



OVERFIELDS FARM, ELLESMERE ROAD,  
WEM, SHREWSBURY, SY4 5TU



Halls are delighted with instructions to offer

**FOR SALE**

by Private Treaty

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## OVERFIELDS FARM

Ellesmere Road, Wem, Shrewsbury, SY4 5TU

Guide Price: £1,350,000

An excellent opportunity to acquire a livestock farm on the edge of Wem with an established livery business.

- Modern 4-bedroom Barn Conversion
- Established successful DIY livery business
- Range of timber stables and outdoor menage
- Range of modern livestock buildings
- Level pasture land
- Extending in total to approximately 74.82 acres (30.29 ha)

## SITUATION

The property is located on the western edge of the market town of Wem in north Shropshire, fronting the B5063 Ellesmere Road. The county town of Shrewsbury is located approximately 11 miles to the south and Whitchurch approximately 10 miles to the north. Being within a mile of Wem Train Station and just over 3 miles from the A49, Overfields Farm offers excellent transport links to Cheshire and the West Midlands Conurbation.

## DESCRIPTION

The sale of Overfields Farm offers purchasers a unique opportunity to acquire a well-presented and well-equipped livestock farm extending to approximately 74.82 acres (30.29 ha) with a useful range of farm buildings together with an established livery business with a range of timber stables and an outdoor menage. Furthermore, the sale includes Overfields Barn which comprises a modern and stylish 4-bedroom barn conversion with attached double garage, offering flexibility accommodation with potential to create an annex. The property benefits from a convenient location close to the town of Wem yet enjoying views over the rolling countryside.

## OVERFIELDS BARN

Overfields Barn comprises a brick under tile construction barn conversion converted into residential accommodation in the early 2000's and added to circa 15 years ago. The property is accessed off Ellesmere Road through double wooden gates leading to a concrete driveway and parking area and a low maintenance garden.

The property offers flexible, light and spacious living accommodation and boasts many attractive features including exposed beams, underfloor heating to part, modern bathroom suites, security alarm and double glazed windows throughout.

The front door leads into:

**Entrance Hall** with tiled floor, radiators and doors to:

**Living Room** with sandstone effect fireplace housing gas fire, 2 radiators, carpet and door to:

**Kitchen** with wooden fitted wall and base units with granite worktop, stainless-steel sink and drainer with mixer tap, integral Bosch dishwasher and Miele fridge-freezer, Rangecooker with gas hob, double electric oven and extractor fan, part tiled surround, tiled floor, radiator and door to:

**Conservatory** of brick and wood construction with wooden door to rear of property, tiled floor, fitted base units, radiator, vertical blinds and roof fan.

Off the Entrance Hall:

**Bedroom 1** with carpet, radiator and door to:

**Ensuite** with corner shower, WC, wash hand basin, heated towel rail, tiled floor and part tiled surround.

**Bedroom 2** with carpet and radiator

**Family Bathroom** with WC, bidet, pedestal wash hand basin, jacuzzi style bath, mirrored wall cabinet, double shower, heated towel rail, tiled floor and walling and built-in speakers for music system.

**Bedroom 3** with carpet, radiator and fitted Hammonds wardrobes, dressing table, bedside cabinet and wall mounted king-size headboard.



**Rear Hallway** with under floor heating, stone floor, fitted cupboard, oak staircase off to mezzanine and door to:

**Studio/Reception Room** with underfloor heating, stone floor and French doors to rear patio area.

**Utility** with stone floor, underfloor heating, fitted base units, Bosch washing machine, stainless steel sink and drainer with a mixer tap

Oak staircase to:

**Mezzanine/ Bedroom 4** overlooking studio/reception room with carpet and roof light.

**Double Garage** with access from the rear hallway or through up and over electric door to front. Built-in storage shelving, concrete floor and doors to:

