



Roger
Parry
& Partners

HIGHBROOK STABLES

Brownheath, Loppington, Ellesmere, Shropshire, SY12 0LB

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Guide Price: £115,000

Roger Parry & Partners are pleased to be instructed in the sale of 'Highbrook Stables' offering a unique opportunity to acquire a highly functional equestrian facility near Loppington, which includes paddocks, stables and menage. In all the property extends to approximately **3.15 acres (1.28 hectares)**.

Occupying a rural position in the North Shropshire countryside, the well equipped property boasts a timber stable block with separate feed/tack room and hay store, in addition to four stables amounting to 74.9m² of floor area with concrete floors and external yard area. The stable block has a sustainable drainage system with roof water collection. It also benefits from a menage of timber post and rail fencing, and a fibre surface, measuring 25m x 20m with planning consent to be larger in size. There is gravelled parking area to the entrance of the land for multiple cars or horsebox.

The pastureland itself is well suited to equestrian or livestock grazing and has timber posts in place to facilitate the use of electric fencing. The property as a whole is ringfenced and to the boundaries there are established hedgerows with mature trees and wooden fencing.





Location

The land is situated in Brownheath, less than half a mile from the village of Loppington, approximately 3 miles West of Wem and 6 miles Southeast of Ellesmere. Access to the land is obtained from a quiet public road.

Method of Sale

The property is for sale by Private Treaty and is available as a whole.

Tenure

The land is available on a freehold basis with vacant possession on completion.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries or ownership thereof.

Services

Purchasers are to make their own enquiries in relation to the availability and connection of services and utilities.

Local Authority

Shropshire Council.

Wayleaves, Easements and Rights of Way

There is a public footpath through the land. The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Flooding

The land is not located within an area at risk of flooding according to the Environment Agency.

Agri-Environment Schemes

The land is not entered into any schemes.



Directions

From the Ellesmere Road Roundabout in Shrewsbury, take the A528 North towards Ellesmere. After 3.5 miles, reaching Harmer Hill, turn left to continue along the A528. After a further 3.5 miles, in Burlton, turn right onto the B4397 for 2.5 miles. In Loppington village and turn left at the Agent's pointer arrow by the Post Office and continue for approximately 0.3 miles, then take a right hand turn. After 200 meters turn left and the entrance to the property is another 50 meters along the road on the left hand side, indicated by the Agent's 'For Sale' board.

What3words *///reworked.waistcoat.hoofs*

Viewing Arrangements

Viewing of the property is strictly by appointment only through

Kirsty Betton

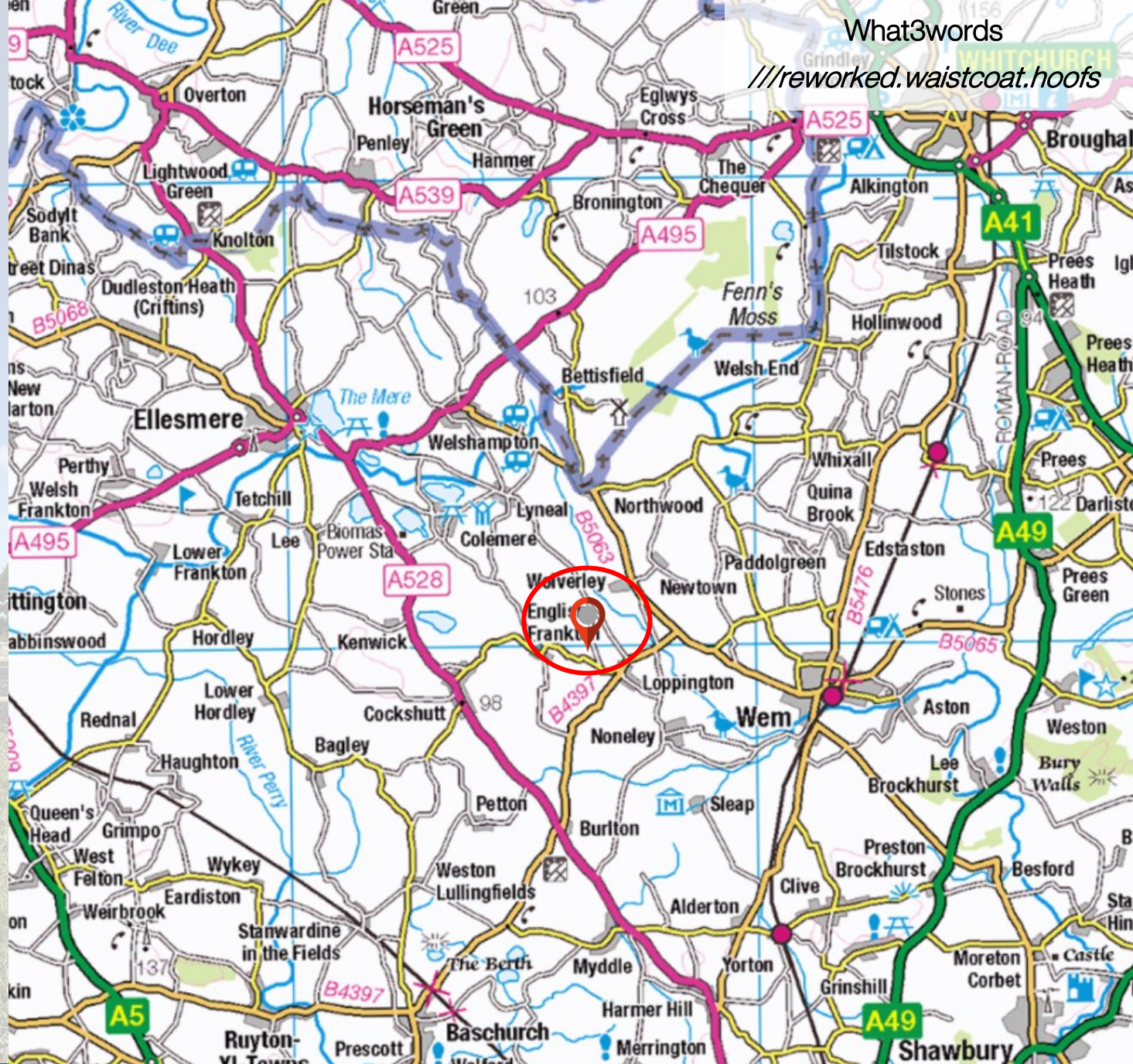
Please contact our Shrewsbury Office:

Mercian House, 9 Darwin Court, Oxon Business Park,
Shrewsbury, SY3 5AL

kirstybetton@rogerparry.net

01743 791 336

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Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.