

# Sleap House Farm

Nr Shrewsbury | Shropshire

**barbers**RURAL





# Sleap House Farm

Sleap | Shrewsbury | Shropshire | SY4 3HE

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Wem 4 miles | Baschurch 8 miles

Shrewsbury 9 miles | Whitchurch 13 miles

M54 motorway 17 miles | Telford 21 miles

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A WELL-EQUIPPED SMALL HOLDING WITH AN EXTENSIVE RANGE OF AGRICULTURAL BUILDINGS AND LAND WITH A SECONDARY INCOME STREAM FROM LAND LET TO A THIRD-PARTY

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Large open-plan kitchen and dining room, utility room

Sitting room, family room, office

Four bedrooms, bathroom

Plentiful parking, double garage

Lawned gardens, fenced vegetable garden

Modern portal framed agricultural buildings, workshop

Pasture land

Land let to adjoining Aero Club for hanger space

23.22 Acres in all (9.40 Ha)

Sleep House Farm is situated in a picturesque rural location however it is extremely well placed with the market town of Wem being only four miles away. Wem offers a range of everyday amenities including shops, pubs, primary and secondary schools, doctors' surgery and a church as well as a railway station allowing mainline connections.

Slightly further afield, the larger market towns of Whitchurch and Shrewsbury offer a greater variety of amenities and are well-served educationally with a range of both private and state schools. Nearby Yorton, which is only 2.5 miles away, offers a local rail service with connections to Shrewsbury to the south and Crewe to the north allowing wider travel.

This stunning area, which is crisscrossed with appealing off road walking routes and quiet country lanes, is particularly popular with walkers, cyclists and equestrians who take full advantage of the peaceful country lanes and extensive network of footpaths.

The house was built in the early 1980's and offers comfortable living space over two floors.

The substantial kitchen diner provides a large kitchen area, which is complemented by a separate pantry, with a sizeable central island and a seating area with sufficient space for a large dining table. Beyond this is a comfortable sitting room with a log burner and a smaller separate reception room ideal as a family room or playroom. In addition, there is a third reception room currently used as an office. The integral garage provides excellent storage space but could offer further living space for larger families or those with dependent relatives subject to the necessary planning consents.

On the second floor there are four bedrooms and a family bathroom all of which have delightful views over the garden and pasture land beyond.

The gardens are laid to lawn making them easy to maintain and a fenced area offers the perfect space for a well-protected vegetable garden.







The holding has the benefit of an extensive range of agricultural buildings. Historically used for the housing of sheep and cattle these useful buildings could equally be adapted for equestrian use with the livestock shed offering the potential to create an indoor manege. Alternatively, the buildings could be altered for commercial or light industrial use subject to the necessary planning consents.

The buildings comprise:

**Workshop** (60ft x 30ft) with full-height doors to allow machinery access. Power and light connected.

**Lean-to** forming part of workshop (60ft x 30ft). Power and light connected.

**Machinery Store/Livestock Building** (105ft x 80ft), half-height walls with boarding above. Formerly used for housing of stock, potential as indoor manege. Electric connected.

**Livestock Shed** (95ft x 45ft) offering loose housing for stock, largest bay utilised as a grain store. Erected in 2021. Electric and water connected. Solar panels located on roof.

**General purpose building** (90ft x 24ft) five-bays open fronted offering excellent machinery storage, one-bay enclosed with loft space over and workshop with inspection pit below.

**Stable Building** (40ft x 20ft) comprising 4 internal stables, electric and water connected.

#### **The Land**

The house and buildings sit centrally to the land which lies in a useful ring-fenced block divided into five paddocks. The individual fields are well fenced with post and wire fencing creating stockproof boundaries. Currently, the entire area is laid to grass but historically it has been cropped with combinable crops.

Within the area offered for sale approximately 6.07 Acres is currently let to Shropshire Aero Club. The portal-framed aircraft hangars located on this land are the property of the tenants and were erected by the tenants. Further information relating to this tenancy and the rent passing can be ascertained from the selling Agents.

### Method of Sale

For sale by Private Treaty.

### Tenure

The sale will be subject to the ongoing tenancy of the Shropshire Aero Club. Details of this tenancy can be requested from the Agents.

We are advised that the property is freehold with vacant possession on completion.

### Planning

Please note that the property is subject to an Agricultural Occupancy Condition which limits occupation of the house to those employed or last employed in agriculture, forestry or fishery locally to that area. (Planning Ref N/80/00428/OUT)

Please note that there is a historic clawback in place that relates to the development of a former building on the site which has now been demolished. If this building were granted residential planning permission then a previous owner would be entitled to a proportion of the increase in value. We understand that this will lapse in .....

### Renewables

#### Wind Turbine

A 12KVA wind turbine is located on the southernmost boundary.

#### Solar Panels

An array of PV panels are located on the roof of the livestock building. These were installed on 3 December 2011.

### Services

Mains electric (including three phase) is connected. Drainage is to a private septic tank. Water is from a private borehole supply. Oil fired central heating which is supplemented by a back boiler on the log burner.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

### Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury.

### Council Tax Band

Band D

### Easements and Rights of Way

The main access to the farm is via a right of way over a track which is in separate ownership. This access is restricted to agricultural use only. No rent is payable for use of this access.

There is secondary access to the farm which is over land within the farms ownership. While this route has not been regularly used in recent years it provides frontage to the council-owned highway.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

### Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Viewing

Viewing is strictly by appointment with the Agents - Barbers Rural, Market Drayton office. Tel: 01630 692500 Email: sales@barbers-rural.co.uk

### Location

Postcode: SY4 3HE

What3words: ///shorthand.hexes.risen

### Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.



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