



**FOR SALE**

Price Guide £450,000

## Yew Tree Farm Horton, Wem, Shropshire, SY4 5ND

A detached Grade II listed country house offering potential for complete refurbishment with a range of traditional Farm Buildings (3853 sqft) with consent for conversion in to two detached dwellings and land extending, in all, to around 3.5 acres, situated in the popular rural hamlet of Horton.



Wem (1.5 miles), Ellesmere (7 miles), Whitchurch (10 miles) and Shrewsbury (14 miles).  
(All distances approximate).



- **Detached Grade II Listed farmhouse**
- **In need of complete refurbishment**
- **Traditional buildings with consent for conversion**
- **Gardens, yards & land ext., in all, to around 3.4 acres**
- **Popular and convenient semi-rural location**
- **Potential to create a 1st class country property**

Immediately adjacent to the farmhouse are a range of traditional and modern farm buildings which have most recently been used for farming purposes but do now offer immense potential for a range of usages depending upon a purchasers requirements. The two traditional Farm Buildings have consent (Class Q) for conversion in to two residential dwellings, one of which will be a three bedroom, two storey dwelling (2454 sqft) and the other will be a single storey three bedroom dwelling (1399 sqft).

The farmhouse and buildings are further complimented by surrounding land, in two principle enclosures of pasture ideal for the grazing of a variety of animals.

The property extends, in all, to around 3.4 acres, or thereabouts. There is, also, potential to acquire additional land immediately adjacent by separate negotiation.

The sale of Yew Tree Farm does, therefore, provide a rare opportunity for purchasers to acquire a small holding offering immense potential for a number of usages including possible renovation of the farmhouse and one of the outbuildings for use by a single family or renovation of the farm buildings for use as holiday lets etc according to a purchasers own requirements.

## DESCRIPTION

Halls are delighted with instructions to offer Yew Tree Farm, in Horton, for sale by private treaty.

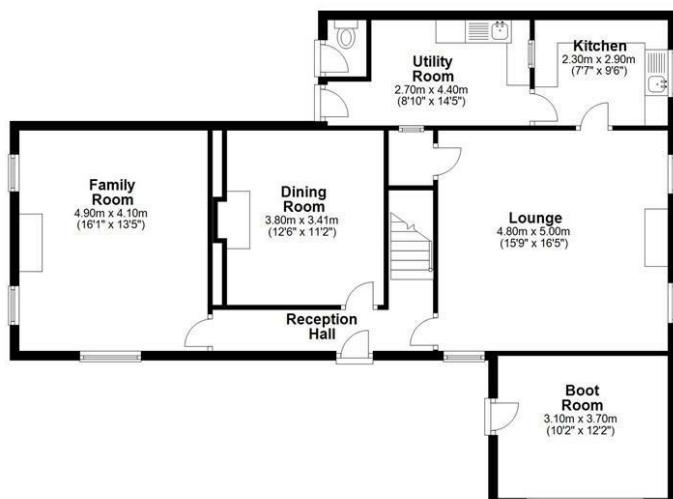
Yew Tree Farm is a detached Grade II listed country house offering potential for complete refurbishment with a range of traditional Farm Buildings (3853 sqft) with consent for conversion in to two detached dwellings and land extending, in all, to around 3.5 acres, situated in the popular rural hamlet of Horton.

The internal accommodation currently provides, on the ground floor, a Reception hall, Living room, Sitting room, Dining room, Kitchen and Utility room together with three first floor Bedrooms and a family Bathroom, as well as a further three Attic rooms. The property benefits from xxxx

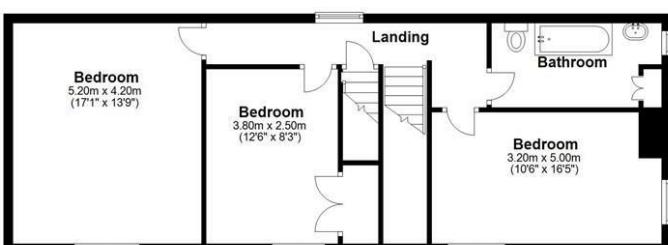
Outside, the property is approached from the A528 Wem to Ellesmere road over a private drive leading to a parking area at the front of the property. There are lawned gardens surrounding the property providing potential for landscaping according to ones individual tastes and preferences.



