

WHATALL FARM

COLEMERE | ELLESMERE | SHROPSHIRE



WHATTALL FARM

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Ellesmere 4 miles | Oswestry 13 miles | Shrewsbury 16 miles | Chester 32 miles
(distances are approximate)

A significant and productive ring-fenced mixed farm

Comprising approximately 826 acres of productive arable and grassland

A useful farmstead at the end of a private drive, including a seven-bedroom farmhouse

A well-managed yard, including a range of modern and traditional farm buildings

Situated in a well regarded grass growing area, with a significant area of lighter and loamy soils,
providing scope for arable, forage, and root cropping enterprises

Set around a significant central woodland, and Crose Mere lake, adding sporting and
environmental value

Comprising 826 acres (334 hectares)

Available as a whole, or in three lots



**Strutt
& Parker**
Land and property. Since 1885.

SUMMARY

Whattall Farm sits in the gently undulating North Shropshire countryside, a short distance south of the market town of Ellesmere, an area with a strong farming tradition. Offered for a sale after a significant period of private ownership, the farm is available with vacant possession from 29th September 2026, and subject to the tenancies and licenses described herein.

Currently operated as a mixed holding, at the heart of which has been a well-regarded Holstein herd, the farm provides a combination of lighter arable ground alongside good forage and grazing land which could lend itself to a range of enterprises.

LOCATION

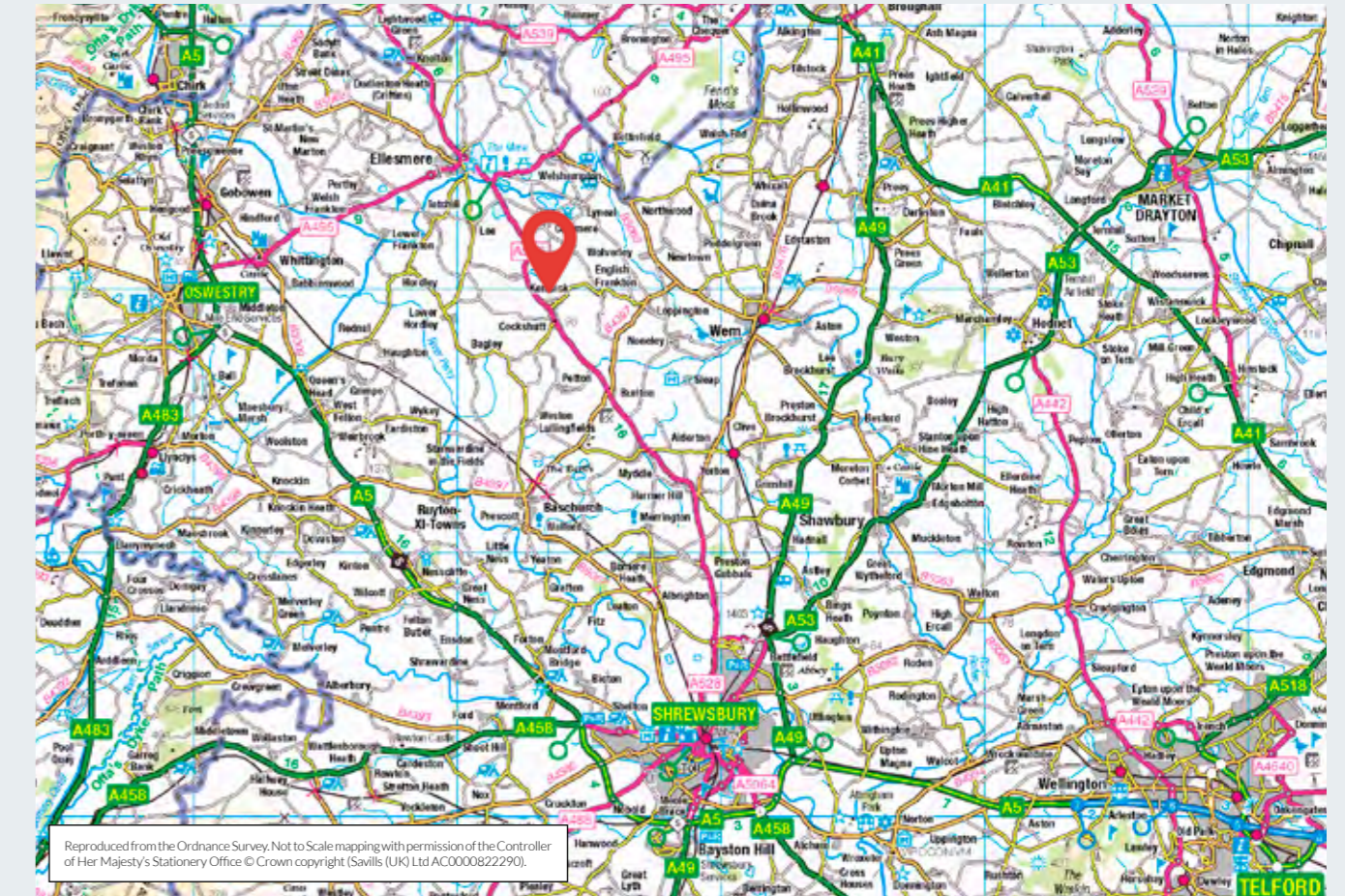
Situated just off the main A528 linking Ellesmere to Shrewsbury, the country around Whattall Farm is characterised by productive farmland, traditional villages, and a strong agricultural heritage. Gently rolling fields surround 'Shropshire's Lake District', the locally noted meres being the most obvious evidence that remains of the effect the last ice age had on the area.

