



THE POOLS FARM

ELLESMERE ROAD | WEM | SHROPSHIRE | SY4 5TU





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Wem 0.7 miles | Shrewsbury 11 miles | Whitchurch 9 miles
(all mileages are approximate)

A PRIVATE YET CONVENIENTLY SITUATED RURAL PROPERTY WITH RARE DEVELOPMENT OPPORTUNITY

A four bedroom farmhouse in need of modernisation
Range of traditional brick outbuildings with planning permission for conversion into 3 dwellings
Permanent grassland, in all extending to approximately 4.61 acres (1.86 Hectares)
Private Access Drive



Shrewsbury (Head Office)
Halls Holding House
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Viewing is strictly by appointment only

SITUATION

The Pools Farm is located on the western side of the market town of Wem in north Shropshire and accessed along a private access drive off the B5063 Ellesmere Road. The county town of Shrewsbury is located approximately 11 miles to the south and Whitchurch approximately 9 miles to the north. Being only a mile from Wem Train Station and just over 3 miles from the A49, The Pools Farm offers excellent transport links to Cheshire and the West Midlands Conurbation. The property occupies a rural position where purchasers will be afforded peace and privacy, yet Wem and its local services and facilities are only a short distance away.

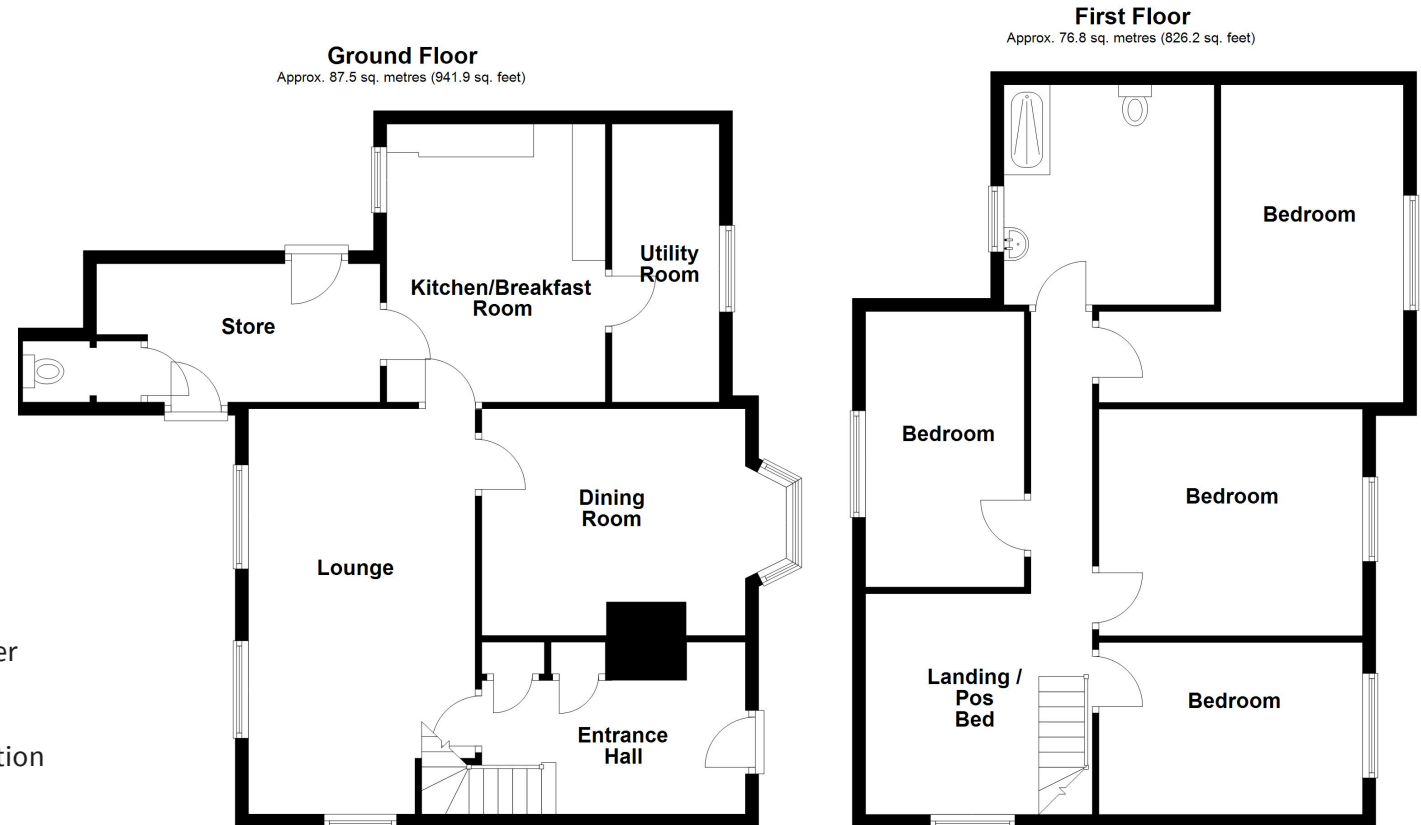
DESCRIPTION

The property offers an excellent development opportunity with a detached four bedroom farmhouse offering scope for renovation and extension (subject to the necessary consents), a range of attractive brick barns boasting character and many original features and benefiting from planning consent for conversion into 3 units providing circa 393 square metres of accommodation and surrounding pasture land, extending in all to approximately 4.61 acres (1.86 Hectares).

FARMHOUSE

The farmhouse comprises a detached property of brick construction under a slate roof, with some original timber framed, single glazed windows and some replacement UPVc framed, double glazed windows.

Internally the farmhouse accommodation comprises of;



Total area: approx. 164.3 sq. metres (1768.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Brick **PORCH** with front door into:

