

BOWEN

PROPERTY SINCE 1862



Guide Price £650,000

 Buildings and 29.43 acres of land

Orchard Farm, Cottage Lane, St. Martins,
Oswestry, SY11 3BL

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General Remarks

An excellent opportunity to purchase an extensive range of modernised buildings, together with 29.43 acres (11.912 ha) or thereabouts of agricultural land, all situated in a picturesque location, yet just on the edge of the popular village of St. Martins.

The buildings currently extend to approximately 7,446 sq.ft. (692 sq.m.) and have been significantly improved over the past 5 years by the current owners (including the installation of 3 phase electricity, wall insulation and a sewage treatment plant).

The buildings offer a host of future uses and a planning application for general industrial uses (Class B2) is in the process of being submitted to the local planning authority.

Location: The property is situated on the fringe of the popular village of St. Martins, with good access onto the B5068 which leads directly onto the A5/A483. St. Martins itself has an excellent range of amenities including supermarket, post office, petrol station, public house and excellent primary and



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

secondary schools. The village has an excellent bus service whilst nearby Gobowen has a train station with services to Birmingham and Manchester.

Accommodation

The buildings at the property have been extensively modernised by the current owners and briefly comprise:

Building 1: 93' 10" x 59' 0" (28.6m x 17.99m - total size) Of a portal frame construction with concrete floor, brick built base walls and fully insulated walls at higher level, fully re-wired commercial electrical system (3 Phase), roller shutter and pedestrian doors. Internally separate partitioned rooms include:

- Kitchen (3.35m x 2.32m) With fitted kitchen and sink & drainer.
- Toilet (2.33m x 1.19m) With low level flush WC.
- Tank room (3.54m x 1.19m)
- Workshop (4.64m x 2.30m)

Building 2: 43' 7" x 32' 9" (13.28m x 9.98m) Of a portal frame construction with concrete floor, brick built base walls and fully insulated walls at higher level, fully re-wired commercial electrical system (3 Phase), roller shutter and pedestrian doors. Internally separate partitioned rooms include:

- Office (4.14m x 3.69m)
- Workshop (4.87m x 1.92m)

Building 3: 31' 0" x 15' 6" (9.46m x 4.73m) Comprising of a former cow shed constructed of brick under a slate roof. In the agent's opinion there is potential for conversion to alternative uses, subject to obtaining any necessary planning consent.

Building 4 (Former Dutch Barn)

Yards: All of the buildings are connected by concrete yards.

Land: The holding extends in total to approximately 29.43 acres (11.912 ha) and is all laid to permanent pasture which is all well maintained with extensive new fencing being erected in the past 5 years.

The land includes areas of woodland together with a historic orchard. The land should be of interest to agricultural, equine and amenity users.

Services: The property benefits from mains 3 phase electricity with a commercial electrical system being installed to the two main buildings. The property has mains water and a recently installed private sewage treatment plant.

Planning: Permitted Development (22/02657/AGR) was obtained in 2022 for a 167 sq.m. extension to Building 1 and for a replacement of Building 4 (142 sq.m) and a further extension of 33 sq.m. All planning documents can be viewed on Shropshire Council's Planning website.

A Class R Permitted Development application is currently being prepared for a change of use of the buildings to Class B2 - General Industrial Use. For further details please contact the selling agents.

Easements, Wayleaves and Rights of Way:

The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in these sales details or not. It should be noted that the main access track is not owned by the





After passing the supermarket take the second exit at the mini roundabout onto Ellesmere Road. Follow the road ahead before turning right onto Cottage Lane. Continue ahead out of the village where the access track to the property will be found on the left hand side.

<https://what3words.com/grove.puncture.lighters>

sellers, but they benefit from full rights of access over it. There is also a public footpath through the orchard area.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Viewing & further information: Viewings are strictly by appointment only through the selling agents. For further information or to book a viewing please contact the Oswestry Office on 01691 652367.

Directions: From the A5/A483 Gledrid roundabout take the fourth exit signposted for St Martins. Continue on this road bearing left at the mini roundabout in front of the School and into the village centre.