The nearby market towns provide ample commercial, family and leisure amenities. Shrewsbury, as the nearest major town, provides a full range of leisure and service amenities, including the nearest livestock market and a range of machinery dealerships, alongside a noted range of independent shops and restaurants. Ellesmere offers lakeside walks, local stores, and a close knit community hub typical of country market towns.

For schools, the area is well served by Ellesmere College, Lakeland Academy, Packwood Haugh, Oswestry School and Moreton Hall – as well as a range of quality institutions near Shrewsbury and Chester.

The area remains well connected, via the road network to the M54 at Shrewsbury (for Birmingham and the south) and the A49 at Whitchurch, connecting Ellesmere to the north (Chester, Crewe, Liverpool and Manchester) as well as to the Welsh Marches and South Wales.

International airports are at Manchester (approximately 54 miles) and Birmingham (approximately 69 miles). Shrewsbury station provides national and regional rail connections, with Stafford station (40 miles) providing direct mainline services to London (from 77 minutes).



LOTING

The farm is offered for sale as a whole or in up to three lots as shown on the lotting plan and summarised below:

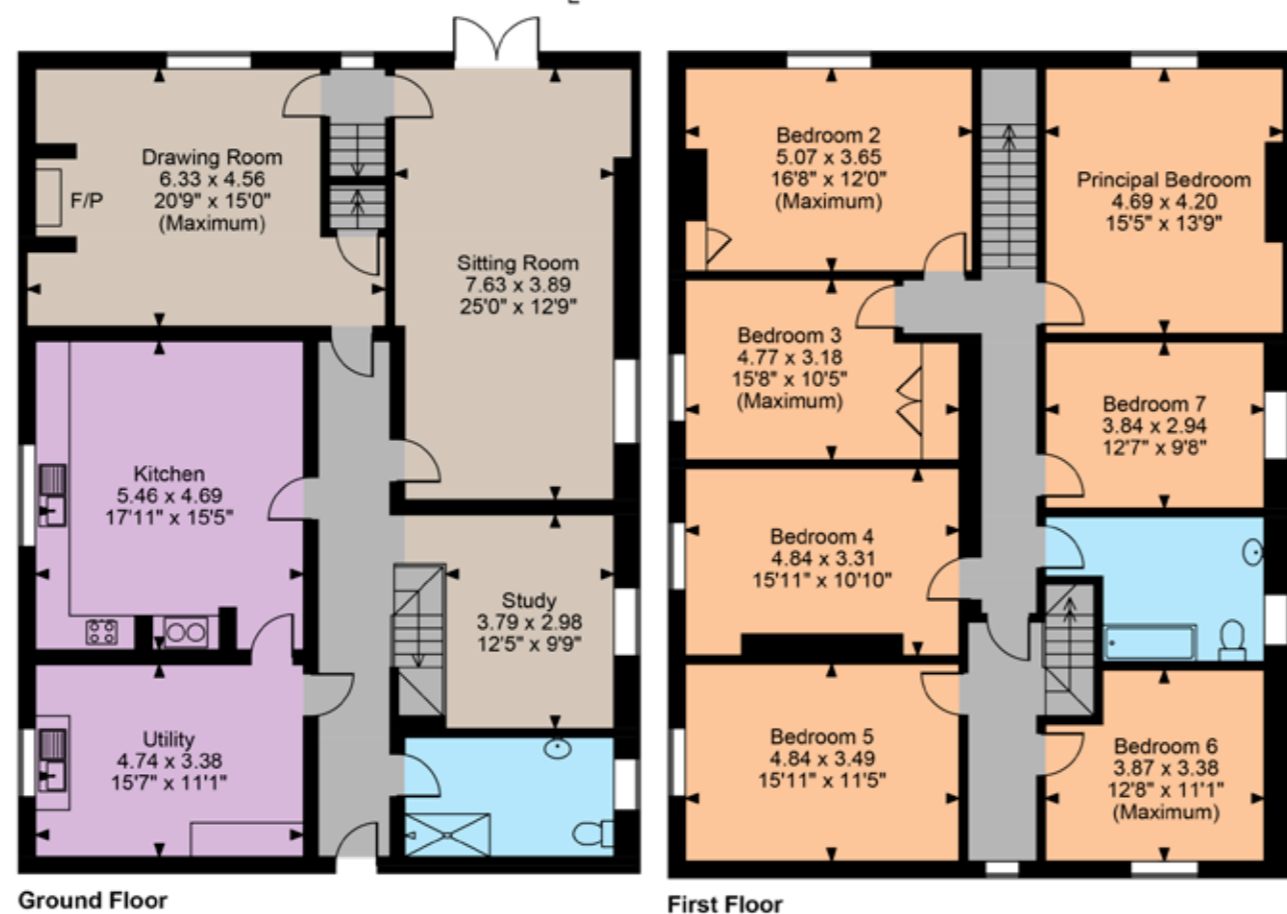
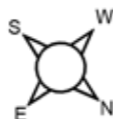
| Lot | Acres | Hectares | Description |
|---------------------------|-------|----------|---|
| Lot 1 - Whattall Farm | 487 | 197 | A significant mixed holding, including a seven bedroom farmhouse and well equipped yard |
| Lot 2 - Land at Cockshutt | 173 | 70 | A good block of level farmland and woodland |
| Lot 3 - Land at Crosemere | 165 | 66 | A well located block of arable and grazing land, including the Crose Mere lake |



WHATTALL FARMHOUSE

Approximate Gross Internal Area
284 sqm / 3,061 sqft

Not to scale. For identification purposes only.