**Boiler Cupboard** with Viessmann Gas boiler, hot water cylinder and non-functional biomass boiler.

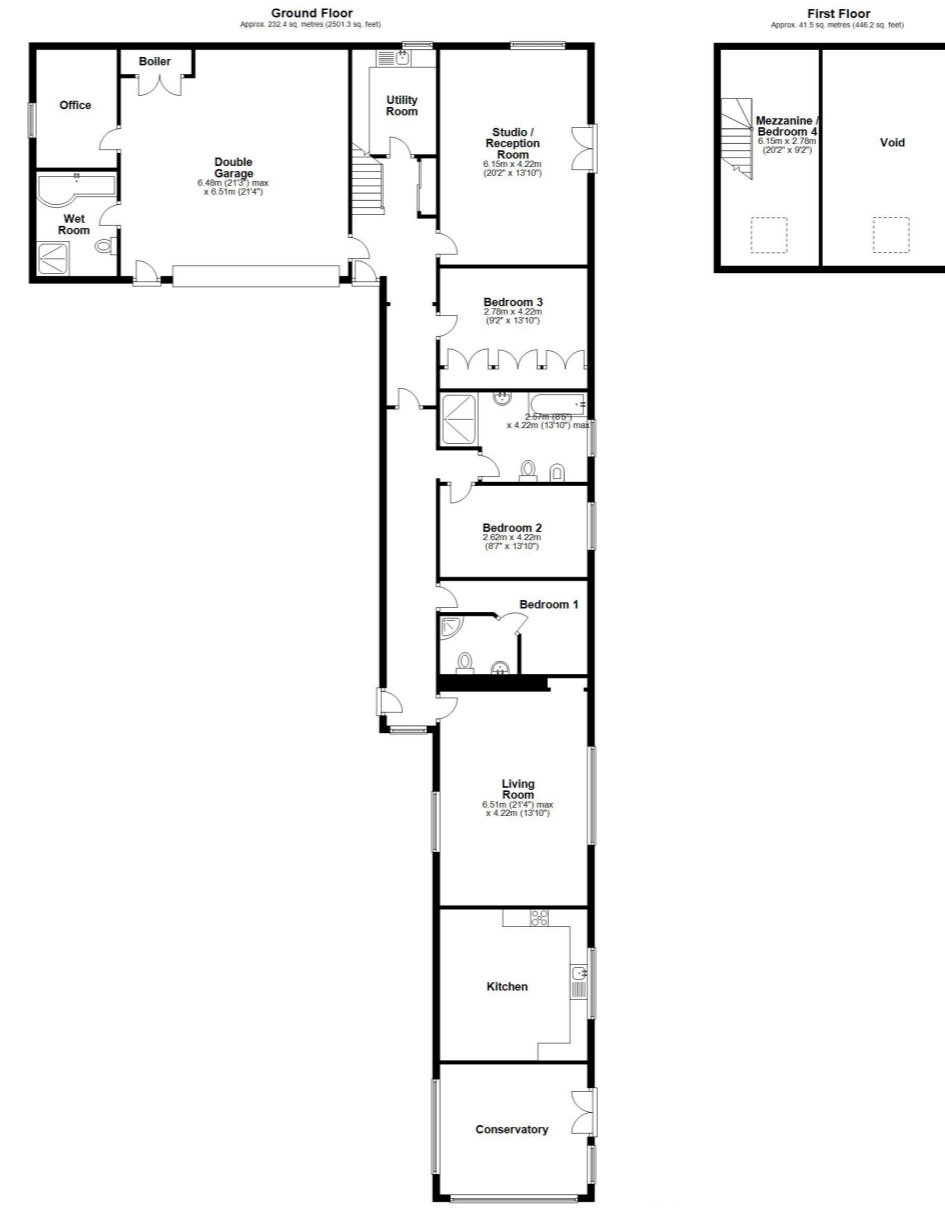
**Wet room** with underfloor heating, WC, shower, heated towel rail, fitted wall and base units and plastic sink and drainer unit with mixer tap

**Office** with underfloor heating, built in desk and shelving and tiled floor





FARMHOUSE; GROUND FLOOR AND FIRST FLOOR



LOCATION PLAN

## FARM BUILDINGS

Comprising a range of modern farm buildings, they are based around predominantly concrete yard areas and accessed either through the entrance to Overfields Barn or through a second gated access off Ellesmere Road and comprise the following:

- 1. Workshop**  
Brick under corrugated fibre cement roof
- 2. General Purpose/Livestock Building**  
Part timber board, part corrugated steel and part concrete block clad range with lean-to
- 3. Calf Pens**  
2 bays with steel portal frame, concrete block walling with wooden board above and gated access to front.
- 4. Livestock Building**  
2 bay, steel portal frame, concrete walling with timber board above.
- 5. General Purpose Building**  
5 bays with steel portal frame, concrete block walling and timber board above under a fibre cement roof, concrete floor, open to end gables and with attached lean-to's of same construction.

