



BROOK FARM

SOULTON ROAD | WEM | SY4 5RP





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Wem (1.5 miles) | (Whitchurch (9 miles) | Shrewsbury (12 miles) | Wrexham (22 miles) | Chester (30 miles)
(all mileages are approximate)

A PERIOD FARMHOUSE COMPLEMENTED BY A RANGE OF TRADITIONAL
BUILDINGS AND AROUND 12 ACRES

Substantial 2,500 + sq ft Farmhouse
Scope to extend and Modernise
Range of over 11,000 sq ft Traditional Outbuildings
Land and Gardens ext to approx. 12ac
Edge of Town Location



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Brook Farm comprises a substantial period farmhouse offering in excess of 2,500 sq ft of spacious living accommodation, alongside a range of traditional agricultural buildings and land and gardens which extend to around 12ac.

The property is presently utilised as a compact dairy farm but offers excellent potential to become a substantial country residence with equestrian facilities. The range of buildings and excellent road connections offer further scope for the property to serve a variety of commercial usages (LA consent permitting).

SITUATION

Brook Farm occupies a convenient yet private position on the edge of the historic market town of Wem, with the noted landscape of the north Shropshire countryside positioned to the east and the town's many amenities close at hand to the west, these including Schools, Supermarkets, Train Station, Public Houses, Restaurants, and Medical Facilities; with the county town of Shrewsbury lying around 11 miles to the south and providing a wider range of facilities, including leisure and cultural attractions.

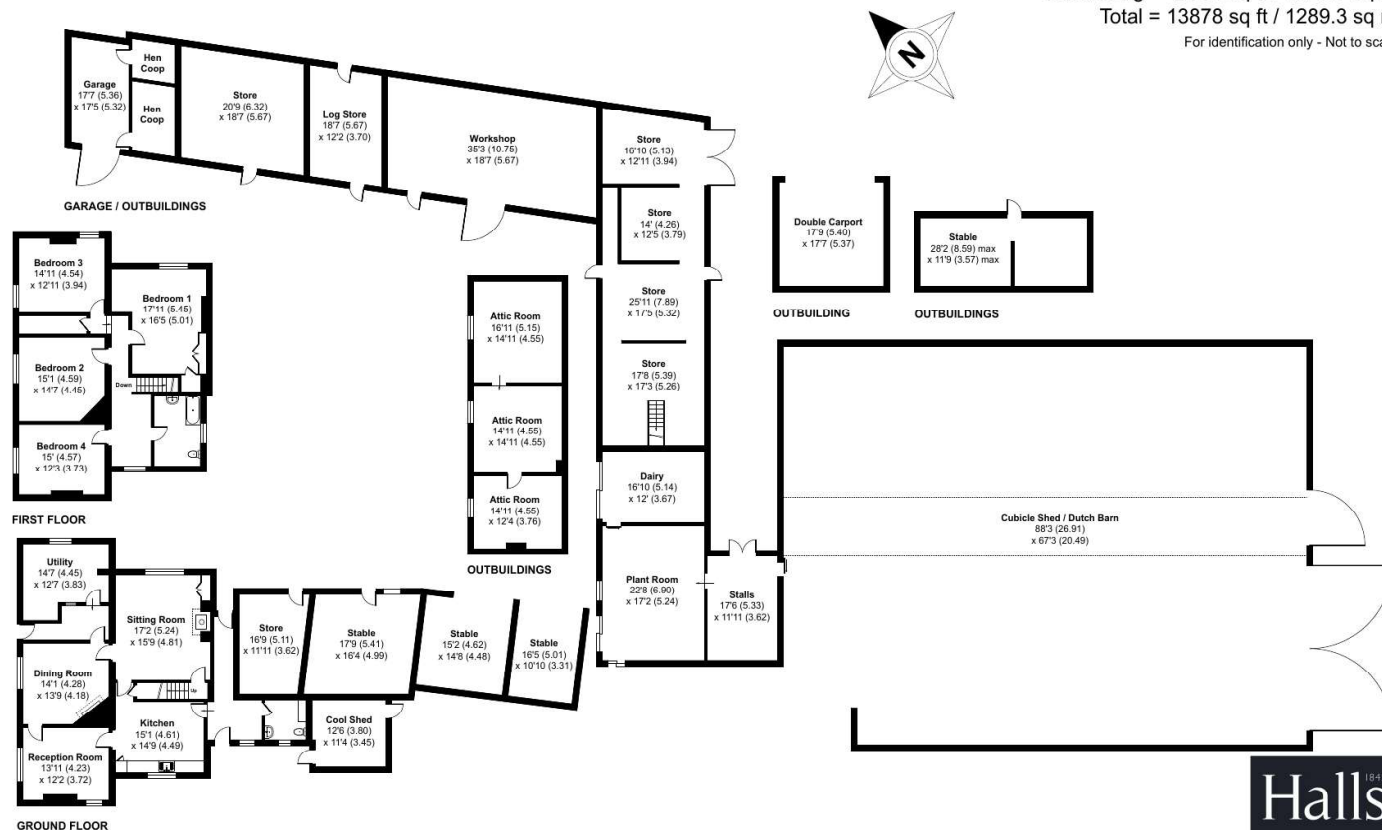
The nearby A49 connects the property to the wider area, with Wem Train Station providing rail links to further afield.

