



MANOR FARM

GREAT SHEFFORD, HUNGERFORD

webbpaton

MANOR FARM

Church Street, Great Shefford,
Hungerford, RG17 7DU

M4 J14 – 2.5 miles

Newbury – 10 miles

Didcot – 15 miles

(Driving distances are approximate)

For sale as a whole

Offers in excess of £2,500,000

Manor Farm is situated in a quiet, rural position, in the North Wessex Downs National Landscape. The farm lies a few miles north of the M4 and to the northwest of Newbury, which provides access to local services. The village of Great Shefford is situated on the River Lambourn and benefits from good transport links, a primary school, a petrol station, garage, a village pub and shop.

Manor Farm is an arable farm benefitting from scenic views across the surrounding countryside. It extends to approximately 74.48 acres in total, comprising two three bedroom cottages, modern farm buildings, private biomass boiler and gently sloping arable land.

The property would suit a range of purchasers from new homeowners to commercial farmers looking to expand their current operations. Subject to the appropriate consents, the farm buildings could be used for alternative purposes.

No.3 & 4 Manor Farm Cottages

A pair of 1940s three bedroom semi-detached cottages overlooking rolling hills and open countryside. No.3 cottage was renovated in 2018 and No.4 in 2014. Both cottages are of a mirroring layout with the principal accommodation comprising:

Ground Floor – A kitchen/dining room, pantry, living room, utility room, boot room and downstairs WC. The staircase rises from the hallway and leads to the first floor.

First Floor – From the first floor landing, you can access a single bedroom, two double bedrooms and a family bathroom.

The cottages are positioned in a secluded setting on the outskirts of the village whilst still retaining easy access to the local amenities. They both date back to the 1940s and are free of agricultural occupancy conditions. In total, No.3 extends to approximately 104.2 sqm and No.4 approximately 104.9 sqm. The elevations comprise red brick, under a clay tiled roof.

Externally the cottages benefit from good sized wrap around gardens which have been well-maintained. Both cottages have separate private parking to the east. No.4 Manor Farm Cottage is also for sale with the benefit of an adjoining parcel of land to the south which extends to approximately 0.85 acres which would make an attractive pony paddock.





Manor Farm Buildings

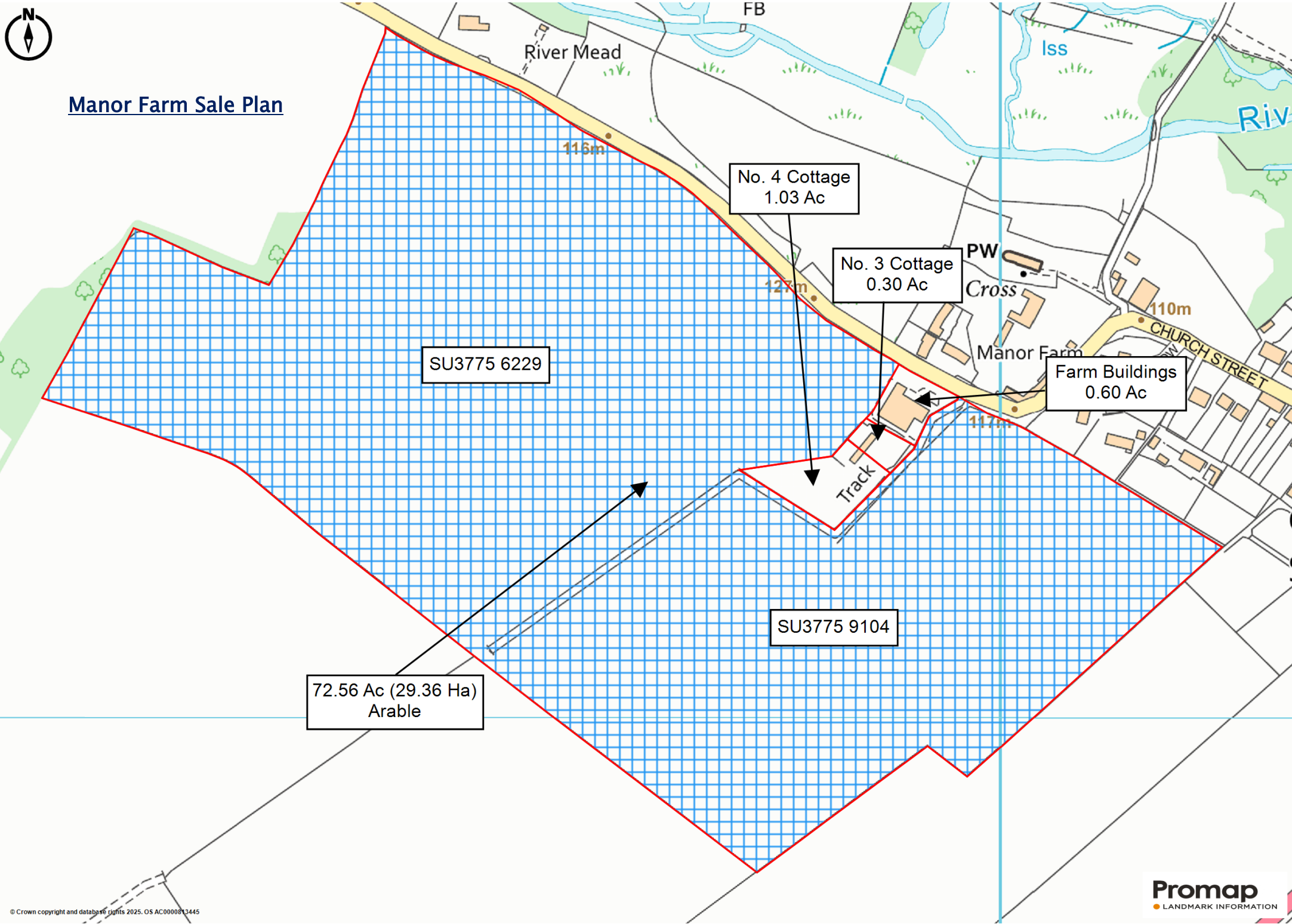
The farm buildings are accessed via the main farm entrance off Church Street and have recently been used in association with the arable enterprise. They are, subject to the appropriate consents, suitable for a range of alternative uses. As well as the concrete aprons, the buildings comprise:

- 1) **Grain Store** – a steel portal frame building comprising a concrete floor with built in fan fed drying slats, metal profile sheet and asbestos cladding and asbestos roof. The building benefits from a roof installed grain conveyor, mains electric and a manually operated roller shutter door on the eastern elevation. In total, the building extends to approximately 319.51sqm.
- 2) **Grain Store** – a steel portal frame building comprising a concrete floor with built in fan fed drying slats, metal profile sheet and asbestos cladding and asbestos roof. The building benefits from a roof installed grain conveyor, mains electric and two electric roller shutter doors on the northern elevation. In total, the building extends to approximately 362.83sqm.
- 3) **Dryer Control Room** – a steel portal frame building comprising a concrete floor, concrete block walling with asbestos cladding above and asbestos roof. The building benefits from two roller shutter doors, one manual and one electric, and extends to approximately 70.37sqm.
- 4) **Drying System** – a temporary metal drying system installed adjoining the southern elevation of building 3. This building is a freestanding continuous flow 25 tonne per hour system. This system can either be included or excluded from the sale.
- 5) **Biomass Boiler** – a steel portal frame building housing a 205kwh woodchip biomass boiler extending to approximately 31.36sqm. The biomass boiler currently supplies heat to both cottages and used to dry the grain. It was installed in 2017 and has 13 years remaining of RHI payments, on average £15,000/annum.





Manor Farm Sale Plan



Farmland

The farmland comprises two fields extending to approximately 72.56 acres (29.36 hectares) hatched light blue on the sale plan. The land comprises gently sloping fields of winter wheat (Skyfall), classified as Grade 3 and described as being a mix of slightly acid loamy and clayey soils with impeded drainage and freely draining lime-rich loamy soils.

Access to the farmland is obtained from the main farm entrance off Church Street and from an ungated farm entrance on the northern boundary of land parcel SU3775 6229. The boundaries consist of mature trees and hedgerows with the land being farmed by a contractor and used for arable cropping for many years.



Schedule of Areas

Name	Use	Ac	Ha
No.3 Cottage	Residential	0.30	0.12
No.4 Cottage	Residential	1.03	0.42
Farm Buildings	Buildings & Yard	0.60	0.24
SU3775 6229	Arable	43.55	17.62
SU3775 9104	Arable	29.01	11.74
Total		74.48	30.14

Manor Farm Location Plan

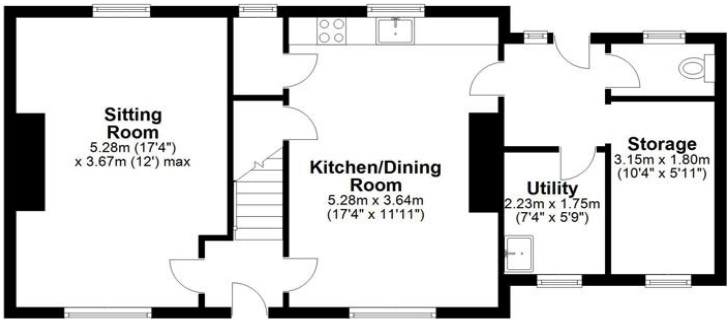




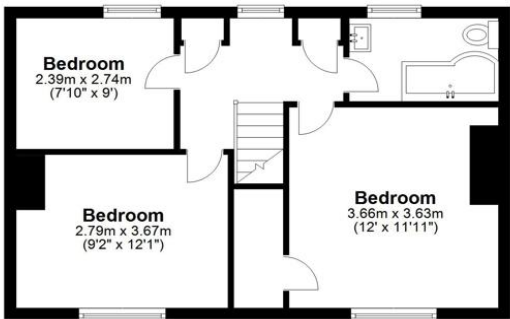
Manor Farm Cottages – Floor Plans and EPCs

