



FOR SALE

Oak Tree Farm, Chelmarsh, Bridgnorth, WV16 6BH

c 22.44 acres (9.08 ha) farm, with house and outbuildings. Available for sale as a whole.



ATCHAMS
CHARTERED SURVEYORS

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Oak Tree Farm, Chelmarsh, Bridgnorth, WV16 6BH

c22.44 acre small holding with house and outbuildings.

For Sale as a whole by Informal Tender

Guide Price
£700,000 (House, Buildings and c22.44 acres)

- Well-proportioned detached 3-bedroom house
- Bare land, woodland and agricultural buildings
- Rural location
- EPC Band D
- House, garage, garden and separate outbuildings set within 22.44 acres of land
- Oak Tree Farm is subject to an Agricultural Occupancy Restriction
- Tenders to be submitted by Wednesday 23rd September 2026
- **Enquiries through Atchams. Contact David Lancaster 07399184808**

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LOCATION

Situated in the heart of the Shropshire countryside off a quiet country lane just outside the village of Chelmarsh. Conveniently located 5.5 miles south of Bridgnorth, 26 miles from Shrewsbury and 15 miles from Telford which has a full range of amenities including a hospital, schools, bus service and shops and within easy reach of the A5 and M54.

What3Words: ///chipper.breaches.household

Grid Reference: SO720859

DESCRIPTION

Oak Tree Farm presents a unique opportunity to acquire a Shropshire smallholding extending in total to approximately 22.44 acres (9.08 hectares), available for sale as a whole.

The 3 bedroom farmhouse and adjacent double garage benefit from a separate access off Covert Lane via a semi-circular in and out driveway.

A pole barn and general purpose building sit to the north of the property off a separate farm track that runs adjacent to the house and garden.

The land is primarily laid to pasture and has been used for producing hay. With gently rolling topography and grade 3 soil quality, the land could also be suitable for arable cropping. Additionally, the property

features a charming wooded boundary on two sides that slopes down to a water course.

The residential property includes a detached three-bedroom house offering approximately 186.70 square meters (2,010 square feet) of living space. Downstairs consists of a kitchen, living room, dining room, study, conservatory and downstairs WC. Upstairs benefits from a master bedroom with ensuite shower room, two further double bedrooms and a family bathroom with separate shower cubicle.

While the home is in good condition, it would benefit from some modernisation, allowing buyers the opportunity to add personal touches.

There is ample parking for several vehicles to the front of the house, and a 6.61m x 5.78m garage, making it convenient for both residents and visitors.

The farm buildings are located at the end of a 135m track to the north of the residential accommodation. The buildings can be described as follows:

- Monopitch pole barn with tin roof and open sides - c12.82m x 7.5m
- Timber framed, corrugated sides and roof with part concrete floor and internal stores – 15.91m x 17.64m plus an extension to the rear c10.5m x 10.5m. The building is set on a slope which drops away from the front access towards the water course. There is a vehicle and separate pedestrian access at the front of the building.

LAND

The land extends to approximately 21.59 acres of which c15.51 acres is laid entirely to permanent pasture. With gently rolling topography, it is ideally suited for both grazing and arable purposes. It has a hedged boundary with Covert Lane and is fenced and bounded by mature woodland (c6.05acres) that slopes down to Borle brook to the west and a connecting drainage channel to the north.

Access can be gained off Covert Lane and from the farm buildings.

The land has been used for hay production and the crop has recently been taken. There is no third-party occupation. Vacant possession is granted on all parts upon completion.

ACCESS TO THE PROPERTY

The holding can be accessed directly off Covert Lane which is owned and managed by Shropshire County Council.



SERVICES

Mains Electricity and Mains Water are connected. Drainage from the house is to a septic tank located on the property. Meters for Electricity are located on the subject property and the water stop tap for the property is located in the kitchen. The residential property is centrally heated by an oil fired boiler. None of the services have been tested. Atchams can therefore provide no guarantees as to their availability or quality.

Shropshire County Council – Council Tax band E.

TENURE AND POSSESSION

The property is offered for sale with Freehold Tenure and Vacant Possession on all parts upon completion.