ENTRANCE HALLWAY with carpet, stairs off to first floor and door to:

LOUNGE with carpet, wooden panelling to half walls, cellarhead door and doors to:

DINING ROOM with carpet, fireplace and fitted bookshelf.

KITCHEN with tiled floor, fitted wall and base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, solid fuel Rayburn and doors to:

PANTRY with vinyl floor

STORE with vinyl floor and door to rear yard and door to:

WC

FIRST FLOOR LANDING with carpet and doors to:

BEDROOM 1 with carpet

BEDROOM 2 with carpet

BEDROOM 3 with carpet

BATHROOM with vinyl floor, bath with shower over and hot and cold taps, pedestal wash hand basin with hot and cold taps and WC.

BEDROOM 4 with carpet

OUTSIDE

The farmhouse has a lawned garden area to the front, rear and side interspersed with mature shrubs and trees and a large concrete parking area to the rear.



FARM BUILDINGS WITH PLANNING PERMISSION

The traditional farm buildings comprise an attractive range of brick under slate barns located to the north and east of the farmhouse together with an additional brick store, all fronting a central yard area. Full planning permission was granted on 6th February 2024 (application reference 23/04757/FUL) for the conversion of the buildings to three dwellings.

BARN 1 comprises a part two storey and part single storey building with garage and attached shippon of solid brick construction to the main with some steel sheet external cladding to part, under a slate roof. The barn has planning consent to convert into two 2-bedroom units.

BARN 2 comprises a two storey solid brick barn under a slate roof building having originally been a cart shed with the arched openings to the front elevation now bricked up. The barn has planning consent to convert into one 4-bedroom dwelling.

BARN 3 comprises a small brick under slate roof building.

AFFORDABLE HOUSING CONTRIBUTION

At the time the application was made, developments providing 5 or less dwellings in the rural area were exempt from the requirement to provide on-site affordable housing or financial contributions towards the provision of off-site affordable housing. Purchasers must satisfy themselves that this is correct.

