FORGE
PROPERTY CONSULTANTS

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £3,000,000



Babbinswood Farm
Berghill Lane
Babbinswood
SY11 4PF

- 187.72 acres (75.97 ha)
- 7 bedrooms
- 2 bathrooms
- EPC: G

Babbinswood Farm, Berghill Lane, Babbinswood, SY11 4PF

LOCATION

Babbinswood Farm is located in the village of Babbinswood within the parish of Whittington, near Oswestry, North Shropshire. Shrewsbury is approximately 16.5 miles away to the southeast, Oswestry is 4 miles to the west and Wrexham and Chester are 15 and 27 miles, respectively, to the north.

The property is conveniently located off the B5009, which connects the villages of Whittington and Queen's Head, and is within approximately 2 miles of the A5, which itself has connections to the wider A road and motorway network.

What3Words: ///detection.newspaper.noun

DESCRIPTION

The sale of Babbinswood Farm offers the exciting opportunity to purchase a sizeable holding which has been farmed organically since 2002, and held by the same family for the last five generations. The property comprises a 7-bedroom farmhouse, a range of modern and traditional buildings in part used as a veterinary practice with development potential, and land and woodland extending to 184.51 acres (74.66 ha). The current owners have operated a farm shop and unique 'cow and calf' dairy enterprise from the holding.

Agents' note: There is a Crowd Funding opportunity running alongside the marketing of the property.

Details can be found at https://www.babbinswoodfarmcbs.org.uk/

BABBINSWOOD FARMHOUSE

The farmhouse has painted brick elevations, under a pitched slate roof, and is arranged over 3 storeys, with 7 bedrooms, 2 bathrooms, set in a 1.76 acre plot. The property offers an excellent opportunity for refurbishment and modernisation throughout. Approximate floor area measurements can be found on the property's floorplan. The accommodation comprises:

Ground Floor

Kitchen – Approx. 4.34 x 4.22 (14'3 x 13'10)
Quarry tile flooring, a range of base and wall units and Rayburn range.

Pantry
Quarry tile flooring.

Utility Room – Approx. 3.50 x 2.56 (11'6 x 8'5)
Quarry tile flooring, with rear access door.

WC
Quarry tile flooring, WC, sink basin and shower.

Dining Room – Approx. 5.52 x 5.16 max (18'1 x 16'11)
Quarry tile flooring, a stove, exposed beams and window shutters.

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Reception Room (Office) – Approx. 5.46 x 3.65 (17'11 x 12')
Within single storey extension

Study – Approx. 5.32 x 2.80 (17'5 x 9'2)
Parquet flooring.

Hallway
Access to cellar.

Veterinary Reception Area/Store
Vinyl flooring.

Veterinary Treatment Room – Approx. 3.65 x 3.46 (12' x 11'4)
Vinyl flooring, stove, sink basin.

First Floor

Bedroom 1 – Approx. 5.46 x 3.66 (17'11 x 12')
Carpeted flooring, sink basin.

Bedroom 2 – Approx. 5.47 x 3.64 (17'11 x 11'11)
No floor coverings, in built cupboards.



Bathroom
Roll top bath, corner shower, sink basin and WC. With storage cupboard and tongue and groove panelling.

Bedroom 3 – Approx. 4.65 x 4.34 (15'3 x 14'3)
Carpeted flooring, papered walls.

Bedroom 4 – Approx. 5.03 x 3.93 max (16'6 x 12'11)
Carpeted flooring, in built cupboards.

Landing

Bedroom 5 – Approx. 4.10 x 2.70 (13'5 x 8'10)
Carpeted flooring.

Second Floor

Bedroom 6 – Approx. 5.50 x 3.72 (18'1 x 12'2)
No floor coverings.

Bedroom 7 – Approx. 5.50 x 3.66 (18'1 x 12')
No floor coverings.

Landing

External

There are a number of traditional brick outbuildings included with the house, some of which have been used in connection to the veterinary practice at the premises. These buildings are suitable for a variety of alternative purposes.

The land surrounding the farmhouse and buildings is mainly laid to lawn, with a kitchen garden and an orchard of mature fruit trees.

