



Stables and Land at Heath Farm



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ESTATE AGENTS

# Stables and Land at Heath Farm

Higher Heath  
Whitchurch, Shropshire  
SY13 2HS

Whitchurch 4 miles | Shrewsbury 17 miles  
Chester 25 miles | Telford 20 miles

**An impressive registered equestrian facility with the benefit of fourteen stables, various versatile associated buildings and pasture land extending to 6.69 Acres.**

- 14 stables, tack rooms, feed room
- Sand pen, grass manège
- Machinery, fodder and implement stores
- Extensive graveled parking area
- Well-fenced paddocks
- 6.69 Acres in total
- Potential for private or business use



Heath Farm is found to the outskirts of the village of Higher Heath approximately four miles south of the thriving market town of Whitchurch. The property is within close proximity of both the A41 and A49 affording excellent access to onward commuter routes in all directions.

The stables are offered for sale following the seller's decision to downsize their own equestrian business and the facilities offered for sale comprise part of the equestrian amenities found at Heath Farm.

Originally a traditional farmyard, two adjoining portal-framed former agricultural buildings have been cleverly

adapted to provide these excellent equestrian facilities.

The buildings are of half-height block construction with timber close boarding over, beneath a sheeted roof. The primary building measures 58'9" x 57' overall and is subdivided into 14 stables. There are 10 internal stables found in an American barn-style layout, being accessed from a central corridor, with four benefitting from additional external access.

Each individual stable measures approximately 14' x 11' and are of block construction with timber half-height doors complete with crib-biting protection. The buildings have concrete floors throughout.



To the rear of the stable building is a lean-to which is subdivided into a general purpose store, workshop and feed room with full height double doors allowing access for the substantial machinery required for moving of hay and the like. Although formed within the rear building, an internal door allows access from the feed and store room through to the main stable area.

To the roadside, and with double-gate access from the highway, there is a large parking area offering plentiful space for parking both cars and horseboxes.

Beyond the buildings is a sand exercise and lunge pen. Formed within the sleeper walls of the former silage clamp, this provides a secure area to exercise horses.

Adjacent to this is a grass area which has been fenced to provide an exercise arena.

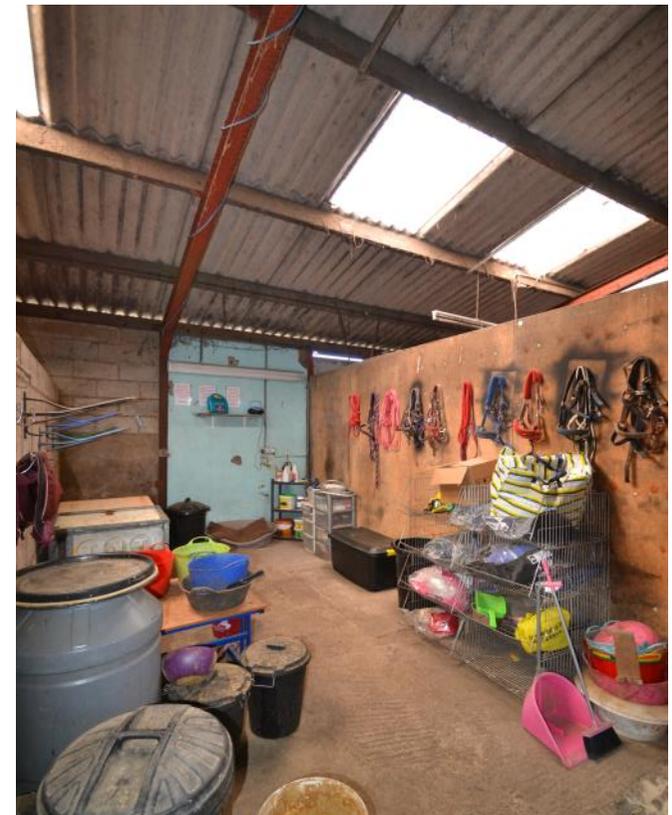
The land is found in one convenient block which has been sub-divided with post and electric 'Hotcote' fencing, with some isolation switches, into seven paddocks. Access to the paddocks is gained via a central track ensuring safe access to all areas. The land is level and is of a sandy light nature meaning that it is free draining and ideal for grazing horses all year round. Each field has the benefit of a mains fed water trough.

A grass track has been left around the perimeter of the land extending to approximately 650 metres and offers space for exercising and cantering of horses.

The network of quiet country lanes in the area offer further opportunities for exercising and hacking out. In addition the close proximity to the A41 means that nearby equestrian centres are readily accessible with Tushingham, Hadley Farm, Siddle Equine Services and Broxton Hall Gallops all being within close proximity of Whitchurch. Further afield Kelsall Hill, South View and Berriewood are all within one hours' drive of the property.

The sale could offer opportunities for either private use or for creation of a livery yard.

Whilst there is currently no accommodation on site the sellers would not object to one static home being installed on the property to provide on-site accommodation, subject to the necessary planning consents.





### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves 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.

### Services

There is a shared mains water and electric supply. A sub meter will be installed and the seller will charge the buyer for the relevant water and electric as used provided it is not an excessive amount. If the usage becomes larger than could be reasonably expected the buyer will be required to install their own supply.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

### Development Clawback

The property is sold subject to a development clawback. In the event that planning permission is granted on the site, within twenty five years of completion of this sale, for any use other than equestrian or agricultural then the vendors or their heirs will be entitled to 30% of the increase in value.

### Tenure

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

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

### Directions

From Whitchurch follow the A41 South in the Newport direction. After passing through Higher Heath turn right on to Manor House Lane. Heath Farm is found on the left hand side accessed through the third gate on the left after leaving the A41.

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**Barbers Rural Consultancy LLP**

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"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330

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