LOT 1: WHATTALL FARM - About 487 acres (197 hectares)

Whattall Farm is set around a steading at the centre of the holding. Bordered by woodland to the west and public roads to the north and east.

WHATTALL FARMHOUSE & YARD

Set at the end of a long drive (which solely serves the farm and is council maintained for approximately two thirds of its length) the farmstead provides both a modern working base and family home.

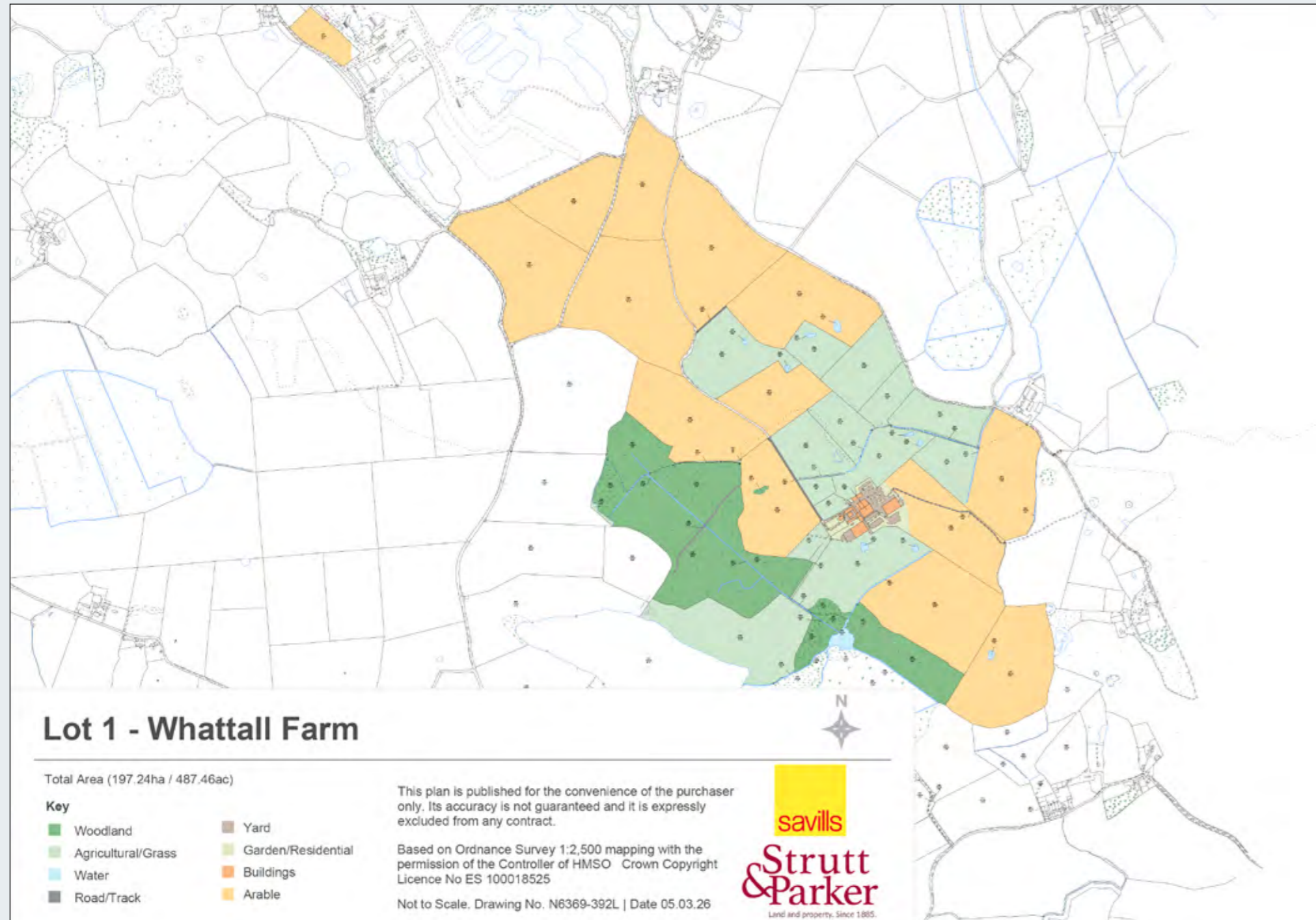
The farmhouse provides ample accommodation, with seven bedrooms. On the ground floor are two extensive reception rooms, alongside a family kitchen,

utility, study, and ground floor bathroom, an additional bathroom to the first floor completes the property.

The yard is set in two parts, with a traditional foldyard immediately adjoining the farmhouse (with a range of brick buildings, providing loose housing, a collecting yard and single-sided 20 point parlour alongside useful storage.)

To the east and west of the foldyard sits the modern livestock accommodation and agricultural storage buildings, along with the slurry pits and earth-sided clamps.