TENDER DETAILS

The property is to be sold by Informal Tender. All tenders to be submitted on the specified forms, which must be received no later than **Wednesday 23rd September 2026** at Midday. Tender forms will be available by request from Atchams (and can be downloaded at www.atchams.co.uk/property).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared and is attached below. It is banded with a D rating.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

VIEWINGS – 3 OPEN DAYS

Viewings are only available on the specified viewing dates. The following viewing dates are available:

Thursday 20th August 2026 at 9am to Midday

Wednesday 26th August 2026 Midday to 3pm

Wednesday 9th September 2026 9am-Midday

If necessary other viewings outside of the viewing days can be made by appointment with the sole agent Atchams, Holly Farm, Wolverley, Shrewsbury, SY4 5NQ. Contact David Lancaster Tel: 07399184808 or Gareth Lay Tel: 07399 184 807.

LEGAL DOCUMENTS AND COSTS

The purchaser is to be responsible for their own legal and professional costs associated with the purchase. The purchaser will be required to make a contribution towards the vendors' legal costs of £1,000 (no VAT is chargeable). Should the vendors' solicitors undertake local authority searches, these will be charged in addition, at cost.

VAT is not applicable on the sale price.

WAYLEAVES, RIGHTS OF WAY AND EASEMENTS

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

BASIC PAYMENT AND ENVIRONMENTAL SCHEMES

There are no Entitlements included in the sale. As far as the Vendor is aware, the holding is not within any Environmental Stewardship Schemes.

GUIDE PRICE

The agents suggest a guide of £700,000 (Seven Hundred Thousand Pounds). Potential purchasers are invited to make offers at an appropriate level at their discretion.

PLANNING

As far as the vendors are aware there is no recent planning history associated with the property. Any purchasers will be responsible for carrying out their own planning searches.

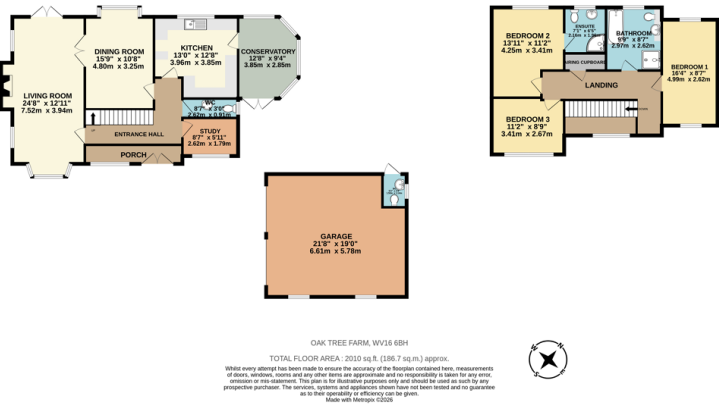
The Local Authority is Shropshire County Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