## LIVERY ENTERPRISE

The established livery business operates on approximately 16.09 acres (6.51 ha) and comprises the following:

1. Purpose built Timber Stable block with 9 stables, welfare room, store room and tack room. Welfare room including kitchen and separate WC.
2. Outdoor menage with post and rail fencing and a fully drained, carpet fibre base.

Financial information relating to the livery business is available upon request.

## LAND

The land comprises of a number of conveniently sized enclosures of permanent grassland being level in nature and bounded by hedgerow and/or post and wire fencing.

According to Soilscape the land comprises a mixture of freely draining slightly acid, sandy soils and loamy and sandy soils with naturally high groundwater and a peaty surface, both suitable for a range of spring and autumn sown crops.

The land is classified as Grade 3 on the Provisional Land Classification Map of England and Wales, as published by the Ministry of Agriculture, Fisheries and Food (MAFF) by the Department of the Environment, Food and Rural Affairs (DEFRA).

Field Number	Description	Acres	Hectares
SJ5028 1649	Pasture	8.48	3.43
SJ5028 2440	Pasture	6.83	2.76
SJ5028 2764	Pasture	7.71	3.12
SJ5028 3081	Pasture	2.61	1.06
SJ5028 3058	Pasture	2.41	0.98
SJ5028 3293	Pasture	2.29	0.93
SJ5028 3679	Pasture	5.98	2.42
SJ5028 3898	Pasture	0.96	0.39
SJ5028 4138	Pasture	6.52	2.64
SJ5028 5478	Pasture	7.92	3.21
SJ5028 7141	Pasture	13.01	5.27
SJ5029 2509	Pasture	1.42	0.57
SJ5029 2701	Pasture	1.44	0.58
SJ5029 2704	Pasture	1.4	0.57
SJ5029 3703	Pasture	1.36	0.55
SJ5028 4683	Pasture	2.22	0.9
SJ5029 4704	Overfields Barn, garden & parking area	0.22	0.09
SJ5028 4498	Equestrian yard, stables & manage	0.62	0.25
SJ5028 4695	Farmyard and Buildings	1.12	0.45
	Track	0.3	0.12
<b>Total</b>		<b>74.82</b>	<b>30.29</b>





### SERVICES

The property is supplied by mains water and mains electricity.

Drainage to Overfields Barn is via a shared private septic tank and central heating is fuelled by mains gas.

### Tenure

The property is freehold and will be sold subject to the existing livery contract agreements in place.

### Environmental Stewardship

The land is subject to a Mid-Tier Countryside Stewardship Agreement from 01/01/2021 to 31/12/2026. Options include Management of Hedgerows, Buffer Strips and Riparian Management Strips. Further details are available upon request.

### Sporting Rights

The sporting rights are in hand.

### Council Tax

Overfields Barn is currently in Council Tax band 'C'.

### Nitrate Vulnerable Zone (NVZ)

The property is situated within a Nitrate Vulnerable Zone.

### Rights of Way, Easements and Covenants

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

### Local Authority

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

Tel: 0345 678 9000

### Boundaries, Roads and Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor their agents will be responsible for defining any ownerships of boundaries, hedges or fences. They will, however, provide whatever assistance they can to ascertain the ownership of the same.

### Agricultural Occupancy Condition

Overfields Barn is subject to a planning condition whereby "the occupation of the dwelling shall be limited to a person solely or mainly employed locally in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person)".

### 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.

### Overage Provision

The property is subject to an overage provision whereby if planning permission is obtained for any non-agricultural or equestrian development in the next 30 years then 30% of the uplift in value is payable to the vendor or their successors.