The farm is served by both mains and borehole supplies.



| LOT 1 | | | | | | | |
|---------------|-----------------|--------------|----------------|---------------|-----------------|---------------|----------------|
| Parcel Number | Area (Hectares) | Area (Acres) | Land Use | Parcel Number | Area (Hectares) | Area (Acres) | Land Use |
| 7728 | 2.50 | 6.18 | Pasture | 0327 | 0.06 | 0.15 | Water |
| 0731 | 3.48 | 8.60 | Pasture | 6169 | 0.02 | 0.04 | Water |
| 6323 | 3.60 | 8.89 | Pasture | 8289 | 0.06 | 0.15 | Water |
| 9139 | 1.88 | 4.65 | Pasture | 4879 | 0.15 | 0.37 | Water |
| 8350 | 4.19 | 10.35 | Pasture | 6048 | 0.08 | 0.21 | Water |
| 6490 | 0.78 | 1.93 | Pasture | 1409 | 0.15 | 0.36 | Water |
| 6685 | 0.28 | 0.68 | Pasture | 2020 | 0.08 | 0.20 | Water |
| 9308 | 0.13 | 0.33 | Pasture | 0340 | 0.10 | 0.24 | Water |
| 1014 | 2.77 | 6.84 | Pasture | 8676 | 0.10 | 0.25 | Water |
| 6712 | 0.07 | 0.18 | Pasture | 7558 | 0.46 | 1.14 | Water |
| 4159 | 9.21 | 22.76 | Pasture | 5648 | 0.03 | 0.07 | Water |
| 6908 | 0.75 | 1.86 | Pasture | 4257 | 0.02 | 0.05 | Water |
| 8817 | 3.48 | 8.61 | Pasture | 9988 | 0.04 | 0.09 | Water |
| 7003 | 0.58 | 1.44 | Pasture | 8222 | 0.05 | 0.13 | Water |
| 4153 | 5.63 | 13.90 | Pasture | 6459 | 0.04 | 0.11 | Water |
| 7861 | 6.58 | 16.26 | Pasture | 7361 | 0.09 | 0.21 | Water |
| 6654 | 2.16 | 5.35 | Pasture | 3899 | 0.02 | 0.05 | Water |
| 5138 | 4.86 | 12.02 | Arable | 3991 | 3.25 | 8.03 | Woodland |
| 3150 | 9.67 | 23.91 | Arable | 9950 | 3.57 | 8.83 | Woodland |
| 2530 | 8.77 | 21.67 | Arable | 4807 | 0.08 | 0.21 | Woodland |
| 0668 | 10.76 | 26.58 | Arable | 9808 | 1.22 | 3.00 | Woodland |
| 5301 | 6.79 | 16.79 | Arable | 0721 | 3.26 | 8.05 | Woodland |
| 2813 | 7.49 | 18.52 | Arable | 3089 | 10.66 | 26.34 | Woodland |
| 6271 | 9.31 | 23.01 | Arable | 8263 | 1.17 | 2.90 | Woodland |
| 0896 | 7.19 | 17.78 | Arable | 7264 | 0.33 | 0.82 | Woodland |
| 8101 | 3.48 | 8.59 | Farm Buildings | 6658 | 1.20 | 2.96 | Woodland |
| 4118 | 0.00 | 0.01 | Misc | 2808 | 3.69 | 9.12 | Woodland |
| 3017 | 0.07 | 0.17 | Misc | 6968 | 0.46 | 1.14 | Woodland |
| 2996 | 0.18 | 0.45 | Roads & Tracks | 7480 | 11.03 | 27.25 | Arable |
| 6011 | 0.19 | 0.46 | Roads & Tracks | 1011 | 6.42 | 15.85 | Arable |
| 1501 | 0.16 | 0.40 | Roads & Tracks | 0269 | 12.30 | 30.40 | Arable |
| 6964 | 0.03 | 0.07 | Water | 7902 | 6.26 | 15.46 | Arable |
| 0123 | 0.03 | 0.07 | Water | 3589 | 11.67 | 28.85 | Arable |
| 2453 | 0.05 | 0.13 | Water | 3164 | 0.06 | 0.15 | Roads & Tracks |
| 9726 | 0.03 | 0.07 | Water | Total | 197.24 | 487.46 | |
| 0357 | 1.93 | 4.77 | Arable | | | | |



