



HAUGHTON FARM

ELLESMERE | SHROPSHIRE | SY12 0LY





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Ellesmere 0.5 miles | Oswestry 9.5 miles | Shrewsbury 17 miles | Chester 28 miles

(all mileages are approximate)

A WELL SITUATED ARABLE AND LIVESTOCK FARM

Private rural setting, yet conveniently close to Ellesmere

Recently partly renovated period detached farmhouse

Substantial Range of traditional farm buildings with potential

Versatile and productive arable and grassland

For sale as a whole, by Private Treaty, or in lots



Ellesmere Office

The Square, Ellesmere
Shropshire, SY12 0AW

T: 01691 622 602

E: Allen Gittins - alleng@halls.gb.com

Louise Preece - louise@halls.gb.com

Viewing is strictly by appointment with the selling agents

SITUATION

Haughton Farm is situated in an attractive unspoilt rural location, yet is only 0.5 miles from the picturesque North Shropshire market town of Ellesmere.

Ellesmere, which is well-known for its beautiful Lakeland landscape and charming high street, has an excellent range of local shopping, recreational and educational facilities, including the renowned Ellesmere College. The larger Welsh border town of Oswestry lies approximately 9.5 miles to the south west, and the county town of Shrewsbury is approximately 17 miles to the south east, both offering an extensive range of services and links to main transport networks.

DESCRIPTION

The sale of Haughton Farm offers purchasers a rare opportunity to acquire a well-equipped farm comprising a large and recently part-renovated period farmhouse, a range of useful farm buildings with potential for alternative/diversified uses, and agricultural land, extending in total to approximately 130.97 acres.

FARMHOUSE

Dating back to the 18th Century, the farmhouse is an imposing and characterful period residence which is situated at the centre of the farmstead and accessed over a private drive.

The extensive accommodation is divided over three storeys, and a substantial section of the house has recently been significantly renovated and modernised with great taste to provide a spacious and comfortable family home. The remainder of the house remains unmodernised but presents an exciting opportunity for a purchaser to continue and complete the project according to their own tastes and preferences.

The modernised accommodation comprises an open plan kitchen and living room with fitted units and glazed cabinets, quartz worktops, a central island feature with double sink, and doors to the garden. Leading from the kitchen is a useful pantry and back kitchen area.



A central hallway provides access to further ground floor rooms including a study, cloakroom, boot room and utility.

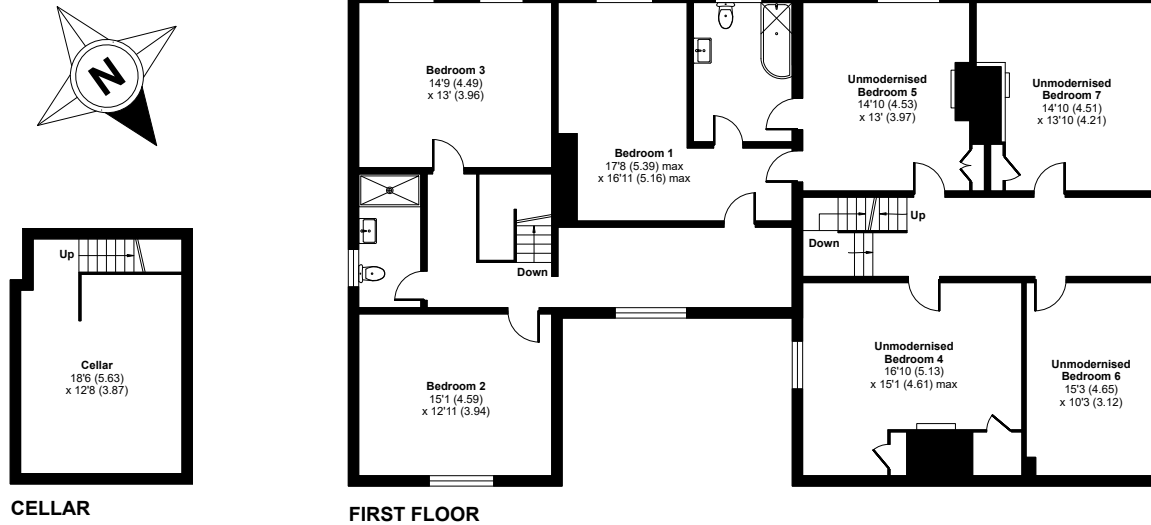
The first floor comprises a large landing together with three bedrooms, one of which is en-suite, and a shower room.