No. 3 Manor Farm Cottage

Ground Floor



First Floor

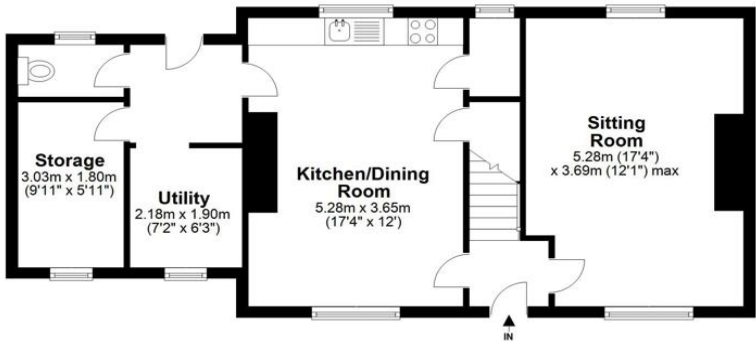


Total area: approx. 104.2 sq. metres (1121.7 sq. feet)

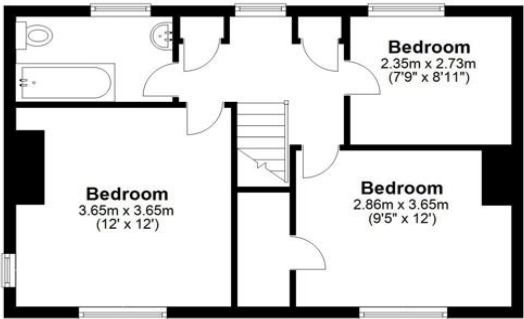
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

No. 4 Manor Farm Cottage

Ground Floor



First Floor



Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE

WebbPaton LLP for themselves and the vendors or lessors of this property whose agents they are, give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton LLP or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by WebbPaton LLP and the purchaser(s) will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

ADDITIONAL INFORMATION

Method of Sale: Manor Farm is offered for freehold sale as a whole.

Data Room: A data room has been set up and will be password protected. Details of access will be provided by the vendor's agents.

What3Words: bearings.encourage.visitor

Basic Payment Scheme: The land is registered on the Land Parcel Information System. The payment for the BPS runoff period will be retained by the vendors.

Countryside Stewardship Scheme: Manor Farm Farmland is subject to a Mid-Tier Countryside Stewardship Scheme running until 31st December 2027. The Scheme comprises rotational options only on the farmland. The vendor will relocate these options from the property and remove the land parcels from their agreement post completion.

Sporting Timber and Mineral Rights: The sporting timber and mineral rights are, as far as they are owned, included in the freehold sale.

Easements, Wayleaves and Rights of Way: The property is offered as appropriate with rights of way, either public or private, wayleaves and easements, whether or not these are specifically referred to.

Lotting: The sale is intended to be as a whole. In the event the estate is sold in lots, provisions will need to be made regarding services, rights of access and boundary responsibilities.

Overage: The farm buildings will be subject to an overage provision if a residential planning consent is obtained for the buildings. The provision will apply on implementation of a change of use or sale. It will last for 30 years and require payment of 30%

Local Authority: West Berkshire Council.

Council Tax: No.3 & 4 Cottages are in Band C.

Ingoing valuation: In addition to the purchase price, the purchaser will be required to pay for stocks and crops/produce in store at valuation in accordance with normal CAAV practice.

Services: Manor Farm benefits from a three phase electricity connection and mains water supply to the cottages and buildings. Drainage at the cottages is via a shared septic tank located in the garden of No.3. There is also a mains sewage supply located in verge to the east of the farm entrance. No.3 & No.4 cottages are heated via the biomass boiler and No.4 cottage also benefits from oil fired central heating.

Fixture and Fittings: All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery and agricultural machinery.

Tenancies: No.3 Manor Farm Cottage is currently subject to Assured Shorthold Tenancies on a monthly rolling periodic basis which can be ended with two months' notice on the Tenants if required as part of the sale.

Planning: According to West Berkshire's online planning Portal, Manor Farm has not been subject to any planning applications.

Viewing: Viewing is strictly by prior appointment. Please contact George King or Mark Webb at WebbPaton LLP on 01793 842055.

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