

LANGLEY HALL FARM

ACTON BURNELL, SHREWSBURY, SHROPSHIRE, SY5 7HW



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An excellent opportunity to acquire an equipped arable and grassland farm in the heart of Shropshire extending to approximately 227.74 acres of predominantly level arable land. The farm is well suited for both farming and investment purposes.

FARMHOUSE

Period farmhouse | 8 bedrooms | Separate entrance and grounds with off-road parking | Traditional features

FARM BUILDINGS AND GROUNDS

Range of traditional buildings | Steel portal framed cattle buildings | Pole barns | Traditional grain store | Concrete yards

LAND

Predominantly Grade 4 Arable land with some Grade 3 | 211.71 acres of arable land | 12.71 acres of pastureland |
Farmhouse and buildings (3.32 acres)

IN ALL ABOUT 227.74 ACRES

**FOR SALE BY PRIVATE TREATY
AS A WHOLE OR IN SUITABLE LOTS AS REQUIRED**

OFFERS IN THE REGION OF £3,000,000 AS A WHOLE

Location

Langley Hall Farm is situated in the heart of the Shropshire countryside, a short distance from the village of Acton Burnell. The farm offers a rare combination of seclusion and accessibility, with the county town of Shrewsbury approximately 10 miles to the north, providing excellent amenities, schools and transport links. The farm is accessed by a council maintained road. The A49 from Hereford to Shrewsbury a primary route, passes 6 miles to the west of the farm providing excellent connectivity.

Description

Langley Hall Farm present an exciting opportunity to acquire a ring fenced predominantly arable holding, extending to approximately 227.74 acres of productive farmland. At the heart of the farm lies the period eight-bedroom farmhouse, constructed circa 1870. The farm also include a range of traditional and modern buildings, well suited to a variety of agricultural uses. Access is via a council maintained road leading onto a private stone drive which provides direct access to the house and buildings, there is a secondary access off the council maintained highway to the farm yard, farm buildings and land. The land is largely level with excellent access from the central farmstead. The farmland is capable of supporting a wide range of cropping and livestock enterprises. The proximity to the Wrekin and the Shropshire Hills AONB also gives potential for diversification, biodiversity and natural capital opportunities alongside the farming enterprise.



Shrewsbury 10 miles | M54 12 miles | Telford 15 miles | Ludlow 22 miles | Stafford 40 miles | Birmingham 45 miles

Langley Hall Farmhouse

Langley Hall Farmhouse comprises of a detached stone and tiled 8 bedroom period property, which was built in circa 1870. The property is accessed directly off the council maintained road onto a private stone drive between the traditional farm buildings, leading directly to the front elevation of the property. The house occupies a level position adjacent to the operational farm buildings. The property has a level lawn area to its rear and side elevation and is surrounded by floral gardens, with a walled vegetable garden to the side elevation. Together with a hardcore parking area.

The internal accommodation is described as follows:

Front Porch

1.61m x 1.8m

Stone porch with tile floor and single glazed timber windows.

Reception room

5.25m x 4.96m (max.)

Front door opens into a reception room with open fire, built in storage cupboards, radiator and carpet floor. Window to the front elevation with secondary glazing.

Kitchen/Breakfast room

4.96m x 3.50m

With wall and base units, oil fired Rayburn, electric oven and extractor fan, radiator and quarry tile floor. Windows to rear and front elevation with secondary glazing.

Pantry

3.0m x 1.76m

Door to pantry comprising base units and shelving, tile floor and window to the front elevation.

Bootroom

2.76m x 2.98m (max)

Concrete floor, Belfast sink with door and window to the side elevation.

W/C

1.85m x 0.87m

With toilet, radiator and cupboard and window to the side elevation.

Rear Hallway

L shaped hallway with stairs to first floor, window and tile floor. The hallway houses the Worcester oil boiler.

Rear Utility

5.25m x 4.46m (max)

With brick fireplace, bread oven, timber effect floor and stone sink. Window and door to the rear elevation providing access to the garden.

Sitting Room

4.96m x 3.81m

Leading from the reception room, with open fireplace window to the front and side elevations with secondary glazing.

Inner Hallway

With door to the side elevation and garden, separate interior doors to cellar and dining room. Stairs to first floor.

Dining Room

4.18m x 4.23m

Window to the rear elevation with secondary glazing, open fire place (not in use), carpet floor and radiator.



Stairs rise to:

First floor landing

11.43m x 2.31m (max).

