst enjoying an outstanding lifestyle property with the associated agricultural and environmental incomes and benefits which attach to land ownership.

The property has been successfully let for a number of years which would be a further investment consideration for purchasers seeking an agricultural asset with an income attached to benefit from taxation advantages of the ownership of agricultural property.

COUNCIL TAX Band 'C' (Shropshire Council)

TENURE Freehold with vacant possession on completion of the sale, being the 11th November 2025.

SERVICES We understand there is mains electricity and water.

ENTITLEMENTS No Basic Payment Scheme Entitlements will be included in the sale.

DIRECTIONS From the centre of Brockton near the Cock Inn, proceed a short distance towards Minsterley and Pontesbury just over the Stone Bridge and then turn left following the Brockton Brook on your left hand side, proceeded along this road and keeping to the left up the hill for a total of 2.6 miles where the farm is found in the left hand side.
What3words: lottery.ripen.rice

VIEWING Accompanied by prior arrangement with the sole selling agents, Morris Marshall & Poole, 28 Broad Street, Welshpool. The agents advise all prospective purchasers when inspecting the property to take due care. No viewing is to take place of any of the buildings except when accompanied by a representative of the agent.

NEGOTIATIONS All interested parties are respectfully requested to negotiate directly with the Selling Agents

METHOD OF SALE The property is being offered for sale by Auction on Thursday 18th September 2025 with a 3pm prompt start at Welshpool Livestock Sales, Buttington Cross, Buttington, Welshpool, SY21 8SR.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26.06.2017) E.G: Passport or Photographic Driving Licence and a recent Utility Bill.

AGRICULTURAL MORTGAGE CORPORATION (AMC) Morris Marshall & Poole are AMC Agents throughout Mid Wales and the Shropshire Borders. AMC have lent to rural business since 1928 and can now offer loans on smallholdings which create an income to the owner be it letting of grazing or buildings or for a small agricultural or equestrian business. Their loans are competitive and un-callable and may offer tax advantages over a residential mortgage. AMC are also able to lend against the value of land and buildings. For a free initial discussion please contact any office.

FLOOD RISK (PER NRW)

Flooding from rivers and sea- Very low risk - risk less than 0.1% chance each year.
Flooding from surface water and small watercourses - High risk - risk greater than 3.3% chance each year. (Houses, buildings and majority of land have not been affected by flooding).

BT & BROADBAND CHECKER

<https://www.ofcom.org.uk/phonestelecoms-and-internet/advice-for-consumers/advice/ofcomchecker>.