SERVICES

We understand mains water and electricity are connected to the property, and that it has private drainage and wood fired central heating, running off the Rayburn in the kitchen and wood burning stove in the dining room. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

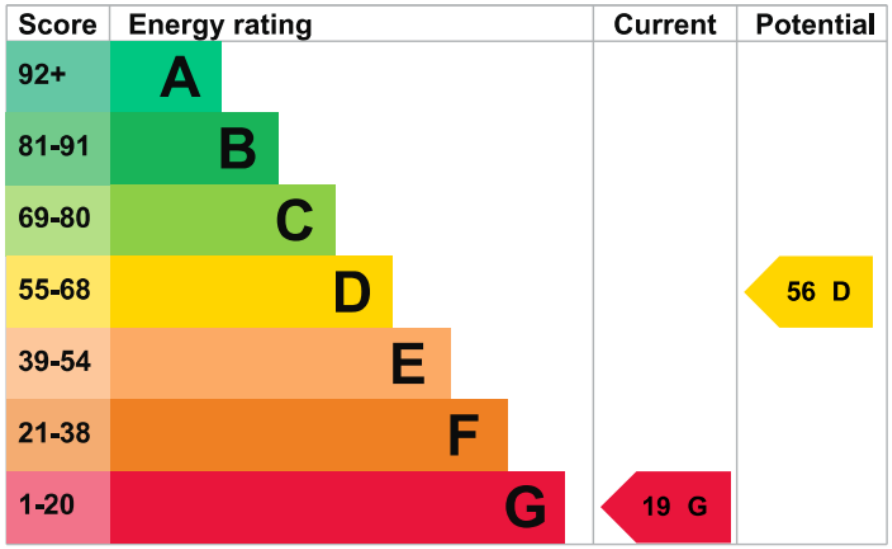
ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating: Residential: G (19). Commercial: TBC

COUNCIL TAX

According to the Shropshire Council website, the property is in Band E for Council Tax purposes.

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BUSINESS RATES

According to the Valuation Office Agency website, the property's listing for Oakwood Veterinary Centre from 1st April 2023 to present is as follows:

Description: Surgery and premises
Rateable Value: £4,600

FARM BUILDINGS

There is an extensive selection of buildings available at Babbinswood Farm, suitable for a variety of uses. They are in disrepair in places.

Number	Area (approx.)	Description
1	824.27 sqm (8,872 sqft)	C-shaped traditional brick range; currently used for storage and the farm shop. Solar panels to part.
2	69.95 sqm (753 sqft)	Lean to.
3	157.74 sqm (1,698 sqft)	Lean to.
4	96.75 sqm (1,041 sqft)	Modern storage building.
5	1,320.18 sqm (14,210 sqft)	Modern livestock building range. Steel portal frame construction.
6	398.86 sqm (4,293 sqft)	Modern storage building. Steel portal frame construction.

LAND

The land extends to 184.51 acres (74.66 ha) and comprises enclosures of pastureland and woodland. The boundaries comprise stock proof fencing and mature hedgerow where necessary and mains water is available to all fields.

According to Soilscapes Soil Mapping the land is a combination of 'soilscape 18' (lowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils) and 'soilscape 20' (loamy and clayey floodplain soils with naturally high groundwater).

The land is predominately Grade 3, with an area of Grade 4 to the east of the holding (Grade 1 being the best and Grade 5 the worst).

LOCAL AUTHORITY

The property lies in an area administered by Shropshire Council.

PLANNING

Planning permission was granted for the conversion of the traditional range in to 3 dwellings and 4 self-catered holiday units in 2008 (ref: OS/08/15765/FUL). We understand this permission has been implemented, interested parties will need to make their own enquiries.

TENURE

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

GUIDE PRICE

£3,000,000 as a whole.



METHOD OF SALE

Private Treaty.

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LOTTING

The property is for sale as a whole or in lots (as shown on the site plan overleaf).

Lot 1 – 1.76 acres – farmhouse, gardens and veterinary buildings.

Lot 2 – 1.45 acres - traditional and modern farm buildings.

Lot 3 – 45.73 acres of land and building 6. ***Part SSTC***

Lot 4 – 19.06 acres of pastureland and woodland. ***SSTC***

Lot 5 – 4.53 acres – woodland accessed via a track. ***SSTC***

Lot 6 – 55.52 acres of pastureland. ***SSTC***

Lot 7 – 59.67 acres of pastureland. ***Part SSTC***

VIEWINGS

Strictly by appointment with the Sole Selling Agents, Forge Property Consultants, Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER. Tel: 01691 610317.

