



BOWEN

PROPERTY SINCE 1862

Offers in Excess of £150,000

4.13 Acres (1.67 ha)

Acorn Small Holding, English Frankton,
Ellesmere, Shropshire, SY12 0JX

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General Remarks

For sale by Informal Tender. Registered smallholding formerly used as a caravan/glamping site together with static caravan offering a range of amenity uses subject to obtaining any necessary planning consents. Set in 4.13 Acres (1.67 ha) of organic tranquil woodland together with wildlife ponds and views to The Wrekin and surrounding countryside.

Location: Acorn Smallholding enjoys an enviable position in the hamlet of English Frankton situated between the villages of Cockshutt and Loppington. English Frankton is situated approximately 6 miles from the market town of Ellesmere, Wem (4.5 miles), Whitchurch (12 miles) all with an excellent range of local shopping, recreational and educational facilities. Train stations in both Wem and Whitchurch. The larger towns of Shrewsbury (15 miles) and Telford (24 miles) are within easy motoring distance and have a more comprehensive range of amenities of all kinds.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

The Land: The land has good roadside access and we understand chemically free and totally organic for over 30 years. It is also registered for pheasant pens for shooting season. There are several species of trees including soft fruits and nuts having been planted over the last 14-15 years. The land therefore lends itself to numerous options to suit one's personal requirements. The flower and vegetable garden have been replenished with fertile organic soil. Polytunnel frame on site and former greenhouse. Registered with the local authority for mail and registered by Ordnance Survey as 'The Acorns' for google maps.

Registered Caravan/Glamping Site: The land is registered with the local authority as a caravan site and was recently rated for a glamping site. Also rated by an independent company who advised if the static caravan presently in situ was holiday accommodation then a maximum of two static caravans would be allowed on site.

Static Caravan with decking to the front & upvc glazing.:

Double doors into Open Plan Living/Kitchen/Dining Area: Briefly comprising:

Living Space: Gas fire and radiator, dual aspect windows.

Kitchen/Dining Area - wooden laminate flooring.:

Range of fitted units with worktop surface and breakfast bar area, double oven with 4 ring gas hob, stainless sink unit. Radiator. Wall mounted 'Ariston' gas boiler.

Hall area with radiator.:

'Jack & Jill' Shower Room: Shower, pedestal wash hand basin, w.c.

Bedroom: Built-in wardrobe, radiator and door to outside.

Bedroom: Built-in wardrobe, radiator.

Outbuildings: Having previously been used as a caravan/glamping site there are several modes of previous accommodation on site however require updating/refurbishing and they include former school bus/fairground cabin/silo cabin. Former pig sties and forge. Enclosed garden area to the rear of the static caravan housing a variety of flowering plants and shrubs with various seating areas. Beyond former vegetable garden and polytunnel frame together with timber and galvanise sheet roof workshop. Log store and outside toilet.

Method of Sale: For sale by Informal Tender, closing date Friday 26th September 2025 by 12:00pm. (Midday) **1.** All offers should be based on the particulars of sale for the 'Acorn Smallholding', English Frankton, SY12 0JX **2.** All offers should be submitted to the Agent's Ellesmere Offices by no later than 12pm on Friday 26th September 2025 in a sealed envelope or via email to ellesmeresales@bowen.uk.com. Envelopes should be marked 'Acorn Smallholding' to avoid accidental opening. **3.** All offers must be on behalf of a named individual with copy of current photo I.D. provided, comprising UK Passport or Driving Licence. **4.** All offers must be expressed in pounds sterling and must not relate to any other bid. One offer per individual buyer, no multiple bids. Bids received will be for a fixed sum and will be deemed to be individual purchasers 'final and best'. No escalating bids. No bids will be accepted after the time and date specified. No further negotiation will be entered into after the deadline. It is recommended that offers be for an uneven sum to avoid the possibility of identical bids being received. **5.** All offers should be submitted to the vendors as soon as possible. You will be notified of our clients' instructions as soon as we receive it. **6.** Interested parties are advised that the acceptance of any offer is at the sole discretion of the vendors. The vendors are not bound to accept or decline any offer that is made.









Viewing & Further Information: Tender forms are available upon request from the selling agent, for further information and to arrange a viewing please contact the Ellesmere office on (01691) 622534

Directions: From Ellesmere proceed out of the town on the A495 passing the Mere on the left and continue sign posted Shrewsbury. On entering the village of Cockshutt after approximately 5 miles take the first left after the Church into Crosemere Lane. Continue along this lane keeping right, after a short distance you will enter the hamlet of English Frankton after taking a sharp right bend continue straight ahead taking the first turning right after barn conversions on right. Continue along this lane where 'Acorn Smallholding' will be identified on the left hand-side by the agents for sale board.

Plan: All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated.

What3Words///isolated.pupils.then:

Easements, Wayleaves & Rights of Way: The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales brochure or not.

Town and Country Planning Act: The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 1.5% plus VAT (Subject to a minimum fee of £1500.00 plus VAT) of the sale price achieved.

Services: We understand there is mains water supply available via several points and private drainage. Calor gas provision for static caravan. Solar electricity.

Tenure: We understand that the land is freehold subject to Vacant Possession upon completion.



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