



Mill House, Windmill and Land
Asterley, Shrewsbury, SY5 0AR







An exciting opportunity to acquire a mill house, windmill and pasture land in a rural village near to Shrewsbury

- A smallholding of 21.85 acres in total, comprising of the Mill House, pasture, woodland and a windmill
- 3.88 acres surrounding the house, windmill and buildings, plus 17.97 acres of pasture divided into two parcels
- Four/five-bedroom house requiring some modernisation and renovation
- A range of outbuildings and a windmill

For Sale by Private Treaty In Lots or As A Whole

Lot 1 – The Mill House, Windmill and 3.88 acres of Land and Woodland

Lot 2 – 17.97 acres of Pasture Land in two parcels

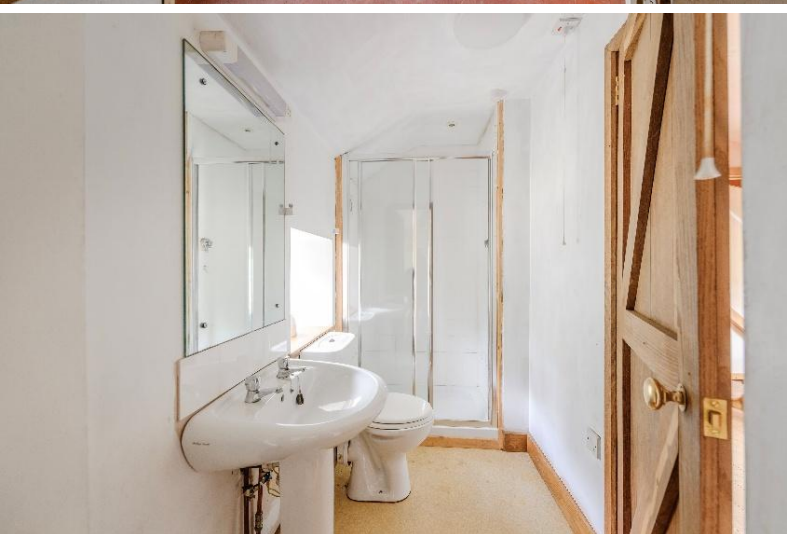
Guide Prices in Lots

Lot 1 – £450,000

Lot 2 – £225,000

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.



INTRODUCTION

Mill House provides a unique and remarkable opportunity to acquire a historic property – a windmill accompanied by a 4/5 bedroomed mill house and approximately 21.85 acres of land situated in the rural setting of Asterley, Shropshire. For sale in two lots or as a whole.

HISTORICAL NOTE

Originally a corn mill, Asterley Windmill was constructed in 1809. It is of brick and stone built structure and is one of the few surviving windmills in the country. The mill was extensively rebuilt and restored in the 1980s.

LOCATION

The property is situated just under 10 miles south of Shrewsbury. It is 2 miles from the neighbouring villages of Pontesbury and Minsterley which provide an excellent range of facilities including supermarkets, schools, restaurants, village pubs and health care amenities. The property is therefore very well placed for commuting within Shropshire while still achieving that country lifestyle.

DESCRIPTION

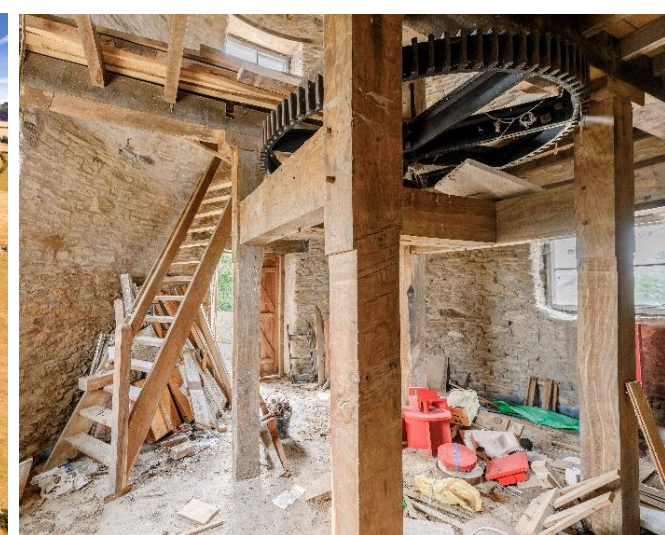
The Mill House is constructed of stone under slate. It has partial double glazing, mains electricity and water. The house does not have oil or gas central heating however there are two wood burners, one of which provides hot water from a back boiler, additional hot water is provided by an electric immersion heater.

The ground floor provides a kitchen, two reception rooms, access steps down to an excellent cellar, and an office. The first floor contains four/five bedrooms and provides three bathrooms, one being an en-suite to the principal bedroom. The house is in need of renovation so a perfect opportunity to put your own stamp on the property.