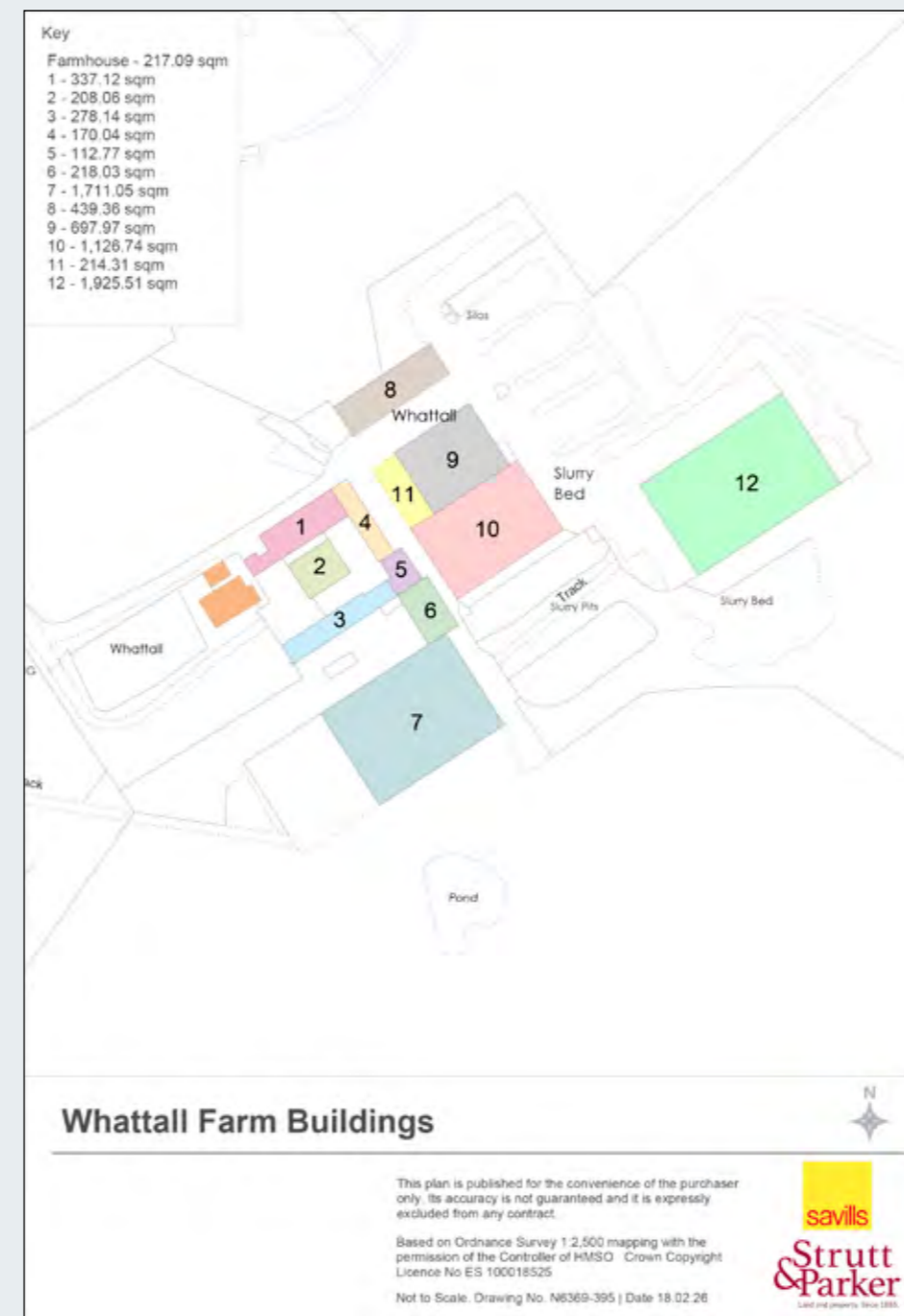
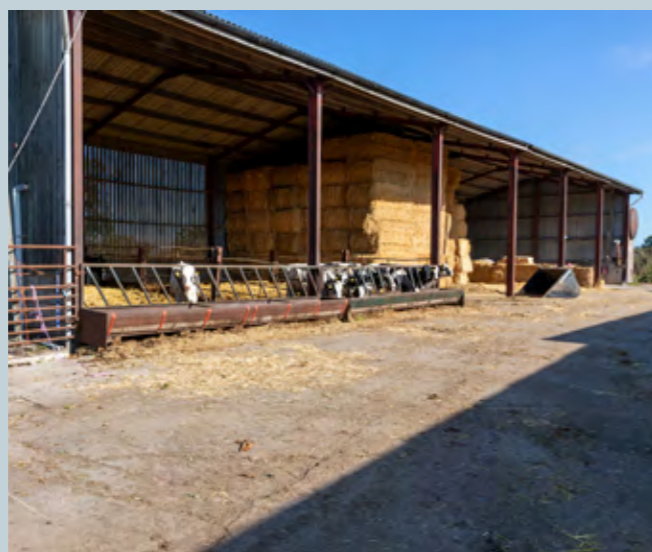
FARMLAND

The ground comprises predominantly Grade 3 soils, with a band of heavier Grade 4 land under the yard, woodland, and grazing land in the centre of the holding. The soils are described as a combination of light to medium sandy loams to the northern and southern parts, with deeper areas of peat in the central part of the farm.

The farmstead and adjoining land is currently let on a Farm Business Tenancy to July 2026, with the other ground similarly let. Holdover and early entry is to be agreed between the parties.

Parts of the farm are subject to a Countryside Stewardship agreement, which the buyer will be required to take over, further details of which are within the General Remarks or available from the selling agents.

The mineral rights are not owned in respect of Lot 1, for further details please see the general remarks or contact the selling agents.



