



LEE HALL FARM

LEE BROCKHURST | SHREWSBURY | SHROPSHIRE | SY4 5QH





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Wem 4 miles | Shrewsbury 7.5 miles | Whitchurch 10 miles

(All mileages are approximate)

A FIRST CLASS ARABLE AND LIVESTOCK FARM, SUPERBLY SITUATED IN THE NORTH SHROPSHIRE COUNTRYSIDE

A substantial Grade II Listed period farmhouse of great character

Extensive range of predominantly modern farm buildings

Versatile and productive arable and grassland

Extending, in all, to around 214.51 acres (86.81 hectares)

For sale by Private Treaty, as a whole or in lots



Head Office

Halls Holdings House, Bowmen Way
Battlefield, Shrewsbury, SY4 3DR

E: Allen Gittins - alleng@halls.gb.com

Louise Preece - louise@halls.gb.com

T: 01743 450700

Viewing by prior appointment only.



SITUATION

Lee Hall Farm is situated in the popular rural hamlet of Lee Brockhurst which is within easy reach of the north Shropshire towns of Wem (4 miles) and Whitchurch (10 miles), both of which have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury lies just 7.5 miles to the south and has a more comprehensive range of amenities of all kinds.

DIRECTIONS

From the Agent's office at Battlefield, Shrewsbury, take the A49 northwards for approximately 6.5 miles and turn left, signposted for Lee Brockhurst. Continue for a short distance into the hamlet and the farmhouse can be found on the left-hand side of the road, with the farm buildings located on the right-hand side.

What3Words: ///forces.dinosaur.brilliant

DESCRIPTION

Lee Hall Farm is a well-situated arable and livestock farm. The farm comprises a most attractive Grade II Listed farmhouse of great charm, set in mature gardens extending to over an acre, which include a range of domestic outbuildings.

The accommodation is thoughtfully arranged, providing a practical and versatile layout that caters well to family or even multi-generational living.

There is an extensive range of predominantly modern farm buildings affronted by concrete yards, located on the opposite side of the council-maintained road to the farmhouse, which have potential for a variety of alternative uses (subject to Local Authority consents).



The good quality farmland is situated in two principal blocks, extending, in all, to approximately 214.51 acres.

High quality and versatile farms such as this do not come on the market for sale very often in this area, so Halls, the Selling Agents have no hesitation in recommending it for an immediate viewing.

Approximate Area = 4707 sq ft / 437.3 sq m
 Garage = 1173 sq ft / 109.0 sq m
 Outbuilding = 1104 sq ft / 102.6 sq m
 Total = 6984 sq ft / 648.9 sq m
For identification only - Not to scale



FARMHOUSE

Dating back to the 17th Century, the farmhouse is an attractive, Grade II listed period residence of great character which is situated at the centre of the farmstead and accessed directly off the council-maintained country lane which runs through the village.

The farmhouse is rich in period charm, with features such as traditional fireplaces and exposed beams combining to create a spacious and inviting family home. The accommodation is divided over two floors with a wide entrance hall, three charming reception rooms, a dining room, a farmhouse kitchen, a conservatory and a useful pantry / back kitchen area.

The conservatory provides access to further ground floor rooms including a utility, shower room and second staircase leading to the first floor and onwards to the attic.

The first floor comprises a large split-level landing together with five/six generously sized bedrooms and a family bathroom.





OUTSIDE

The surrounding gardens include a gravelled car parking area and extensive lawns with ornamental ponds, shrub borders and mature/semi-mature trees.

A beautiful traditional red brick building is situated adjacent to the house and includes a garage, storage/workshop space and a former "shoot room" with a fireplace, open plan living / kitchen area, conservatory and bathroom. This also has great potential for alternative usages such as multi-generational living or conversion (subject to Local Authority consents).

FARM BUILDINGS

The farm buildings are situated across the lane from the farmhouse and are principally set around concrete yards. They include a useful range of modern buildings that have been used for livestock housing and machinery storage in recent years and which could present an opportunity for alternative uses (subject to Local Authority consents).