TO MAKE AN OFFER

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

ANTI-MONEY LAUNDERING & IDENTITY VERIFICATION:

To comply with Money Laundering Regulations, the successful party will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.

In addition, an Identity Search will be undertaken remotely on all parties proposing to purchase. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Created: 25/11/2025
Amended: 30/04/2026

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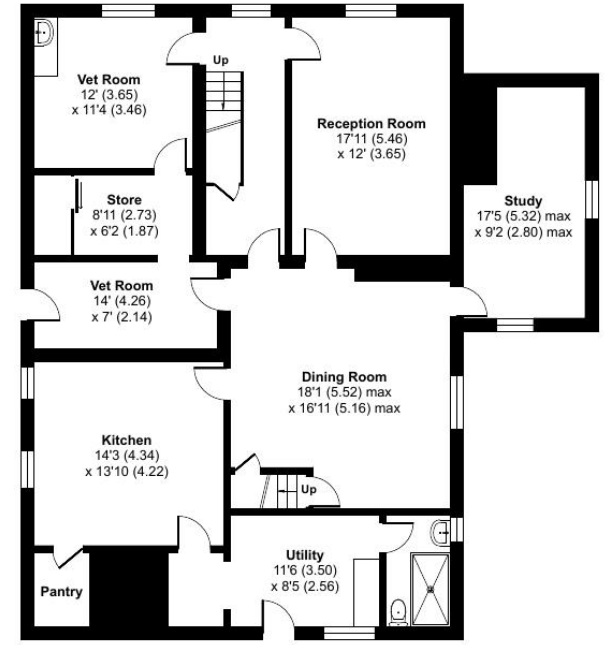
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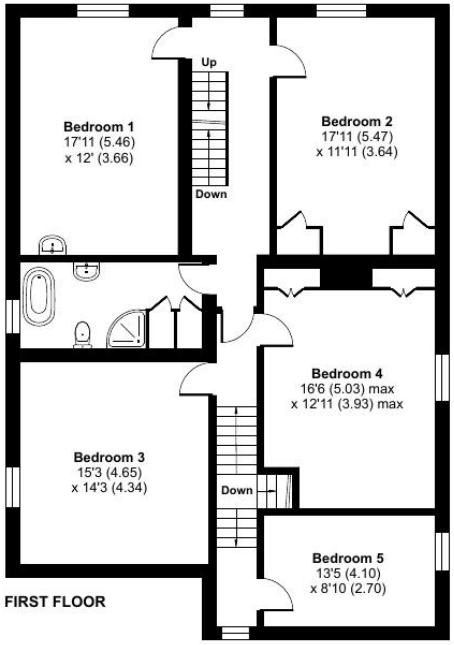
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Whittington, Oswestry, SY11

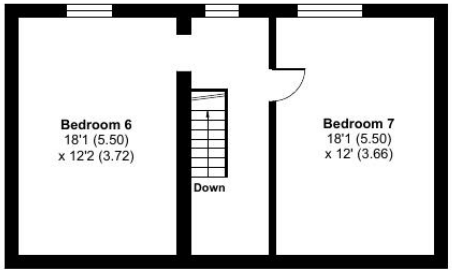
Approximate Area = 3515 sq ft / 326.5 sq m (excludes store)
Outbuildings = 804 sq ft / 74.7 sq m
Total = 4319 sq ft / 401.2 sq m
For identification only - Not to scale



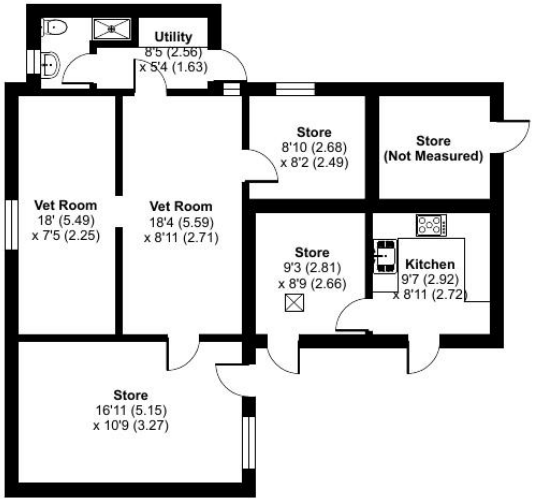
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING 1 / 2 / 3