The unmodernised accommodation comprises of a central hallway, stairs to cellar, two reception rooms

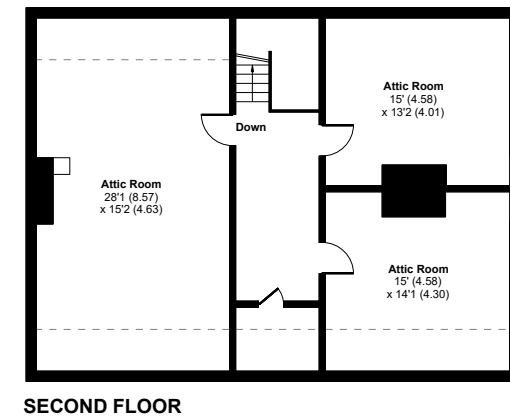
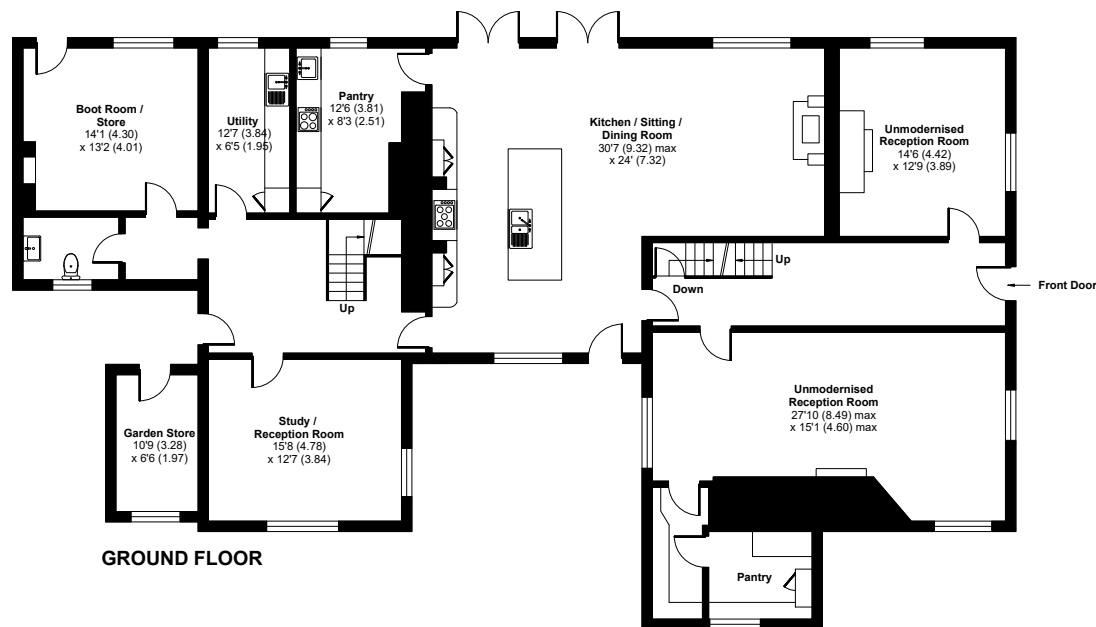
and a pantry on the ground floor, together with a landing and four double bedrooms on the first floor. A staircase leads to the attic rooms on the second floor.

Approximate Area = 5607 sq ft / 520.9 sq m
 Limited Use Area(s) = 172 sq ft / 15.9 sq m
 Outbuilding = 70 sq ft / 6.5 sq m
 Total = 5849 sq ft / 543.3 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.
 Produced for Halls. REF: 1320400



OUTSIDE

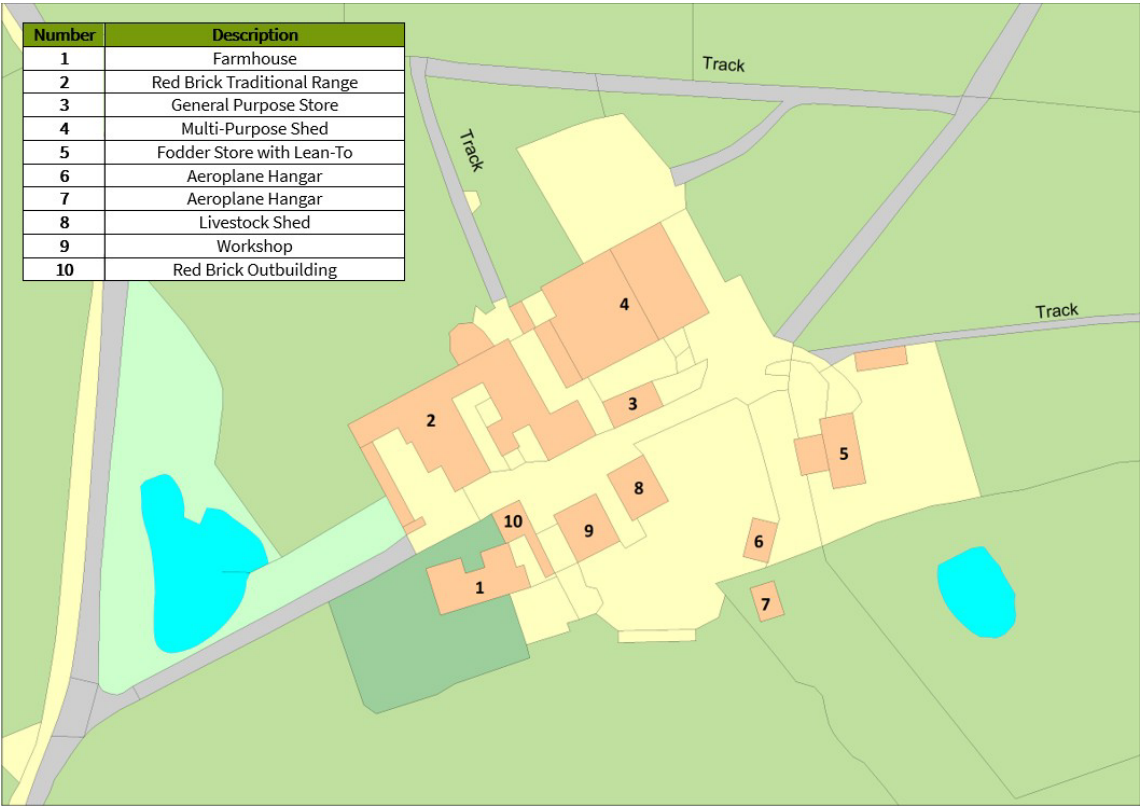
The farmhouse is complemented by a large garden with a decoratively stoned parking area, lawns with shrub borders and mature/semi-mature trees, brick paved paths and brick wall, beech hedge and estate fencing boundaries.