AGRICULTURAL OCCUPANCY RESTRICTION

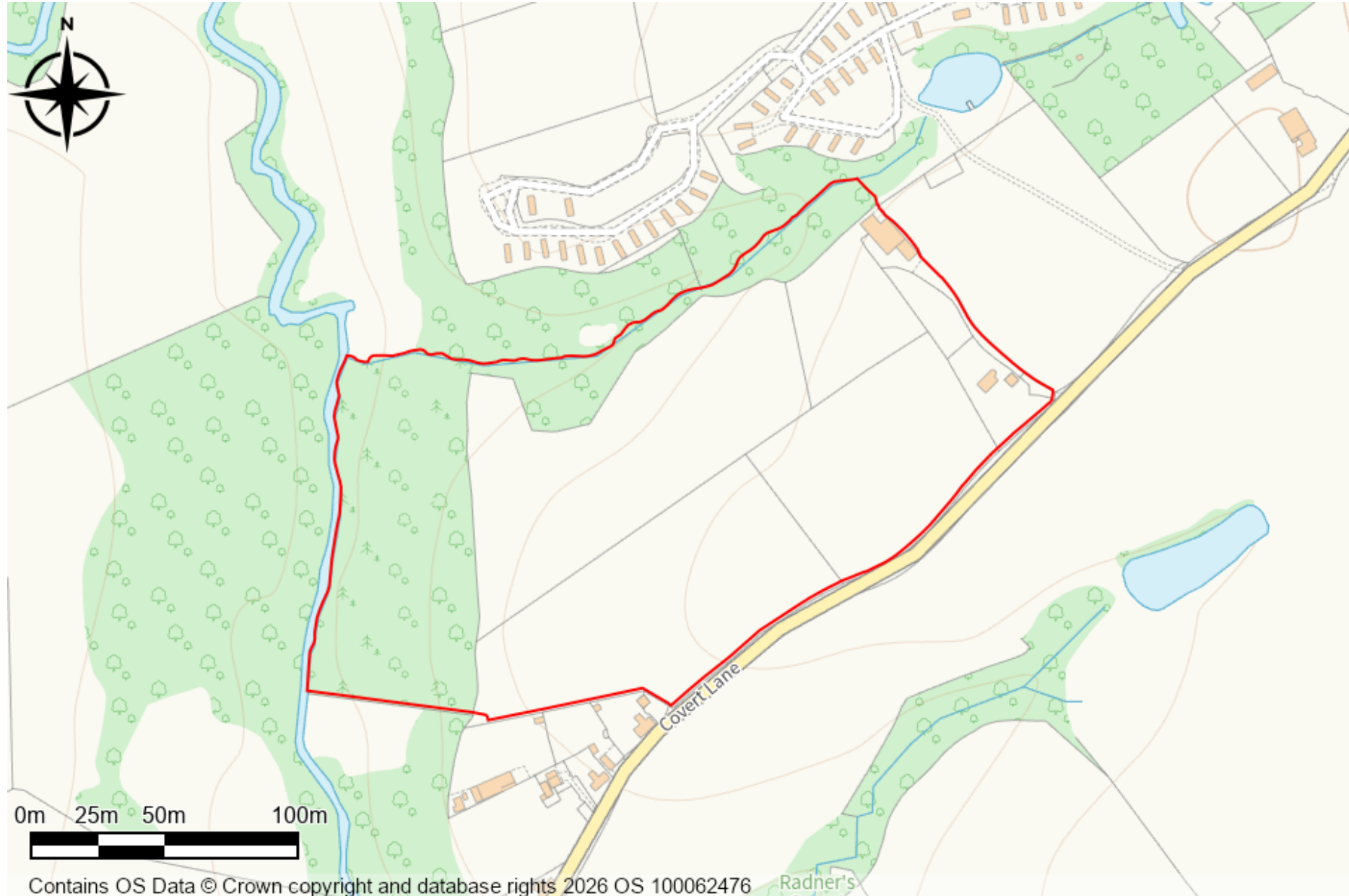
The property is subject to an Agricultural Occupancy Restriction (commonly known as an 'agricultural tie') under section 55 (or Section 171) of the Town and Country Planning Act. Full details of the AOR can be obtained from the vendors' agent.

IDENTIFICATION CHECKS

In accordance with New Money Laundering Obligations for UK Property Transactions: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, perspective buyers must provide two forms of identification prior to submitting an offer, which will be checked and verified by the selling agents.



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All dimensions are approximate and the plans provided are for identification only.

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Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Atchams has made every effort to attempt to ensure that the particulars and other information provided are as accurate as possible and the particulars are not intended to amount to advice given, which you should rely upon as being factually accurate. Some images may have been taken using wide angle lenses. The reader should not assume that the property has all necessary planning, building regulations or any other consents and Atchams have not tested any services, facilities or equipment. All measurements and distances given are approximate. Atchams, its employees and anyone instructed on their behalf cannot offer warranties or guarantees, whether expressly or implied in relation to the property, or the content of these particulars is accurate, complete or up to date. The photographs provided represent part of the property as it appeared at the time they were taken. All rentals and prices are quoted exclusive of VAT (which may be charged in addition) unless otherwise stated. Should you require any further information, please contact us info@atchams.co.uk Atchams Limited (Co Reg 11793641) whose registered address is Holly Farm, Wolverley, Shropshire, SY4 5NQ. Atchams is regulated by RICS. Your statutory rights are not affected by this notice.

Prospective purchasers will be asked to produce identification of the intended purchaser and other documentation in order to support any conditional offers submitted to the vendors. Atchams offers no liability of any type arising from the purchasers delay or other lack of co-operation. We may hold purchaser's names on our database unless you instruct us otherwise.

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