Building No.	Size (sqft)	Description
1	142.55	Garage
2	2567.38	Workshop
3	669.65	Storage Shed
4	1951.62	Open Fronted Multi-Purpose Shed
5	3415.42	Machinery Store
6-9	6801.95	General Purpose Livestock and Storage Sheds
10	4126.68	Former Cubicle Building
11	5103.51	Silage Pits



LAND

The land is a major feature of the property and comprises approximately 187.40 acres of arable and grassland, with good access off quiet council-maintained roads.

The land is both versatile and productive with the majority classed as Grades 2 and 3 on the Agricultural Land Classification Map for England and Wales.



LAND SCHEDULE

Field Number		Area (ha)	Area (acres)	Description
Farmhouse and garden		0.46	1.14	Farmhouse and garden
Farm buildings and yard		0.49	1.21	Farm buildings and yard
SJ5427	6305	2.15	5.31	Paddock behind house/garden
SJ5426	5698	2.78	6.87	Paddock behind house/garden
SJ5427	7418	0.61	1.51	Field on corner by farm buildings
SJ5427	7744	3.89	9.61	Pasture
SJ5427	6851	0.11	0.27	Pond and copse within 7744
SJ5427	7353	0.16	0.40	Copse within 7744
SJ5427	9139	1.52	3.76	Arable
SJ5427	8569	8.45	20.88	Arable
SJ5427	6677	6.27	15.49	Arable
SJ5428	5505	4.18	10.33	Pasture
SJ5428	4415	0.57	1.41	Pasture
SJ5428	3210	0.02	0.05	Woodland copse
SJ5428	8902	22.53	55.67	Arable
SJ5427	9768	0.09	0.22	Copse within 8902
SJ5427	8297	0.06	0.15	Copse at boundary with 8902 & 8569
SJ5428	8627	5.32	13.15	Woodland to north by river boundary
SJ5527	3281	4.73	11.69	Arable
SJ5527	2725	21.48	53.08	Arable
SJ5528	2201	0.07	0.17	Copse within 2725
SJ5528	1330	0.11	0.27	Copse between 2725 & 8902
SJ5528	1536	0.11	0.27	Pond between 2725 & 8902
SJ5528	1544	0.07	0.17	Pond between 2725 & 8902
SJ5528	1462	0.45	1.11	Copse
SJ5528	2659	0.13	0.32	Copse in boundary to 2725
Total:		86.81	214.51	

TENURE

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

PROBATE

The property is being sold on behalf of the Executors of the Estate of Mr J Bowen (Deceased), and therefore exchange of contracts can only take place after Grant of Probate.

METHOD OF SALE

The property is offered for sale by Private Treaty, as a whole or in lots.

SERVICES

We understand the property has the benefit of mains electricity together with private drainage and a private borehole water supply. We further understand there is mains water in the road outside the farmhouse.

ANTI-MONEY LAUNDERING 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 £36 (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.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

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, ROADS AND FENCES

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.

OVERAGE

Field Number 7418 and the Farm Buildings will be sold subject to an Overage provision whereby if planning permission is obtained for any non-agricultural or equestrian usage in the next 30 years, then 30% of the uplift in value will be payable to the vendor.

PLANNING

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.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY2 8HQ
Tel: 0345 6789000

COUNCIL TAX

We understand the property is Council Tax Band 'G'.

EPC RATING

We understand the EPC rating is 'E'.

ENVIRONMENTAL STEWARDSHIP

We understand the land is subject to the current Tenant's Sustainable Farming Incentive (SFI) agreement however the actions do not impact on the sale of the farm.

NITRATE VULNERABLE ZONE (NVZ)

We understand that the farm is located in a Nitrate Vulnerable Zone.

SPORTING RIGHTS

As far as we are aware, the sporting rights are in hand and will be transferred to the Purchaser. Purchasers must verify this for themselves.

MINES AND MINERALS

As far as we are aware the mine and mineral rights are in hand and will be transferred to the Purchaser. Purchasers must verify this for themselves.

VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

SOLE AGENTS

Allen Gittins FRICS
Email: alleng@halls.gb.com

Louise Preece BSc (Hons) MRICS FAAV:
Email: louise@halls.gb.com

Laura Parry-Jones MSc:
Email: lparryjones@halls.gb.com

Tel: 01743 450700

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 are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Descriptions of the property are subjective 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.