Main stairs to landing with a window to the rear elevation. Landing comprises windows with secondary glazing to rear elevation, carpet floor and two radiators.

Bedroom

4.18m x 3.53m

With carpet floor, open fireplace, radiator and a window to the rear elevation with secondary glazing.

Bedroom

2.34m x 2.32m

Single bedroom with window to side elevation, carpet floor and radiator.

Bedroom

3.85m x 4.95m

With window to the front and side elevation, radiator and lino flooring.

Bedroom

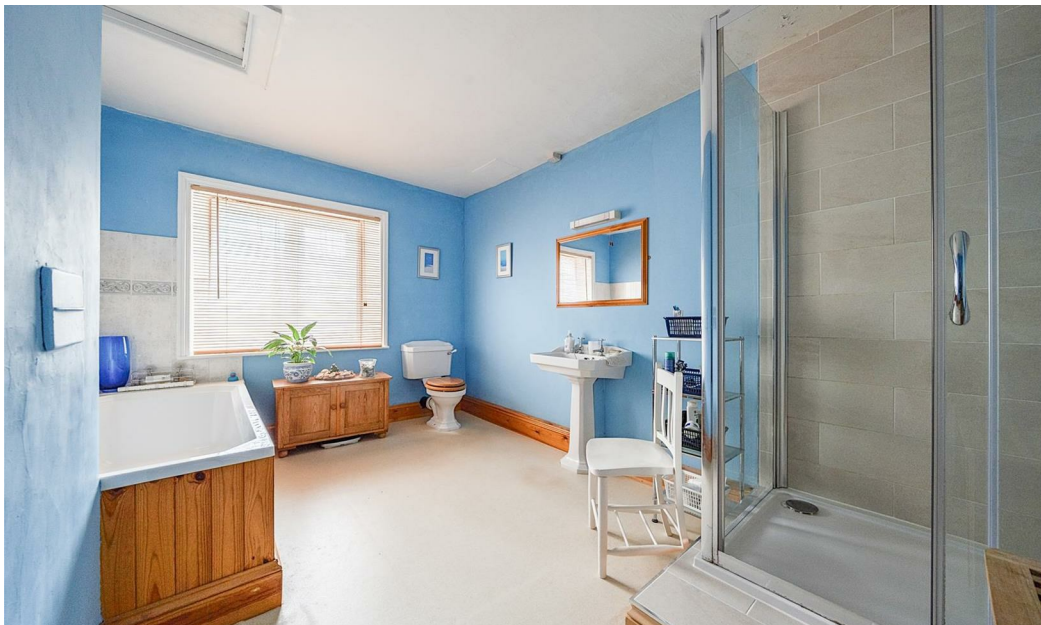
5.22m x 4.96 (max.)

With carpet floor, radiator, open fireplace and door to dressing room.

Dressing Room

1.59m x 1.76m

Situated above the porch with window to the front elevation and timber floor boards.



Bathroom

4.97m x 2.84m (max.)

Comprising bath, toilet, sink and shower cubicle. With airing cupboard, radiator, lino flooring, hatch to attic and a window to the front elevation with secondary glazing.

Door to rear landing

With staircase that descends to the rear hall.

Bedroom

3.52m x 4.98m

Window to front and side elevation, radiator, floorboards.

Bedroom

5.19m x 4.73m (max)

Window to rear elevation, radiator, open fireplace, timber floor boards, hatch to loft.

Door to attic staircase

With roof light and window to side elevation.

Attic Bedroom

3.66m x 3.56m (max.)

Floorboards with window to the rear elevation.

Attic Bedroom

3.89m x 4.57m

Floorboards, open fire place and window to the side elevation.