PROPERTY

Brook Farm centres around a substantial 4/6 Bedroom period farmhouse which provides over 2,500 sq ft of well proportioned living accommodation arranged across three floors, all of which now offers excellent potential for modernisation and improvement.

Situated immediately to the south-east of the dwelling are a connected range of traditional brick-built agricultural buildings which could (LA consent permitting) serve as an extension to the living accommodation.

Approximate Area = 2539 sq ft / 235.9 sq m
 Garage = 319 sq ft / 29.6 sq m
 Outbuilding = 11020 sq ft / 1023.7 sq m
 Total = 13878 sq ft / 1289.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1437477

The ground floor of the property is typical of the era and boasts a range of comfortably sized reception rooms ideally suited to families, these presently utilised as a Sitting Room, Dining Room, and general Reception Room, whilst being joined by a Kitchen and a useful Utility.

A passageway leads from the back door to an external store and on to a connecting range of traditional buildings.

The upper floors continue to offer impressively proportioned rooms, with the first floor featuring four generous Bedroom served by a family Bathroom.

The second floor is, as yet, undeveloped but boasts three individual rooms, one of which centrally connects, which could readily provide a further 2/3 Bedrooms and, potentially, bathrooms/en-suites.





OUTSIDE

Brook Farm extends, in all, to around 12 acres and is presently utilised as a compact dairy farm, with an abreast milking parlour and bulk tank in situ, allowing for a continuation of the current farming enterprise.

A range of traditional buildings extending to around 11,000 sq ft are positioned around a central courtyard and offer excellent potential for a variety of further usages, be they equestrian or agricultural in nature or, potentially, for residential conversion (LA consent permitting).

Positioned to the west of the homestead are predominately lawned gardens and ample driveway parking, which overlook an attractive natural pond and an element of the land beyond.

The land is broadly flat and predominately situated to the south and east of the property. Aside from agricultural pursuits, the land would be ideally suited to those with equestrian interests and may offer scope for further development in this arena (LA consent permitting).

SCHOOLING

Within a short drive are a number of highly rated state and private schools including The Thomas Adams School, St. Peter's C of E Primary, Lakelands Academy, Newtown C of E Primary, Ellesmere College, Shrewsbury School, Shrewsbury High School, Moreton Hall, The Priory, Prestefelde Prep., Packwood Haugh, and Adcote School for Girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – F

W3W

What3Words ///unguarded.swift.splits

DIRECTIONS

Leave Shrewsbury to the north via the A528, continuing for around 8 miles and keeping right at the village of Harmer Hill as the road merges into the B5476. At a T-junction in the centre of Wem, turn right onto Aston St and over the train tracks onto Soulton Rd, where around 1.6 miles later, the property is positioned on the right.



RIGHT OF WAY & EASEMENTS

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

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