UNIT	GROSS INTERNAL AREA
1	125 SQ M
2	110 SQ M
3	158 SQ M



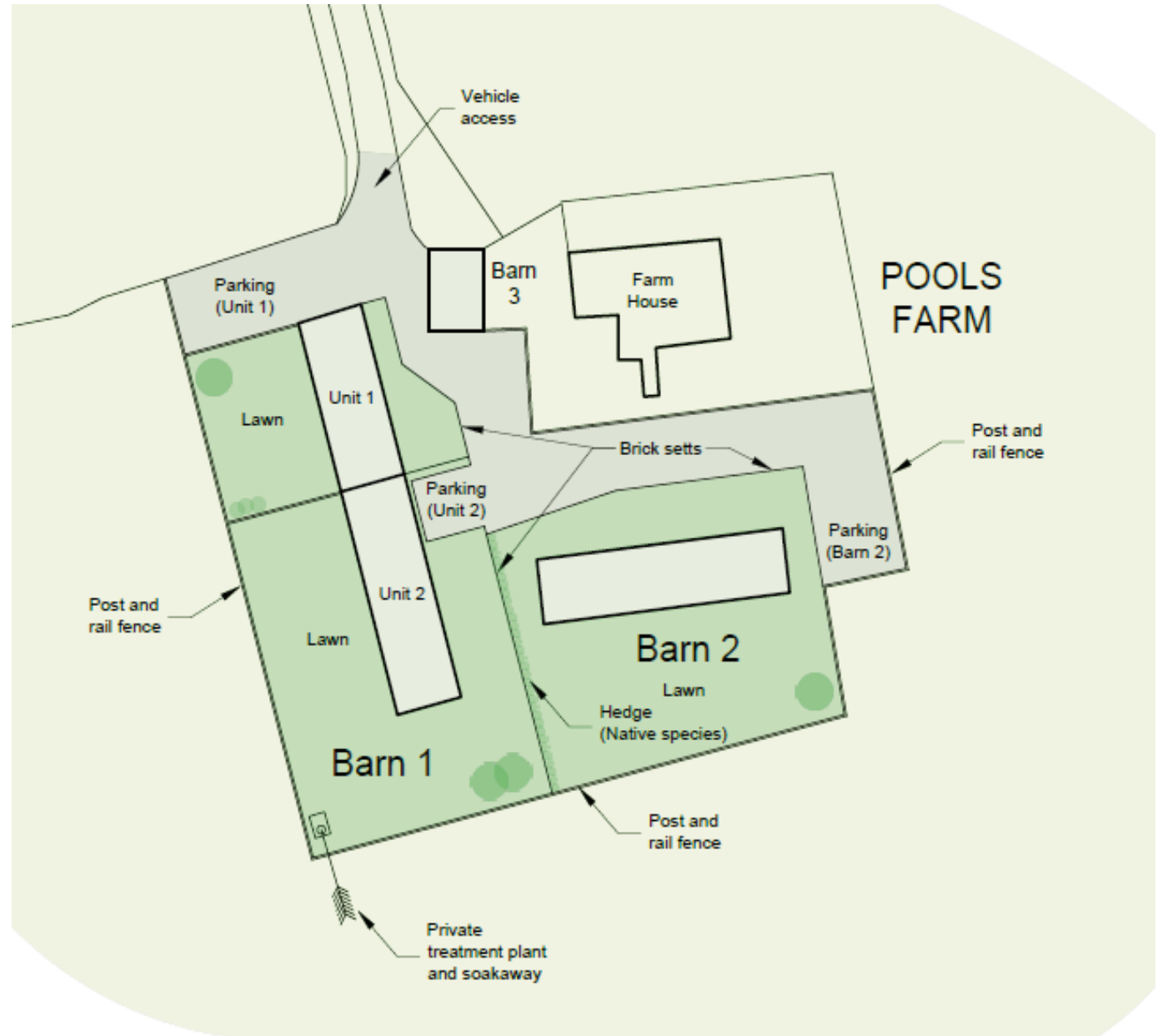
COMMUNITY INFRASTRUCTURE LAW (CIL)

The CIL liability notice issued 13th February 2024 confirms a liability of £54,292.50 to Shropshire Council as the relevant CIL Charging and Collecting Authority on commencement of the development authorised within the Planning Permission 23/04757/FUL.

The full suite of planning application documents can be viewed online via Shropshire Council's website.

CONDITION

The farm buildings are in poor condition and in recent years the slate roof coverings have deteriorated significantly and require repair and rebuilding in places.





LAND

The pasture land surrounds the farmstead to all sides and comprises level pasture land currently subdivided into 3 enclosures with post and wire fencing and extending to approximately 4.00 acres (1.62 Hectares). The purchaser will be responsible for erecting a new stock-proof fence to the external boundary.

COUNCIL TAX

The farmhouse is currently in Council tax band 'E'.

EPC RATING

The property has an EPC rating of 'G'.

SERVICES

The farmhouse benefits from borehole water and mains electricity with private foul drainage. Mains water is available for connection. Heating is currently provided through electric storage heaters and the solid fuel Rayburn.

TENURE

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

RIGHTS OF WAY, EASEMENTS AND COVENANTS

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. The first section of the access driveway off the B5063 Ellesmere Road will be subject to a right of way in favour of the vendor to enable access into their retained land through the gateways on either side.

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.

LOCAL AUTHORITY

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

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.

VIEWING

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

SOLE AGENTS

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