



FOR SALE

HIGHFIELDS FARM

Highfields Farmhouse & 1–8 Highfields Farm
WEM, SHROPSHIRE | SY4 5UN

A Rare Residential Investment Estate

Offers In The Region Of £1,500,000 Freehold



WELCH ESTATE AGENTS

A Rare Residential Investment Estate

Occupying an idyllic position within approximately 5.5 acres of rolling North Shropshire countryside, Highfields Farm represents an increasingly rare opportunity to acquire an established residential investment estate combining immediate income, an exceptional principal residence and genuine long-term asset potential.

Available as one freehold title, the estate comprises the substantial detached Highfields Farmhouse together with 1–8 Highfields Farm, creating a carefully developed collection of nine fully tenanted residential properties centred around an attractive former farmstead.

The residential barns at 1–8 Highfields Farm have provided a well-established and successful letting portfolio for approximately 20 years, demonstrating consistent demand in this highly desirable rural location. The detached farmhouse, formerly occupied by the current owners as their principal residence, was incorporated into the rental portfolio in early 2026, creating a fully occupied estate comprising nine residential properties. Today, the portfolio generates a gross annual rental income of £94,800, complemented by additional seasonal income from the surrounding grazing land.

Investment opportunities of this calibre—combining an established income stream, a substantial principal residence, attractive acreage and future development potential—are seldom offered to the open market.



ACCOMMODATION

The estate offers an outstanding and well-balanced mix of residential accommodation, providing both immediate investment returns and long-term capital value.

Highfields Farmhouse

Occupying a private position within the estate, the principal farmhouse extends to approximately 3,000 sq ft and provides generous family accommodation comprising:

- Four double bedrooms
- Spacious attic room offering flexible additional accommodation
- Multiple reception rooms
- Traditional farmhouse kitchen
- Private gardens
- Detached double garage
- Extensive private parking

Residential Barn Conversions

Arranged around the attractive former farmyard are eight converted residential barns, comprising:

- Five Two-Bedroom Barn Conversions
- Three Three-Bedroom Barn Conversions

Successfully let for around two decades, the conversions retain the character of the original agricultural buildings whilst providing well-proportioned, modern homes with an excellent reputation for long-term occupancy.



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Investment Opportunity

Offered for sale as one freehold title, Highfields Farm presents an exceptional opportunity to acquire a substantial, fully income-producing residential investment. The estate currently generates a gross annual rental income of £94,800 from its nine residential properties, together with additional seasonal income generated through the letting of the surrounding grazing land.

The combination of a proven rental history, diversified residential accommodation and a highly desirable rural location provides investors with an attractive balance of reliable income, long-term security and future capital appreciation.

Land & Grounds

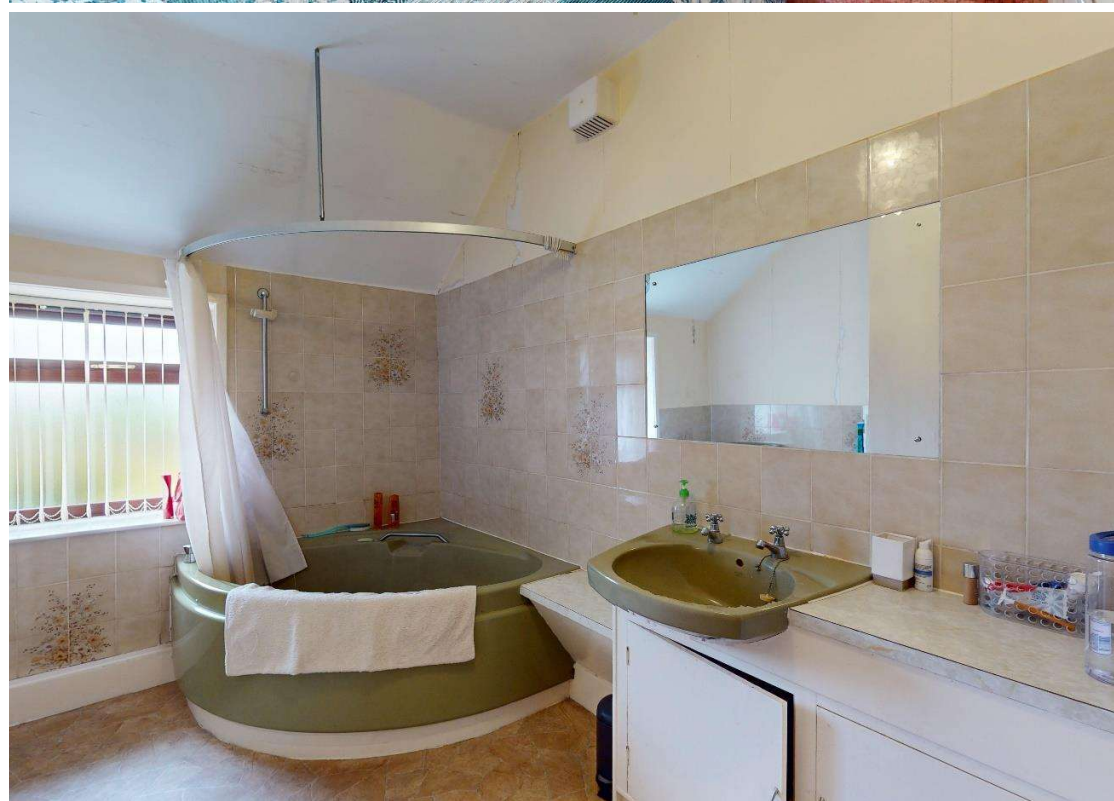
Extending to approximately 5.5 acres, the estate enjoys an attractive balance between productive agricultural land and beautifully maintained residential surroundings. Historically utilised as grazing pasture, the land continues to provide seasonal income opportunities whilst enhancing the overall appeal of the estate.