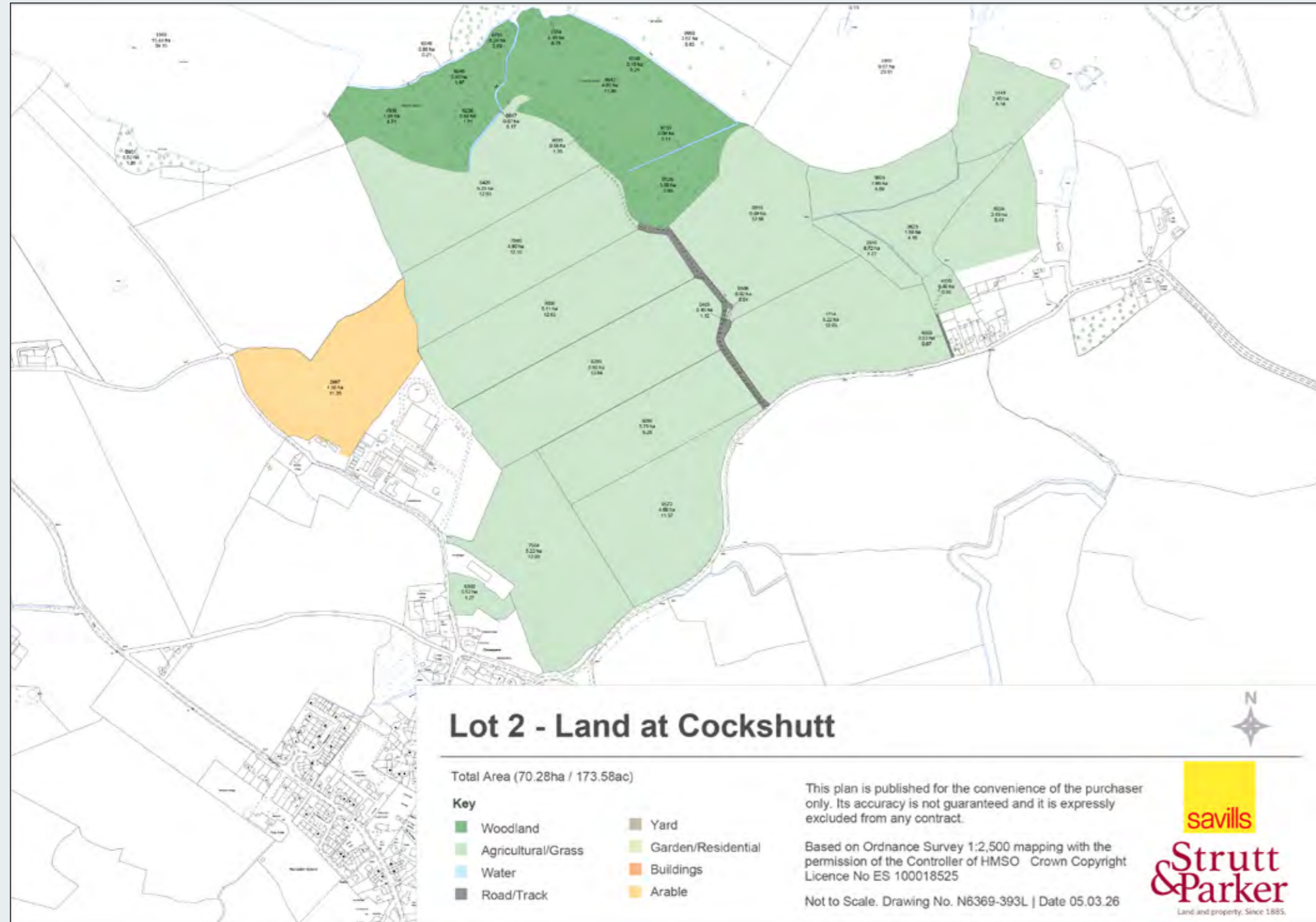
| Building | Approximate Dimensions | Description |
|----------|------------------------|---|
| 1 | 337.12 sqm | Part Foldyard - Brick under slate and corrugated sheets, currently used for pens and loose housing. |
| 2 | 208.06 sqm | Brick pillar under sheet covered yard, currently used for loose housing. |
| 3 | 278.14 sqm | Part Foldyard - Brick under slate, currently used for storage and houses the bulk tank. |
| 4 | 170.04 sqm | Part Foldyard - Brick under slate and sheets, gathering yard. |
| 5 | 112.77 sqm | Part Foldyard - Parlour. |
| 6 | 218.03 sqm | Part Foldyard - Parlour. |
| 7 | 1,711.05 sqm | Steel portal frame stall building, corrugated sheet roof, open ridge, concrete floor. |
| 8 | 439.36 sqm | Six bay steel portal frame open sided barn, used for loose housing and storage, timber boarding to three sides. |
| 9 | 697.97 sqm | General purpose steel frame store, sheet roof, timber boarding to sides, and concrete floor. |
| 10 | 1,126.74 sqm | Steel portal frame stall building, sheet roof and timber boarding, concrete floor. |
| 11 | 214.31 sqm | Steel framed lean-to - currently used for loose housing. |
| 12 | 1,925.51 sqm | Steel portal frame stall building, corrugated sheet roof, open ridge, concrete floor. |



LOT 2: LAND AT COCKSHUTT - About 173 acres (70 hectares)

Situated north of the village of Cockshutt this block occupies the level ground south of Lloyds Wood. Classified as a combination of Grade 3 and 4 soils in the main, with a small area of Grade 2 in the west, the soils are described as a range from peat to sandy loams. Benefiting from extensive improvements to fencing and hedging, the ground has provided a well-managed grazing block as part of a wider

enterprise. The land is accessed via a private stoned track, providing access from the highway to the central part of the land. Also included is a block of mixed woodland, extending to some 26 acres (10 hectares).



