

FOR SALE

Heath Hill Farm, Sherriffhales, Shropshire, TF11 8PW



FOR SALE

Offers in the region of £1,200,000

Heath Hill Farm,
Sherriffhales, Shropshire, TF11 8PW

A rare opportunity to acquire a substantial property in the sought after area of Sheriffhales. The property is currently arranged to provide a 4 bedroom house, two bedroom "grooms" residence, offices for commercial use, stabling and an indoor riding manege all sitting on a Total Site Area of 8 acres. The property would lend itself to a variety of residential, equestrian or commercial uses (subject to statutory consents) with comprehensive redevelopment.



The property is sold freehold with vacant possession.
The property is held under the following property titles;
SL158394 Heath Hill Farmhouse, Heath Hill, Sherriffhales, TF11 8RW
SL78681 Land on the south side of Heath Hill Farmhouse, Heath Hill, Shifnal, TF11 8RW
SL92552 Land at Heath Hill, Sherriffhales
SL206589 Land Adjoining New House Farm, Heath Hill, Sherriffhales, TF11 8RW
SL112388 Land at New House Farm, King Street, Weston Heath, Shifnal, TF11 8RX
The land has a right of way over land held in third party ownership to access part of the land holding. Further details are available from the selling agents upon request.

SERVICES
(Not tested the prospective purchasers should rely on their own enquiries we have been advised as follows)
Mains water and electricity. The drainage to the property is private via a shared septic tank system. The property benefits from solar panels further details from the selling agents upon request.

EPC'S

The EPCs for the property are as follows:
Ground Floor Flat D (67)
Office Annexe E (113)
Annexe F (26)

VIEWING
Viewing strictly by prior appointment with the agent. Please contact:
Stuart Richards
E: stuartr@halls.gb.com
01743 450700
07971 125524

TOWN AND COUNTRY PLANNING
The property is offered subject to any development plans, Tree Preservation Orders, Town Planning schedules or resolutions which may or may not come into force. The Purchaser(s) will be deemed to have full knowledge and satisfy themselves as to the provisions of any such matters affecting the property.

BOUNDARIES
The Purchaser(s) will be deemed to have full knowledge of the boundaries and neither the Vendor nor their selling Agents will be responsible for defining ownership of the boundary hedges or fences.

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 Ratings



01743 450700

Battlefield office:
Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR



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Reception
Room/s

Bedroom/s

Bath/Shower
Room/s

- Main 4 bed semi-detached house
- A "grooms" residence
- High quality office accommodation
- Stabling for 5 horses
- Indoor manege
- Approximately 8 acre site

LOCATION

Heath Hill Farm is located on the edge of the village of Sheriffhales. Sheriffhales is a sought after scattered village located approximately 4.3 miles north east of the town of Telford, 2.5 miles north of the town of Shifnal and approximately 4.3 miles south of the town of Newport. The village dates back to the Domesday Book and had a population of 722 at the 2011 census and has some local amenities including a primary school and St Mary's church.

The property is located in an area where the surrounding uses are generally residential or agricultural. The property benefits from outstanding views out onto Cannock Chase, which can only be appreciated by undertaking an inspection of the property.

The village of Sherriffhales benefits from good connectivity with the M54 being approximately 6.5 miles to the south and the M6 being approximately 19.7 miles to the north east. There are good railway connections with railway stations being at amongst others Shifnal, Telford Town Centre and Wolverhampton. Birmingham Airport is only approximately 40 miles to the south east.

DESCRIPTION

Heath Hill Farm provides the rare opportunity to acquire a substantial equestrian biased property, which has great potential for alternative uses (subject to consent) in the village of Sheriffhales.

The property is currently arranged to provide a three storey 4 bedroomed semi detached house with numerous attractive features that can only be appreciated by undertaking an inspection of the property. The property is of traditional construction and has a variety of outbuildings including a laundry room and stores.

The property currently has an equestrian bias, which includes a detached full size indoor manege which has a synthetic floor surface. The manege has dimensions of approximately 20m x 40m and is of portal framework which has been clad. The property also benefits from a courtyard development of traditional buildings arranged around a large car parking area incorporating currently a variety of uses, including equestrian, residential and commercial.

There is a two storey two bedroom grooms residence which is arranged to provide an open plan kitchen/dinner/sitting room area and a utility room and toilet on the ground floor and two en-suite bedrooms at first floor with a large galleried landing.

Adjoining the grooms residence is a two storey office complex with a Total Net Internal Floor Area of approximately 1,294 ft sq (120.20 m sq) which currently has planning for use in connection with the vendors equestrian business. The accommodation is well presented and benefits from a self contained entrance, a large meeting room/

store, open plan offices on the second floor, a number of private offices and kitchen and toilet facilities and a ground floor residential area.

The accommodation would lend itself to a variety of commercial and residential uses subject to statutory consents. The offices and grooms residence are of traditional construction.

Opposite on the other side of the courtyard a single storey traditional building provides competition grade stabling for up to 6 horses. The stables are arranged around a corridor and comprise two double and 3 single boxes complete with water to each box.

In addition to the above there are a variety of other structures including a fully secured tack room, boiler room/workshop, timber framed pony stables and a useful Dutch barn, which provides dry storage for machinery and produce.

LAND

The property sits on a Total Site of approximately 8 acres (3.24 hectares) with approximately 5.9 acres (2.4 hectares) of well fenced and watered paddocks. The paddocks around the house and building are ideal for turning out horses whilst approximately 3.60 acres, which lies to the south could be routinely shut up for the conservation of hay/haylage.

COUNCIL TAX/RATEABLE VALUE

(Interested parties are advised to make their own enquiries.)

Heath Hill Farm Band E
Grooms Residence Band D

Rateable Value 2019/20 TBC
Rates Payable 2019/20 TBC

PLANNING

Prospective purchasers should rely on their own enquiries to the local planning authority.

The residential house benefits from use class C3 (Residential) of the Town and Country Use Classes Order 1987.

The property benefits under planning consent Reference Number APP 02/0069 for use of part of the barns as a dwelling and part reception, display storage and office/studio for a saddle design business and a lecture theatre.

The property would lend itself to a variety of potential residential development, commercial and equestrian uses subject to statutory consents.

Further details from the selling agents upon request.

The property will be sold subject to any development plan, tree preservation order, town planning, schedule resolution or notice which may be or become to be in force, subject to any road or widening improvements scheme, land charges and statutory provisions or by-laws without any obligation on the vendors to specify them.

LOCAL AUTHORITY

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

TENURE

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.