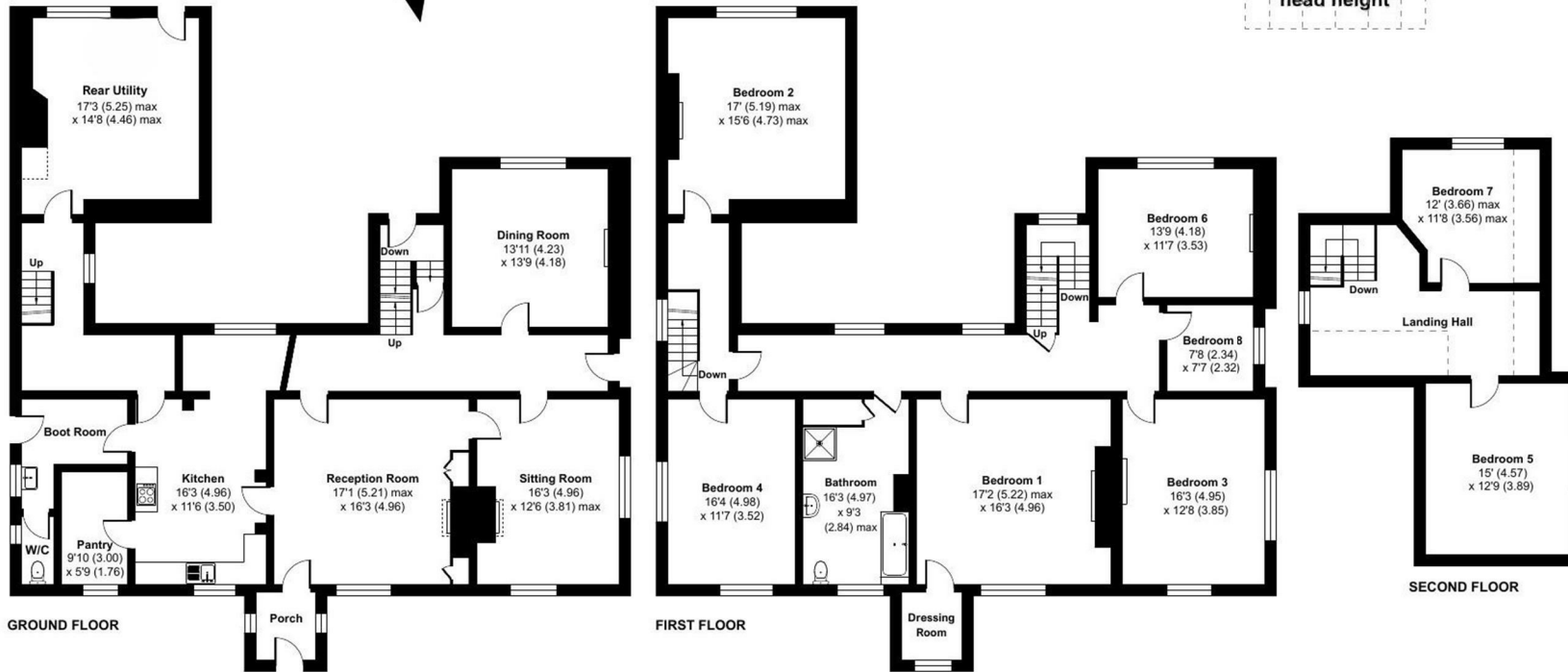
Floor Plan

LANGLEY HALL FARMHOUSE

Approximate Area = 3716 sq ft / 345.2 sq m
 Limited Use Area(s) = 291 sq ft / 27 sq m
 Total = 4007 sq ft / 372.2 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC
		64	35

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1313423



Farm Buildings

Building 1

21.18m x 5.85m

A single-storey traditional stone range under a slate roof, benefitting from a concrete floor, power, and lighting. Currently utilised as a workshop, for general storage, and as a loose box.

Building 2

34.18m x 12.72m (lean-to 3.28m x 2.23m)

A traditional grain store of brick and stone construction beneath a galvanised iron roof. It includes a one-bay lean-to on the entrance yard side, previously used as a dairy.

Building 3

18.75m x 7.47m

A single-storey stone cow shed with a tiled roof, adjoining the west elevation of Building 2. Equipped with power, lighting, and water.

Building 4

15.79m x 6.68m

A two-storey stone building, formerly used as a meal house, with a concrete floor and a loft over. It adjoins Building 3 at the north gable end and the west elevation of Building 2 to the east.



Building 5

18.59m x 16.27m

A steel portal-framed covered cattle yard with a hardcore floor, complete with water supply and lighting.

Building 6

31.24m x 6.0m

A seven-bay Dutch barn, set on a hardcore base, suitable for general agricultural storage.

Building 7

19.32m x 26.77m

A six-bay steel portal-framed cattle shed, with a hardcore floor, feed barrier, and provision of water and lighting. This building connects to a covered cattle feed passage.

Building 8

21.10m x 21.87m

A nine-bay cattle shed with an iron frame and fibre cement roof, incorporating brick walls and Yorkshire boarding. Benefits from water, lighting, and access to concrete yards.