There are a number of small buildings in a varying array of disrepair, which provide an opportunity for storage or development subject to obtaining the relevant planning permission.

THE WINDMILL

Traditional stone windmill, complete with internal oak floor landings and stairs, with a timber roof and the sails largely intact, having been rebuilt and renovated with new oak. While the exterior of the mill is near completion the interior is still a work in progress.



THE LAND

The property is divided into two principal parcels of productive farmland, complemented by a cluster of charming paddocks surrounding the picturesque Mill House and historic windmill. The main fields are regular in shape with a gentle slope, offering excellent accessibility and workability, while the surrounding paddocks feature a more undulating topography—believed to be shaped by historic mining activity—adding unique character to the landscape.

The soil is predominantly a medium to heavy clay loam, well-suited to a variety of arable and pasture-based enterprises across the two main parcels. The smaller paddocks, meanwhile, offer ideal grazing opportunities and provide flexibility for livestock use.

Overall, the land appears in good heart, with boundaries defined by traditional hedgerows and well-maintained post-and-wire fencing. Each parcel benefits from independent access to the public highway, enhancing operational convenience and potential for future diversification.

LAND SCHEDULE

LOT 1

Mill House, Windmill, outbuildings and land, plus 3.88 acres grazing and woodland	3.88 acres	1.57 hectares
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LOT 2

Pasture divided into two parcels	17.97 acres Split into two parcels	7.27 hectares
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SERVICES

The property benefits from mains water and electricity connections whilst foul drainage is to a septic tank.

COUNCIL TAX

Shropshire County Council Local Authority
Council Tax Band: E

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be available on completion.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations easements and wayleaves whether referred to in these particulars or not.

MONEY LAUNDERING REGULATIONS

Within the terms of the Money Laundering Regulations (MLR2017) all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).

VIEWING

STRICTLY by prior appointment with the Selling Agents. Viewing days will be arranged as marketing progresses.

METHOD OF SALE

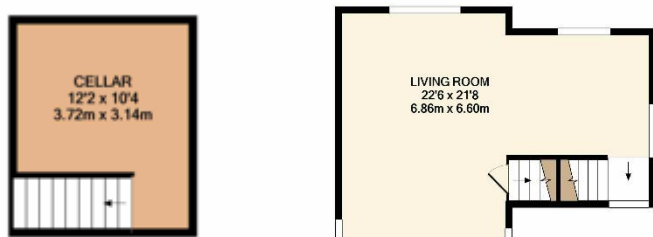
The property is offered for sale by private treaty in lots or as a whole.

OVERAGE

Lot 2 of the property will be sold subject to an overage agreement in the event of any non-agricultural or non-equine development, whereby the owner will be required to pay an uplift based on the difference between agricultural/equine value and the value of the land subject to planning permission on commencement of development or sale whichever is sooner. The uplift to be 40% with a period of 50 years.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



BASMENT LEVEL
APPROX. FLOOR
AREA 126 SQ.FT.
(11.7 SQ.M.)

UTILITY ROOM
13'9" x 8'
4.20m x 2.43m

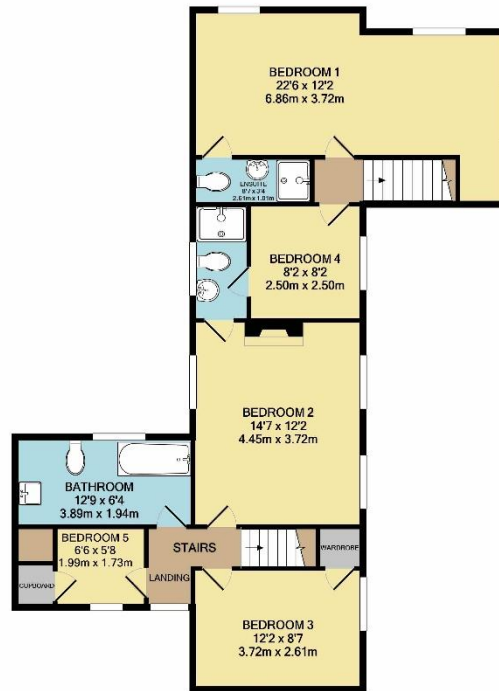
KITCHEN
12'9" x 12'
3.89m x 3.67m

DINING ROOM
15'8" x 13'6"
4.78m x 4.11m

LIVING ROOM
22'6" x 21'8"
6.86m x 6.60m

STUDY
12'2" x 11'6"
3.72m x 3.51m

GROUND FLOOR
APPROX. FLOOR
AREA 984 SQ.FT.
(91.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 866 SQ.FT.
(80.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1976 SQ.FT. (183.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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