



FOR SALE

Guide Price £200,000

Horton Farm Barns Horton, Wem, Shrewsbury, Shropshire, SY4 5ND

A range of traditional farm buildings with Planning consent for conversion in to two dwellings extending, in all, to around 2800 sqft (260 sqm) with parking and gardens situated in a popular and select semi-rural location



Wem (1.5 miles), Ellesmere (7 miles), Whitchurch (10 miles) and Shrewsbury (14 miles).
(All distances approximate).



- **Development project**
- **Full Planning Permission approved**
- **Two high quality Barn Conversions (circa 2800 sqft)**
- **Detached storage Building serving Barn Two**
- **Site extending to around 0.75 ac**
- **Popular semi rural position**

DESCRIPTION

Halls are delighted with instructions to offer this exciting development opportunity for sale by private treaty.

The sale provides a rare opportunity for developers to acquire a range of attractive traditional farm buildings with Full Planning Permission approved for conversion in to two architect deigned dwellings, one of which will be two storey and the other single storey, extending, in all, to around 2800 sqft, situated in this particularly popular semi rural location.

Accessed from a small country lane and set within grounds extending to around 0.75 of an acre, the site provides ample space for parking and gardens ensuring the completed units are extremely saleable.

The completed units will provide one 2/3 bedroom two storey barn with a ground floor bedroom and two first floor bedrooms and a second unit providing single storey accommodation including two bedrooms. Barn two will benefit from a detached storage building.

Each unit will have ample car parking space and good sized gardens.

This interesting development opportunity should be of particular interest to developers or possibly owner/occupiers with a potential for a family to live in barn one and a dependant relative in barn two.

SITUATION

Horton Farm Barns are situated in the rural hamlet of Horton just over one mile from the north Shropshire town of Wem which has an excellent range of shopping, recreational and educational facilities, yet is also within easy motoring distance of the larger centres of Whitchurch (10 miles) and Shrewsbury (14 miles), both of which have a more comprehensive range of amenities of all kinds.

PLANNING PERMISSION

Full Planning Permission for conversion of '2 no. traditional farm buildings to 2 no. detached residential dwellings and all the associated works' was approved on 16th January 2023. A full copy of the planning application and associated documentation can be downloaded from Shropshire Council Planning Portal quoting application number 22/03199/FUL. Further to this an application for non-material minor amendment(s) for 'non material amendment to location and block plan relating to planning permission 22/03199/FUL' was approved on 17th March 2023 and can be downloaded from Shropshire Council Planning Portal quoting application number 23/01020/AMP.



null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s

BARN ONE PROPOSED

Ground Floor:-

- Entrance Hall
- Open plan Kitchen/Dining Room
- Living Room
- Bathroom
- Bedroom One
- En Suite Shower Room

First floor:-

- Bedroom Two
- Bedroom Three

Extending, in all, to around 1765 sqft (164 sqm).

BARN TWO PROPOSED

Ground floor:-

- Entrance Hall
- Open plan Kitchen/Dining/Living Room
- Bedroom One
- Bedroom Two
- Bathroom

Extending, in all, to around 1033 sqft (96 sqm).

A storage building adjacent to Barn Two has also been included in the Planning Permission measuring around 12.25m x 5m (61.25 sqm).

(Measurements have been taken from architects plans and should be treated as approximate measurements only).

SERVICES

We are informed that mains water and electricity are available either on site or nearby. Drainage will require a new private system. However, all interested parties should satisfy themselves in respect of the provision, capacity and suitability of all services with on or off site.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

BOUNDARIES, ROADS & HEDGES

The purchaser(s) should be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary, fences and hedges. The purchaser will be responsible for the erection of any new boundary fences required to be completed within six weeks of completion.

COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy has been calculated to be £23,455.36 and the liability for this charge will be transferred to the successful purchaser(s) upon completion. However, those looking to carry out a 'self build' project may be able to apply for an exemption to this charge.



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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