| LOT 2 | | | |
|---------------|-----------------|---------------|----------------|
| Parcel Number | Area (Hectares) | Area (Acres) | Land Use |
| 4110 | 0.40 | 0.98 | Pasture |
| 5141 | 2.10 | 5.18 | Pasture |
| 6360 | 0.52 | 1.27 | Pasture |
| 3623 | 1.68 | 4.15 | Pasture |
| 2916 | 0.72 | 1.77 | Pasture |
| 0919 | 5.09 | 12.58 | Pasture |
| 1714 | 5.22 | 12.89 | Pasture |
| 0506 | 0.02 | 0.04 | Pasture |
| 7606 | 5.11 | 12.63 | Pasture |
| 8295 | 5.60 | 13.84 | Pasture |
| 9287 | 3.75 | 9.26 | Pasture |
| 9572 | 4.60 | 11.37 | Pasture |
| 7564 | 5.22 | 12.89 | Pasture |
| 6426 | 5.23 | 12.93 | Pasture |
| 7016 | 4.90 | 12.10 | Pasture |
| 5024 | 2.19 | 5.41 | Pasture |
| 3029 | 1.86 | 4.59 | Pasture |
| 3997 | 4.56 | 11.26 | Arable |
| 0405 | 0.45 | 1.12 | Roads & Tracks |
| 4003 | 0.03 | 0.07 | Roads & Tracks |
| 6847 | 0.07 | 0.17 | Water |
| 9733 | 0.04 | 0.11 | Water |
| 9529 | 1.58 | 3.90 | Woodland |
| 8035 | 0.55 | 1.35 | Woodland |
| 6238 | 0.69 | 1.71 | Woodland |
| 7554 | 0.30 | 0.75 | Woodland |
| 6045 | 0.80 | 1.97 | Woodland |
| 6751 | 0.24 | 0.59 | Woodland |
| 4938 | 1.91 | 4.71 | Woodland |
| 8642 | 4.85 | 11.99 | Woodland |
| Total | 70.28 | 173.58 | |





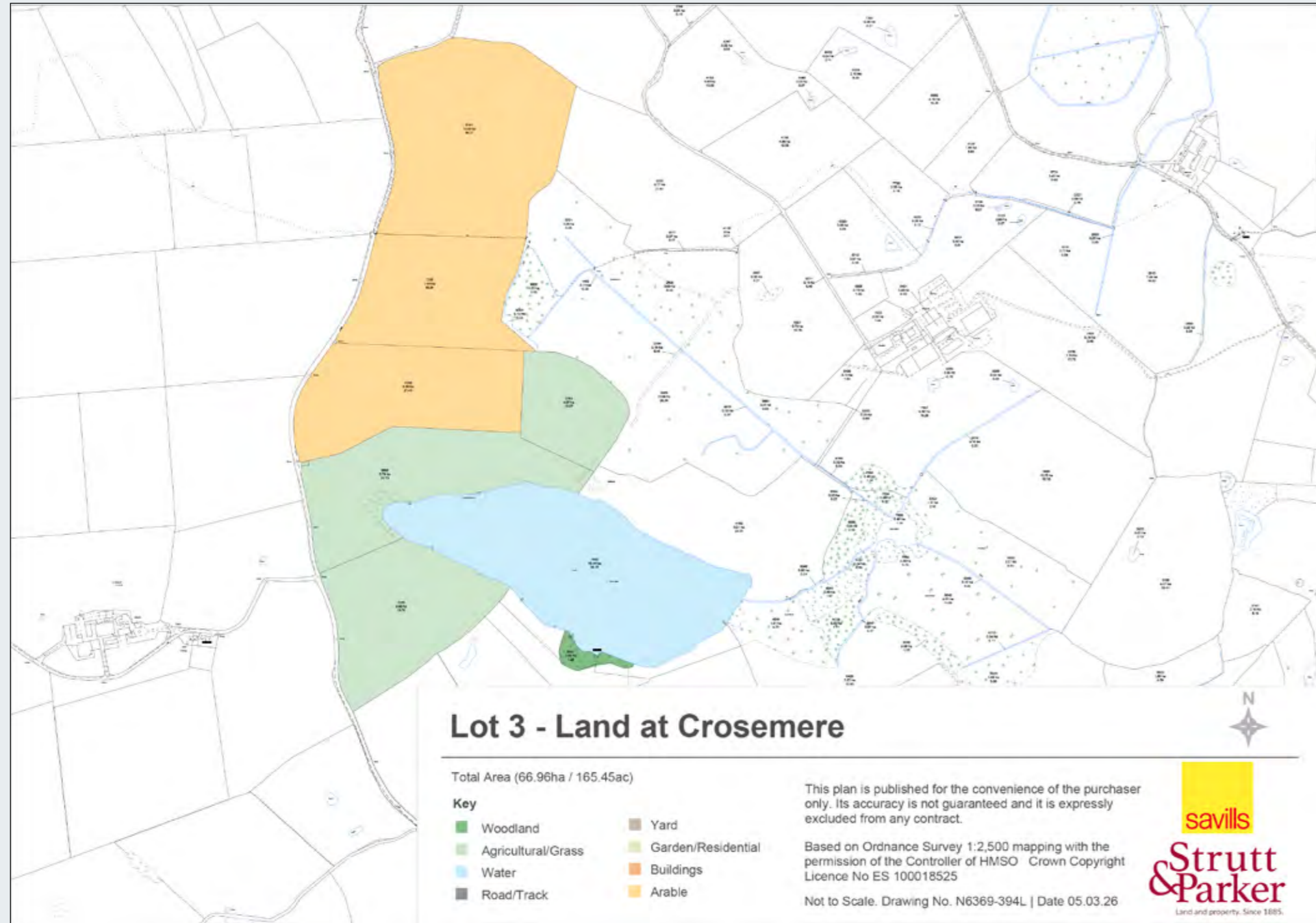
LOT 3: LAND AT CROSEMERE - About 165 acres (66 hectares)

Set around Crosemere (a SSSI and part of the Midland Meres and Mosses RAMSAR area) this unit provides both a useful piece of arable and grazing ground, alongside a locally significant environment.

Classified as Grade 3 and described as light to medium sandy loams, the lot is laid out with three fields (currently part of a wider arable rotation) on the higher undulating ground to the north of the lot, and accommodation grazing land around the mere itself.