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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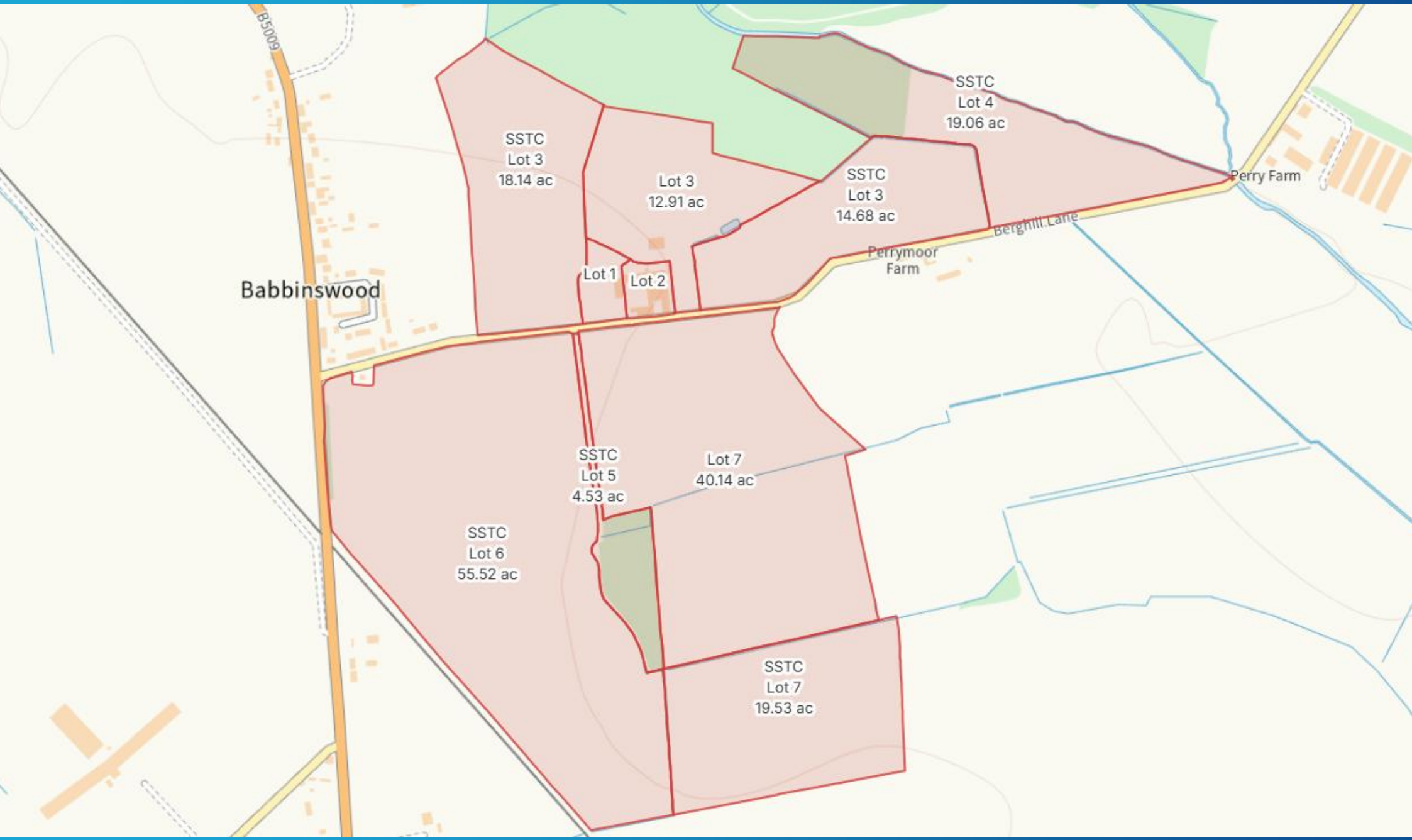


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Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ
It must not be assumed that the property has all the required planning permissions or building regulations consents

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