FARM BUILDINGS

The farm buildings are located at the head of the private driveway and adjacent to the farmhouse. They are principally set around a concrete yard, and include a useful range of both traditional and modern buildings.

The substantial range of single and two storey red brick farm buildings provides garaging, stabling and storage and has considerable potential for alternative uses, subject to planning permission.

The more modern farm buildings have been used for livestock housing and machinery storage in recent years, and again, could present an opportunity for alternative uses.



THE LAND

The land comprises of approximately 127.21 acres of arable and grassland, accessed internally via a central stoned track leading from the farm buildings, and externally via gateways leading off quiet council maintained roads.

The land is versatile and productive and classed as Grade 3 on the Agricultural Land Classification for England and Wales.

LAND SCHEDULE

FIELD NUMBER	LAND USE	AREA (acres)	AREA (ha)
3608	Permanent Grassland	26.84	10.86
6121	Permanent Grassland	0.27	0.11
8723	Temporary Ley	14.53	5.88
9106	Temporary Ley	14.82	6.00
6705	Temporary Ley	9.25	3.74
4691	Permanent Grassland	0.57	0.23
3489	Permanent Grassland	2.13	0.86
5388	Permanent Grassland	1.95	0.79
7690	Permanent Grassland	9.69	3.92
5086	Permanent Grassland	0.37	0.15
5581	Permanent Grassland	1.85	0.75
7781	Permanent Grassland	8.08	3.27
4070	Permanent Grassland	9.09	3.68
4166	Permanent Grassland	0.40	0.16
6763	Temporary Ley	14.85	6.01
2271	Permanent Grassland	2.95	1.19
2183	Permanent Grassland	6.17	2.50
Track	Track	0.42	0.17
Dismantled Railway	Dismantled Railway	2.98	1.21
		127.21	51.48
Farmstead	Farmstead	3.76	1.52
Total		130.97	53.00



RIGHTS OF WAY AND EASEMENTS

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, ROADS AND FENCES

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.

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.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire , SY2 6ND. Tel: 0345 6789000

SERVICES

The property is served by mains water together with three phase mains electricity and private drainage. There is underfloor heating beneath the hard floors on the ground floor of the modernised part of the house. There is a 10kw ground-mounted solar PV installation, attracting both generation and export tariffs

NITRATE VUNERABLE ZONE (NVZ)

Part of the farm is located in an NVZ.



ENVIRONMENTAL STEWARDSHIP

The land is currently subject to a Countryside Stewardship Mid Tier agreement which commenced on 1/1/2024 and expires on 31/12/2028. The agreement will be transferred to the Purchaser, subject to the approval of the Rural Payments Agency. A copy of the agreement is available upon request.

SPORTING RIGHTS

As far as we are aware, the sporting rights are in hand. Buyers must verify this for themselves.

MINES AND MINERALS

The mine and mineral rights are excluded from the sale, having been excepted by a previous conveyance.

METHOD OF SALE

The property is for sale as a whole or in lots, by Private Treaty.

EPC RATING

This property's energy rating is D.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TENURE

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

VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

SOLICITOR

Sarah Baugh, FBC Manby Bowdler,
Juneau House, Sitka Drive, Shrewsbury Business
Park, Shrewsbury, SY2 6LG.

Tel: 01743 266287. Email: sarah.baugh@fbcmb.co.uk

SOLE AGENTS

Allen Gittins FRICS
Email: alleng@hallsgb.com

Louise Preece BSC (Hons) MRICS FAAV
Email: louise@hallsgb.com

MONEY LAUNDERING REGULATIONS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



