

FOR SALE

Barn and Land at Muckley Farm Muckley, Acton Round, Bridgnorth, Shropshire, WV16 4RW



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Auction Guide Price £80,000 - £100,000**

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Traditional brick barn with block lean-to, with potential for future alternative use (subject to planning permission), together with approx. 2.64 acres of grassland, in a popular rural area. For sale by Public Auction on 25th September 2026.



01743 450 700

Rural Professional Department
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR
Email: reception@hallsgb.com



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Much Wenlock 3 miles, Bridgnorth 4 miles
(all distances are approximate)

- Traditional red brick barn with block lean-to
- Approximately 2.64 acres grassland
- Roadside access
- Potential for alternative use (STPP)
- Between Bridgnorth and Much Wenlock
- For sale by Public auction

SITUATION
The property is located a short distance from the A458, on the edge of the rural hamlet of Muckley, which lies approximately 3 miles from Much Wenlock and 4 miles from Bridgnorth.

DESCRIPTION
The sale of the barn and land offers Purchasers the rare opportunity to acquire a traditional former agricultural building, along with 2.64 acres of grassland, with potential for a number of alternative uses, subject to planning permission.

The main barn is single storey and constructed of red brick under a tiled roof. It has a steel framed lean-to of block construction under a corrugated tin roof and a small, open concreted yard area with block walls and a sheeted gate.

Access is taken directly off the Muckley to Acton Round road which leads off the A458, via a double gateway.

The barn is situated within a grassland field of approximately 2.64 acres.

The barns have potential for a range of alternative uses (subject to obtaining the necessary planning permission). We advise all interested parties to make their own enquiries in this respect.

SERVICES
We understand services are not connected and the purchaser will need to install their own services if required.

TENURE
The barn is freehold and vacant possession will be given on completion.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES
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.

BOUNDARIES, FENCES AND ROADS
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.

LOCAL AUTHORITY
Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

PLANNING
The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

VIEWING
Viewings are by prior appointment with the selling Agents, Halls.

SOLE AGENTS
Louise Preece, Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR. Email: louise@hallsgb.com
Tel: 01743 450700

METHOD OF SALE
The barn and land will be offered for sale by Public Auction on Friday 25th 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACTS AND LEGAL PACK
The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors' solicitors: Megan Jackson of FBC Manby Bowdler, Juneau House, Sitka Drive, Shrewsbury Business Park, Shrewsbury Tel: 01743 266276 or email: megan.price@fbcmb.co.uk, or at Halls Head Office, Shrewsbury (Tel: 01743 450700), prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

GUIDE PRICE/RESERVE
Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

MONEY LAUNDERING REGULATIONS
PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e, utility bill or bank statement and one photo ID, i.e, passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

BUYERS PREMIUM
In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium. This is additional to the purchase price, is payable on the day of the auction, and is price structured as follows:
Sale price of £25,000 or more: 3.5% plus VAT, subject to a minimum fee of £4,000 plus VAT.
Sale price of £24,999 or less: fixed fee of £2,000 plus VAT.
This will apply if the land is sold before, at or after the Auction.

BIDDING ON BEHALF OF ANOTHER PARTY
Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