The mere is subject to a sporting licence to the Ellesmere Angling Club, a well-regarded local angling society paying a commercial rent.

The mineral rights are not owned in respect of Lot 3, for further details please see the general remarks or contact the selling agents.



| LOT 3 | | | |
|---------------|-----------------|---------------|----------|
| Parcel Number | Area (Hectares) | Area (Acres) | Land Use |
| 7239 | 8.00 | 19.76 | Pasture |
| 0783 | 4.07 | 10.07 | Pasture |
| 5665 | 8.79 | 21.73 | Pasture |
| 8741 | 13.85 | 34.21 | Arable |
| 7285 | 8.66 | 21.41 | Arable |
| 7708 | 7.63 | 18.84 | Arable |
| 1549 | 15.44 | 38.15 | Water |
| 0931 | 0.52 | 1.28 | Woodland |
| Total | 66.96 | 165.45 | |



GENERAL REMARKS

Method of Sale and Lotting

The property is offered for sale by private treaty, as a whole or in three lots. In the event of a sale in lots, cross rights and reservations may be imposed and granted for the provision of access, maintenance and services.

Tenure and Possession

Completion will be with vacant possession, or where applicable subject to the occupancies below:

| Property | Tenure | Term |
|--|-----------------------|-----------------|
| Part of Lot 1 - Whattall Farmstead & Buildings | Farm Business Tenancy | Ends 31/07/2026 |
| Parts of Lot 1 & Lot 3 - Land at Whattall Farm | Farm Business Tenancy | Ends 31/08/2026 |
| Lot 2 - Land at Cockshutt | Grazing Licence | Month to Month |
| Part of Lot 3 - Crosemere | Sporting Agreement | Ends 31/05/2030 |

Services

So far as we are aware, the following services benefit the property:

| Property | Water | Electricity | Space and Water Heating | Drainage |
|---------------------------|---------------------------|-------------|-------------------------|----------|
| Lot 1 - Whattall Farm | Mains & Borehole Supplies | Mains | Oil | Private |
| Lot 2 - Land at Cockshutt | N/A | N/A | N/A | N/A |
| Lot 3 - Land at Crosemere | N/A | N/A | N/A | N/A |

Solicitors

Trethowans
<https://www.trethowans.com/>
 Contact: Amanda Inch

Data Room

Further information about the farm can be found in the data room, please contact the selling agents to arrange access.

Fixtures and Fittings

Curtains, loose carpets/rugs, garden statuary, light fittings, appliances, and other removable fixtures and fittings are not included in the sale, although some may be available by separate negotiation. Currently let property may benefit from tenants improvements and fixtures which are excluded from the sale.

Local Authority

Shropshire Council.
<https://www.shropshire.gov.uk/>

Energy Performance Ratings

Whattall Farmhouse has an EPC rating of D.



Easements, Covenants, Rights of Way and Restrictions

The property is offered for sale subject to and with benefit of all rights of way either public or private, all easements and wayleaves, whether specifically mentioned or not. There are public rights of way across the property, as shown on the sale plan.

Minerals, Sporting and Timber Rights

The mineral and working rights are not owned, and therefore excluded, in respect of Lots 1 & 3.

Otherwise, All mineral rights (to Lot 2 only), sporting rights and standing timber, so far as they are owned are included in the sale.

Parties should familiarise themselves and seek advice regarding the current planning application for the next phase of mineral extraction reference: 25/02655/EIA which relates to part of Lot 1.

Environmental Schemes & Grants

The farm is offered subject to the existing Mid and Higher Tier Countryside Stewardship Schemes, both schemes run to an end date of 31st December 2028, the buyer will be expected to take to the scheme, full details are available from the selling agents.

Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules or resolutions and planning charges which may be or come into force.

Statutory Designations

The following statutory designations have been noted on the holding.

- RAMSAR Sites - Midlands Meres & Mosses (Phase 2) - Present to all parts, around Crose Mere and Lloyds Wood
- Sites of Special Scientific Interest (SSSI) - Present to all parts, around Crose Mere and Lloyds Wood
- Scheduled Monument - A Motte castle on the north bank of Crose Mere, 730m south west of Whattall Farm, located approximately on the boundary of Lots 1 and 3
- Flood Risk Zones - Parts of Lots 1 and 2 are classified as being within Flood Risk Zones 2 and 3
- Nitrate Vulnerable Zones (NVZs) - All parts are classed as being within a Nitrate Vulnerable Zone

Important Notice: Savills, their clients and any 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 client or otherwise. 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 statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs dated 2025. Particulars dated February 2026.

Holdover & Ingoings

Depending upon the date of completion, the vendors may require holdover for the harvesting of crops or to hold other agricultural operations. All equipment, fixtures, fittings, livestock, crops and deadstock are excluded. Some equipment and deadstock may be available by separate negotiation.

Directions and Postcode

For Lot 1, the postcode is SY12 0QP
 What3words: [///remodels.panoramic.hops](#)

For Lot 2, the nearest postcode is SY12 0NZ
 What3words: [///pictures.removable.happier](#)

For Lot 3, the nearest postcode is SY12 0JA
 What3words: [///symphonic.awakes.divisible](#)

VAT

In the event that the sale of the property, or part of it or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the purchase price.

Viewing and Health and Safety

Viewings by appointment only with the selling agents, Given the potential hazards of a working farm, viewers should take care and precaution with regard to their personal safety when viewing the property.

Agents

Enquiries should be directed to:



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