

FOR SALE



Hine Heath Farm, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4NB



FOR SALE

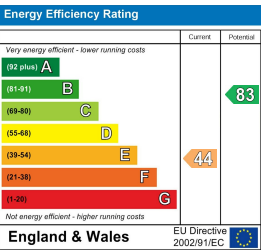
Offers in the region of £750,000

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Shrewsbury, Shropshire, SY4 4NB

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.

Energy Performance Rating



01743 450700

Rural Professional Department
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- Private, rural setting
- Main house and secondary dwelling
- Range of useful and versatile outbuildings and shed
- Approximately 5.24 acres grassland in paddocks
- Extensive yard area
- Potential for wide range of alternative uses

HOUSE

The house comprises of the original sandstone structure that was later extended on two elevations, and more recently divided into two for convenience, to provide the main house and a second, self-contained residence.

The main two-storey part offers 3–4-bedroom accommodation and the second, self-contained residence offers 1-2-bedroom accommodation.

The two dwellings offer potential to be combined into a single substantial family home, subject to the necessary consents, making this a rare and adaptable opportunity in a sought-after rural setting.

Briefly, the accommodation in the main comprises of a main hallway, lounge, further reception room, kitchen/breakfast room, utility and cloakroom on the ground floor, together with 3-4 bedrooms, a bathroom and storage on the first floor.

The accommodation in the second part of the house comprises of a kitchen/breakfast room, shower room/cloakroom, living room and conservatory on the ground floor, and 1-2 bedrooms and a shower room on the first floor.

GARDEN

The private garden lies predominantly to the front of the house and comprises of a large area of lawn with a small side patio and a stoned area beyond the conservatory.

BUILDINGS AND YARD

An extensive range of outbuildings of various construction types is based around a central concrete yard and lie to the rear of the house. Briefly, they comprise of:

- OUTBUILDING 1 | 214 ft sq [19.88 m sq]
- OUTBUILDING 2 | 187 ft sq [17.37 m sq]
- FORMER TERRIER LODGES | 596 ft sq [55.36 m sq]
- OUTBUILDING 3 | 1,258 ft sq [116.86 m sq]
- OUTBUILDING 4 | 367 ft sq [34.09 m sq]
- OUTBUILDING 5 | 376 ft sq [34.93 m sq]
- OUTBUILDING 6 | 915 ft sq [84.99 m sq]

Beyond the range of outbuildings is a further, extensive stoned yard and a steel portal framed building [8,199 ft sq [761.64 m sq]] which is capable of a wide range of uses, statutory consents. It has internal divisions to create 11 stalls.

Please note, all measurements of internal floor areas provided are approximate

MENAGE

A rubber and carpet surfaced enclosure, bound by a post and rail fence.



LAND

The property benefits from approximately 5.24 acres of relatively level permanent grassland that has been predominately used for grazing. The land is divided into paddocks that lie adjacent to the house and buildings, with one further paddock being located on the opposite side of the lane. There is a small former rearing pen in one field corner, beyond the garden.

SERVICES

We understand the property currently benefits from mains water, mains electricity, and private drainage. Prospective purchasers should rely on their own enquiries in this respect.

EPC RATINGS

The main Farmhouse has an EPC Rating of E.
The Annex has an EPC Rating of D.

COUNCIL TAX

The dwelling is in two council tax bands- C & D.

TENURE

The property is offered for sale freehold, with vacant possession upon completion. It is HMLR title registered under Title Number SL212089.

PLANNING

The property has until recently been in use as the Kennels associated with the North Shropshire Hunt. Planning conditions attached to the original planning consent for this use [application ref: 10/03291/FUL] restrict the use of the dwellings and buildings and further details of the conditions are available from the selling agents upon request.

An application for pre-application advice in relation to the removal of the conditions has been submitted to the local planning authority and further details are available from the selling agents upon request.

The property has significant potential for a variety of commercial, residential and agricultural use subject to statutory consents.

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.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

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.



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.

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.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury. Tel: 0345 6789000.

VIEWINGS

Viewing is strictly by prior arrangement with the selling agents.

METHOD OF SALE

The property is for sale by Private Treaty.

SOLICITOR

SOLE AGENTS

Louise Preece BSc [Hons] MRICS FAAV- louise@halls.gb.com or 01743 450700
James Evans BSc [Hons] MRICS- james.evans@halls.gb.com or 01743 450700