Building 9

32.10m x 21.87m

A seven-bay timber pole barn, currently used as a sheep shed, has a stone floor, concrete block walls, and a galvanised iron roof. It is fitted with water and lighting.

Building 10

23.69m x 7.00m

A five-bay open-fronted implement shed is used for machinery storage. Constructed with concrete block walls and a galvanised iron clad roof, and includes water and lighting.

Building 11

29.42m x 16.55m

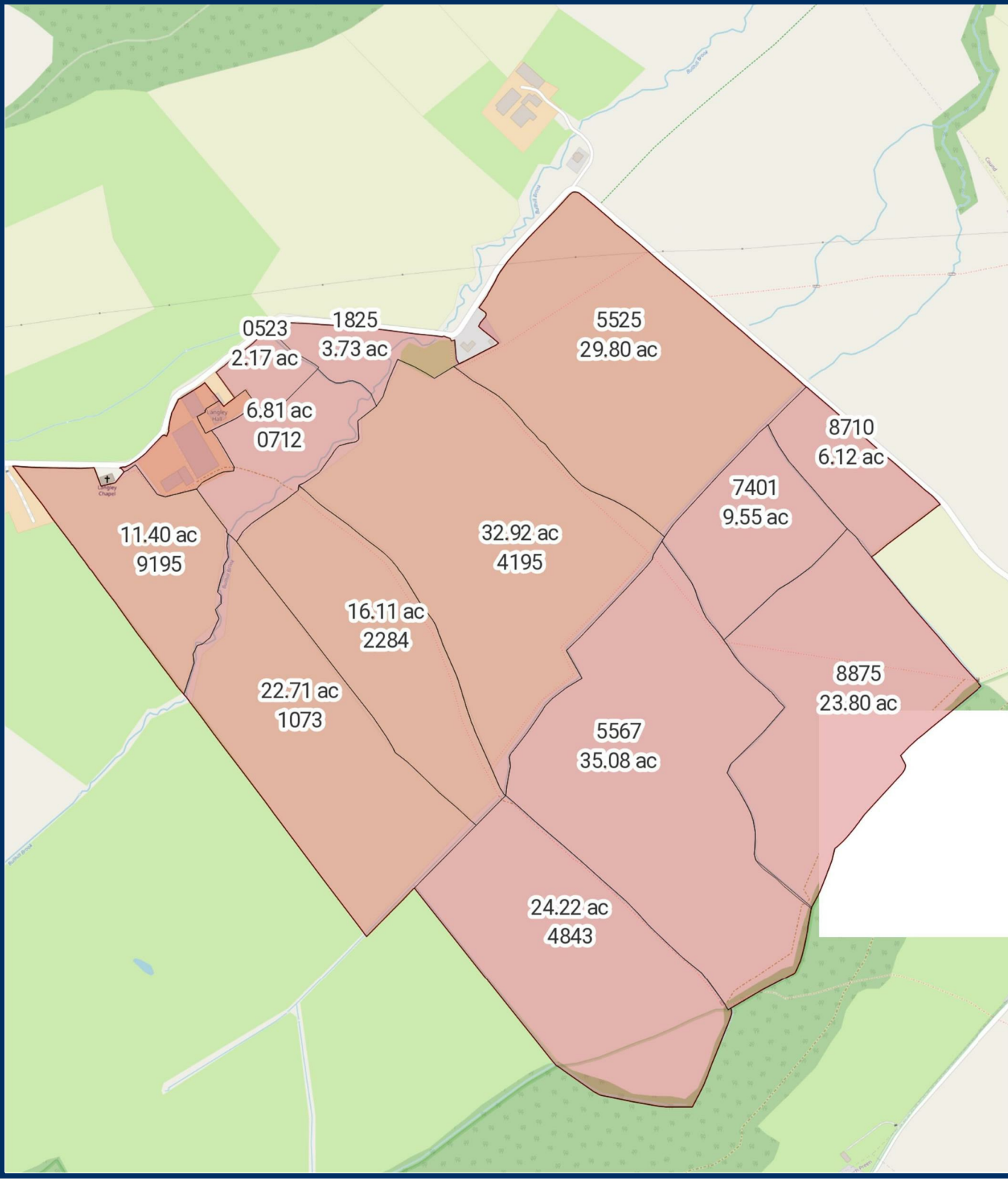
A six-bay general-purpose pole barn, currently serving as a grain store, with a concrete floor, block walls, galvanised iron-clad roof, and provision of power and water.