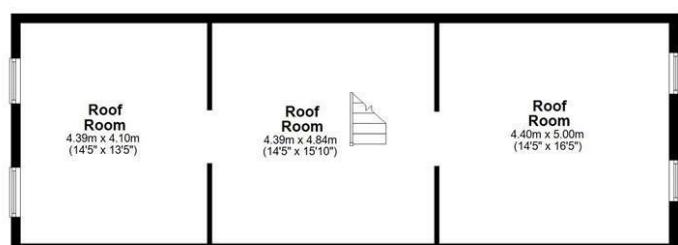
**Ground Floor**  
Approx. 101.5 sq. metres (1092.6 sq. feet)



**First Floor**  
Approx. 71.7 sq. metres (771.9 sq. feet)



**Second Floor**  
Approx. 65.9 sq. metres (708.9 sq. feet)



**Yew Tree Farm**

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.



3 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



#### N.B.

Yew Tree Farm is also available in two lots, with Yew Tree Farmhouse and circa 1 acre available with a guide price of £250,000 and the farm buildings and circa 2.4 acres available with a guide price of £200,000.

#### SITUATION

Yew Tree Farm is situated in the rural hamlet of Horton just over one mile from the north Shropshire town of Wem which has an excellent range of shopping, recreational and educational facilities, yet is also within easy motoring distance of the larger centres of Whitchurch (10 miles) and Shrewsbury (14 miles), both of which have a more comprehensive range of amenities of all kinds.

#### THE ACCOMMODATION COMPRISES:

##### GROUND FLOOR

A UPVC front entrance door in to a:

Reception Hall  
Boot Room (3.7m x 3.1m)  
Lounge (5m x 4.8m)  
Dining Room (3.8m x 4.41m)  
Family Room (4.9m x 4.1m)  
Kitchen (2.9m x 2.3m)  
Utility (4.4m x 2.7m)

##### FIRST FLOOR

Landing  
Bedroom One (5m x 3.2m)  
Bedroom Two (5.2m x 4.2m)  
Family Bathroom  
Bedroom Three (3.8m x 2.5m)

#### OUTSIDE

The property is approached from the Wem to Ellesmere road over a private drive leading to a parking area at the front of the property. The gardens include lawns to the front, side and rear offering potential for landscaping according to ones individual tastes and preferences.

#### TRADITIONAL FARM BUILDINGS

Adjacent to the Farmhouse is a yard of traditional and modern farm buildings most recently used for farming purposes but now offering potential for a number of usages according to a purchasers own requirements. The two traditional farm buildings have Class Q consent for conversion into two residential dwellings.

#### PLANNING

An application for prior approval under Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the change of use from agricultural buildings to form two residential dwellings, was submitted in March 2023. Shropshire County Council have responded confirming that prior approval is not required subject to conditions. The application number is 23/01274/PMBPA and the relevant documentation can be downloaded from the Shropshire Council Planning Portal using this application number.

#### WHAT IS CLASS Q?

Class Q allows the conversion of Agricultural Buildings to dwelling houses subject to certain conditions and limitations.



#### GRADE II LISTED

List Entry Number: 1236502. 'Mid-C18 with later additions and alterations. Painted brick; slate roof. 2 storeys and attic with dentilled floor band. 3 unevenly spaced windows, late C19 casement-to left and C20 casements to right, directly below eaves; 3 segmental-headed casements to ground floor with segmental-headed half-glazed door between centre and right windows; 3 late C19 gabled dormers high up in roof slope. External end stack to left and integral end stack to right with lateral red brick stack to rear on left. Prominent C20 brick lean-tos to front and rear on right are not of special architectural interest.'

#### SERVICES

We are informed that electricity is connected to Yew Tree Farmhouse. Drainage is to private system. We are also informed that the property has its own private water supply, however, we are informed mains water is nearby.

#### TENURE

The property is said to be of freehold tenure an vacant possession will be given on completion of the purchase.

#### LOCAL AUTHORITY & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Band 'E' on the Shropshire Council Register.



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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 Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			27
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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