### Viewing

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

### Method of Sale

The property is for sale by private treaty as a whole

### Solicitor

Sally-Ann Butter  
Graham Withers & Co  
46 Cheshire Street  
Market Drayton  
Shropshire  
TF9 1PQ  
Tel: (01630) 657222

### Sole Agents:

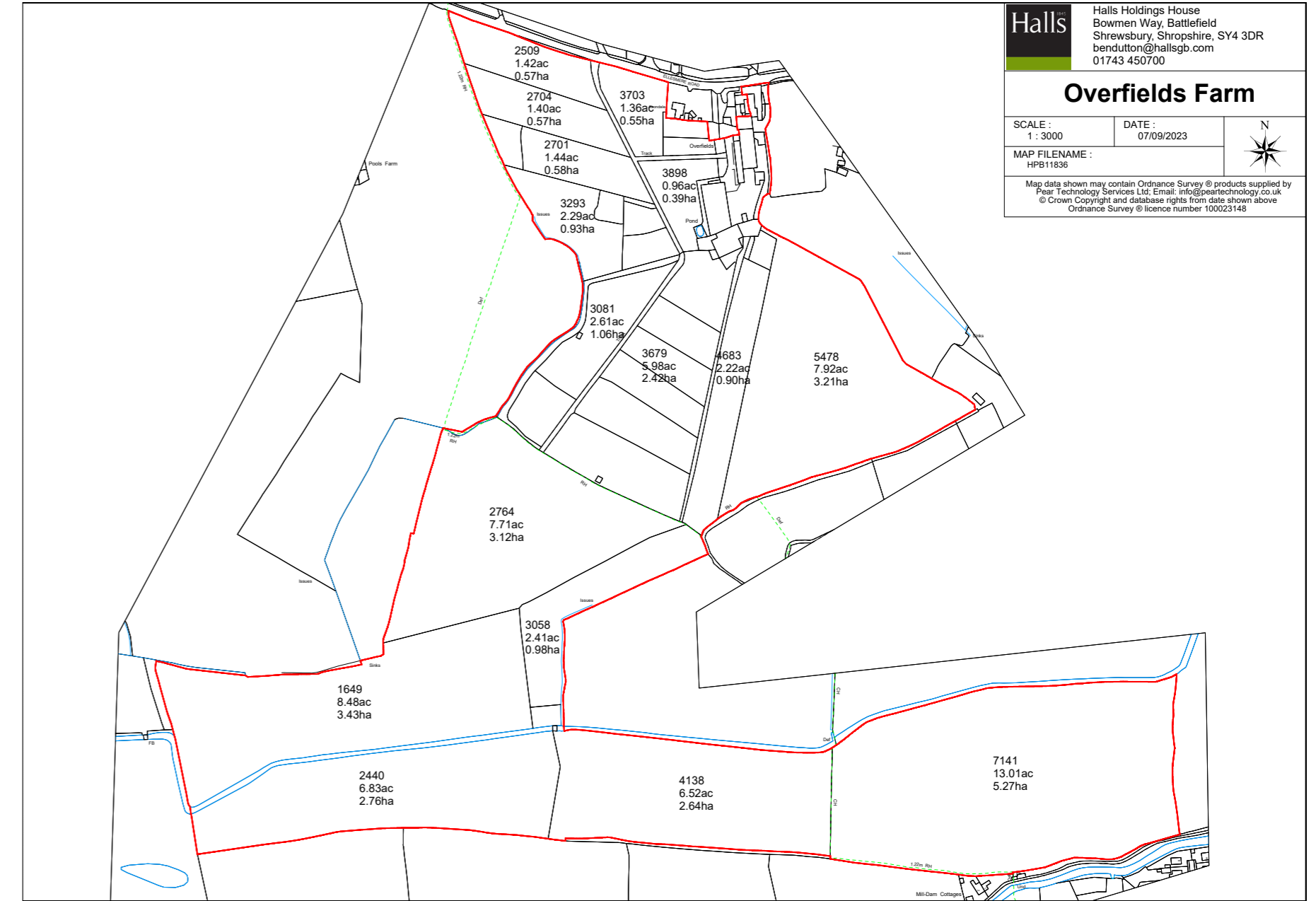
Anne-Marie Brettell  
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Halls Holdings House  
Bowmen Way  
Battlefield  
Shrewsbury  
Shropshire  
SY4 3DR

Email: anne-marie@halls.gb.com

Tel: 01743 450700

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







# Halls

## Viewings

By appointment

Contact: Anne-Marie Brettell

01743 450 700

**Halls Holdings Ltd:**

Halls Holdings House, Bowmen Way,  
Battlefield, Shrewsbury, SY4 3DR

✉ [anne-marie@hallsgb.com](mailto:anne-marie@hallsgb.com)

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Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR.

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