Building Schedule







Field Schedule

Field No.	Type	ha est.	ac est.
SJ5400 0523	Pasture	0.88	2.17
SJ5400 1825	Pasture	1.51	3.73
SJ5400 0712	Pasture	2.76	6.81
SO5399 9195	Arable	4.61	11.4
SO5499 1073	Arable	9.19	22.71
SO5499 4843	Arable	9.8	24.22
SO5499 2284	Arable	6.52	16.11
SO5499 5567	Arable	14.19	35.08
SO5499 4195	Arable	13.32	32.92
SJ5400 5525	Arable	12.06	29.80
SJ5400 8710	Arable	2.48	6.12
SJ5400 7401	Arable	3.87	9.55
SO5499 8875	Arable	9.63	23.80
	House	0.22	0.54
	Buildings	1.13	2.78
Total		92.17	227.74

The Land

The land comprises in total 227.74 acres of predominantly level arable land in a ring fence. The land benefits from road frontage access onto the council maintained road with internal field margins and tracks. The land is predominantly Grade 4 with some Grade 3 according to the provisional agricultural land classification. The land surrounding the farmstead is crossed by the Bullhill Brook which provides a natural water supply. Aside from field parcels 0523, 1825 and 0712, the land is within an arable rotation. The land is capable of supporting a range of cropping or stocking. This land presents an excellent opportunity for commercial farming, environmental or diversification schemes, subject to the necessary consents.

Cropping

The land is currently farmed in hand within a cereal rotation.



General Information

EPC

The Farmhouse has an EPC of an F

Council Tax Band

The Farmhouse is a band E for council tax.

Services

The farm is served by mains water and 3 phase mains electricity.

Drainage to the farmhouse is via a private septic tank.

Central heating in the Farmhouse is supplied via the Worcester oil boiler.

Access

The farm has a stone drive from the council maintained highway to the Farmhouse and some of the traditional building. There is a secondary access to the yard and cattle buildings. These accesses are interconnecting.

Boundaries, Roads and Fences

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

Basic Payment Scheme & Stewardship Schemes

The delinked BPS payments are reserved by the Vendor.

Sustainable Farming Incentive (SFI)

The farm is currently entered into a Sustainable Farming Incentive scheme. It is a condition of the sale that the purchaser will take to the obligations under the SFI scheme on the property, subject to RPA consent. Further details from the selling agents.

Sporting, Timber & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale.



Wayleaves, Easements & Rights of Way

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not. The farm is sold with a right of way through the Gatehouse which is a third party owned property situated in close proximity to the Farmhouse, for agricultural purposes. There are public rights of way (footpaths) over the farmland and through the farm yard.

Nitrate Vulnerable Zone / Flood Zone / Designation

The land is not situated within a Nitrate Vulnerable Zone. The land immediately surrounding the Bullhill Brook which crosses the farm in a north east, south west direction is in Flood zone 2 & 3. A small proportion of field parcel 4843 is situated within Shropshire Hills AONB. The Farmhouse, traditional farm buildings and some of the surrounding land are situated within the Scheduled Monument site of Langley Hall moated site and Langley Chapel.

Local Authority & Public Utilities

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Severn Trent Water, Coventry. CV1 2LZ
National Grid ED (West Midlands), Bristol, BS2 0TB

