

FOR SALE

Heartlands Farm, Northwood, Ellesmere, Shropshire, SY12 0NQ



FOR SALE

Guide Price £195,000

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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.



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Ellesmere Sales
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Ellesmere, (4 miles), Penley (0.5 miles), Wrexham (10 miles), Whitchurch (10 miles).
(All distances approximate)



- Equestrian Yard with great potential
- Extending, in all, to approx. 12 acres
- Currently with stables and sheds
- Super unspoilt location
- Lapsed Planning Permission for New Set Up
- Inspection highly recommended

GENERAL REMARKS

Halls are favoured with instructions to offer Heartlands Farm, near Ellesmere, for sale by Private Treaty.

Heartlands Farm is an interesting and unusual opportunity to purchase an equestrian yard with has great potential for improvement with approximately 12 acres of level pasture, in an attractive and unspoilt rural location, with 9 loose boxes, tack room, storage sheds and feed room, dog kennels and various storage buildings.

Full Planning Permission was granted on 2nd April 2015 for 'construction of stables, manège and temporary mobile home and change of use of land from agricultural to equestrian use', therefore, providing a very unusual opportunity to develop in to a first class and well equipped equestrian yard. Please note - this has now lapsed.

The sale of the Heartlands Farm therefore provides an excellent opportunity to purchase a 'one-off' and conveniently situated equestrian yard with such potential for expansion/development (subject to LA consent) which should be noted by those with equestrian interests.

Halls, the selling agents, strongly recommend an immediate inspection to appreciate the possibilities that Heartlands Farm has to offer.

SITUATION

Heartlands Farm is situated in a peaceful and scenic rural location, only approximately 0.5 of a mile from the local village of Penley, which has useful local amenities for a village of its size. It is still only 4 miles from the well known north Shropshire Lakeland town of Ellesmere, which has an excellent range of local shopping, recreational and educational facilities. The larger centres, also, of Wrexham (10 miles) and Whitchurch (10 miles) are within easy motoring distance, and both have a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere take the A528 Wrexham to Overton road for approximately 1 mile and turn right signposted 'Penley'. Continue to the outskirts of Penley and turn right down a quiet country lane. (unsigned). The drive in to Heartlands Farm will be found immediately on the right hand side, identified by a Halls for sale board.

W3W:///districts.market.pancakes

DESCRIPTION

The land is approached over a short stretch of track through two sets of gates on to a "yard" area which did have planning permission (now lapsed) to develop a new yard with manege and new stable block for 10 and in which there are:

- A timber STABLE (approx. 4.5 x 3) with concrete paved floor
- A double Timber STABLE BLOCK (approx. 8.5 x 3.6)
- A double timber STABLE (approx. 3.7 x 3 x 2) on concrete base
- A timber double STABLE BLOCK (approx. 7.3 x 3.8) on concrete base
- A timber STABLE BLOCK (approx. 8.5 x 3.7) with two loose boxes and TACK ROOM on concrete base
- 2 x timber STORE SHEDS
- 3 x timber DOG KENNELS
- STORAGE SHED

SERVICES

We understand that the property has the benefit of mains water.

TENURE AND POSSESSION

We understand that the land is of freehold tenure and vacant possession will be given on completion of the purchase.

PLANNING PERMISSION

Full Planning Permission was granted on 2nd April 2015 for 'construction of stables, manège and temporary mobile home and change of use of land from agricultural to equestrian use'. The application number is 14/02078/FUL. Documentation and drawing can be downloaded form the Shropshire Council Online Planning Register (www.shropshire.gov.uk).

****Please note:** This Planning Permission has now lapsed. All interested parties must make their own enquiries with Shropshire Council Planning Department with regard to planning.

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.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

We understand that there is a right of way in favour of a third party over the access track.

The property will be sold subject to any other wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

TOWN & COUNTRY PLANNING

The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or become to be fore, subject to any road widening or improvement schemes, land charges and statutory provision or by-laws without obligation on the vendors to specify them.

LOCAL AUTHORITIES

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire SY3 8HQ
DEFRA, Electra Way, Crewe. CW1 6GJ Tel: (01270) 754000
Email: defra.helpline@defra.gsi.gov.uk.

METHOD OF SALE

The land is to be offered for sale by private treaty, as a whole. The agents, on behalf of the vendors, however, reserve the right to alter, divide, amalgamate or withdraw any of the land for sale at any time. The selling agents, further, reserve the right to sell the land without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

VIEWING

Viewing is available during reasonable daylight hours with a set of these sale particulars.

ANTI-MONEY LAUNDERING (AML) CHECKS

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.

COUNTRYSIDE STEWARDSHIP

We are informed that the land is not in any Countryside Stewardship Scheme.