The grounds also incorporate two picturesque lakes, mature boundaries and far-reaching countryside views, creating a peaceful setting that enhances both the investment appeal and lifestyle credentials of the property.



Please be aware that there is a right of way (Shropshire Way) crossing one of the fields





Location

Highfields Farm enjoys an enviable rural position on the edge of the historic market town of Wem, one of North Shropshire's most desirable locations. Surrounded by open countryside yet within easy reach of everyday amenities, the estate offers an exceptional balance between peaceful country living and excellent connectivity.

Wem provides a comprehensive range of independent shops, supermarkets, cafés, restaurants, healthcare facilities and well-regarded primary and secondary schools. The town also benefits from a railway station offering direct services to Shrewsbury, Crewe and Manchester, with onward connections to Birmingham, Liverpool and London, making the area particularly attractive to both commuters and long-term tenants.

The county town of Shrewsbury lies approximately 11 miles to the south, whilst the commercial centres of Telford, Chester, Crewe and Wrexham are all within comfortable travelling distance.

Future Potential

Beyond its immediate investment credentials, Highfields Farm offers purchasers the opportunity to further enhance the estate over time. Subject to obtaining the necessary planning permissions and statutory consents, there may be scope for further residential development, diversification or enhancement, allowing future owners to unlock additional value from this unique holding.





INVESTMENT HIGHLIGHTS

- Offers In The Region Of £1,500,000 Freehold
- Highfields Farmhouse & 1–8 Highfields Farm
- Wem, Shropshire | SY4 5UN
- Approximately 5.5 Acres
- Offered as a Single Freehold Title
- Nine Fully Tenanted Residential Properties
- Gross Annual Rental Income of £94,800
- Additional Seasonal Income from Agricultural Grazing Land
- Detached Farmhouse extending to approximately 3,000 sq ft
- Four Bedrooms, Spacious Attic Room, Detached Double Garage & Private Parking
- Five Two-Bedroom Barn Conversions
- Three Three-Bedroom Barn Conversions
- Two Picturesque Lakes within the Grounds
- Established Residential Investment with a Proven 20-Year Letting History
- Attractive Rural Estate in a Highly Desirable Location
- Scope for Future Enhancement (Subject to the Necessary Planning Consents)
- Approximately Two Miles from the Market Town of Wem
- Excellent Road & Rail Connections Across the Midlands and North West



GROSS INTERNAL AREA
FLOOR 1: 1,153 sq. ft, 107 m², FLOOR 2: 1,533 sq. ft, 142 m²
FLOOR 3: 483 sq. ft, 45 m², TOTAL: 3,169 sq. ft, 294 m²
EXCLUDED AREA: GARAGE: 296 sq. ft, 27 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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For further information or to arrange a private viewing, please contact us.