Restrictions

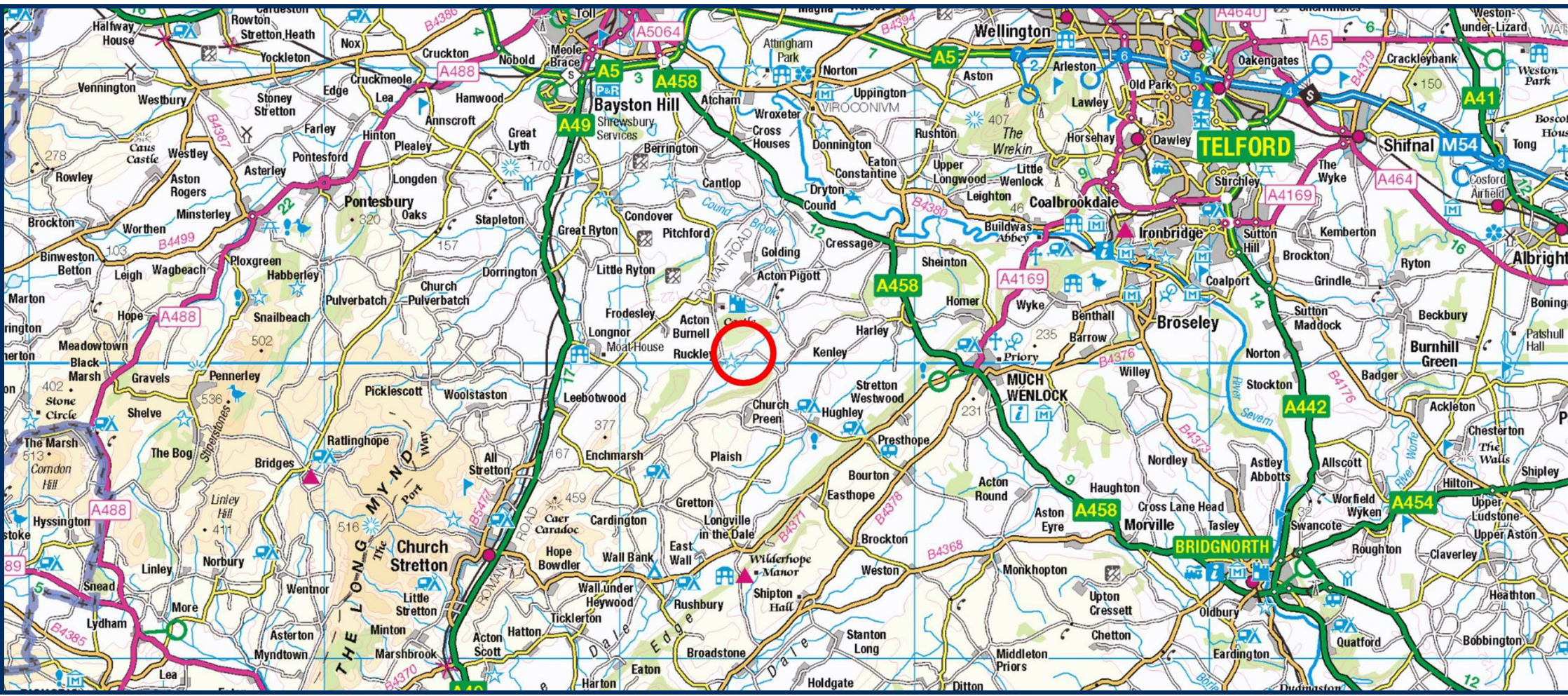
Langley Hall Farm is sold subject to restrictions for alternative uses outside of agriculture and horticulture. Further details can be provided by the selling agents.

Planning

No formal planning search has been undertaken. Full details of the planning history can be found on Shropshire Councils website.

Tenure

The property is sold with vacant possession upon completion.



Guide Price

The property is offered as a whole or in suitable lots as required.
Offers in the region of £3,000,000 as a whole.

Mode of Sale

The property is for sale by Private Treaty as a Whole or in suitable lots as required.

Viewing

Viewing strictly by appointment with the selling agents only.

Gareth Wall on 01584 547543 or 07974 143336 or The Hereford Office on 01432 356161

g.wall@sunderlands.co.uk

James Evans on 01938 555552 or 07581552438

jamese@halls.gb.com

Health & Safety

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Directions

From the town of Shrewsbury take the A49 southbound towards Bayston Hill and Dorrington. Continue along this road passing through the settlements of Bayston Hill and Dorrington. Continue in a southern direction on the A49 from Dorrington for approximately 2 miles and take the left hand turning to Longnor. Proceed through the village of Longnor until you reach the crossroads. Turn left to Frodesley and continue into the village of Acton Burnell. At the crossroads in the centre of Acton Burnell turn right and continue along this road for approximately 2 miles and on entering the hamlet of Ruckley turn left. Continue along this road for approximately 1/4 mile and Langley Hall Farm can be found on the right hand side of this road.

What3words - ///sudden.frowns.refilled

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.



Ludlow Office
The Cider Barn
Ashford Bowdler
Ludlow
Shropshire
SY8 4DJ
Tel: 01584 547543 or 01432 356161

Gareth Wall
g.wall@sunderlands.co.uk / 07974 143336

www.sunderlands.co.uk

Welshpool Office
14 Broad Street
Welshpool
Powys
SY21 7SD
Tel: 01938 555552



James F Evans
jamese@halls.gb.com / 07581 552438

www.halls.gb.com

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