



# For Sale: Hine Heath Farm

Stanton Upon Hine Heath | Shropshire | SY4 4NB







**Versatile Residential, Commercial and Agricultural Property (Subject to Statutory Consents)  
with a Total Site Area of Approximately 7 Acres**

A unique opportunity to acquire a property on 7.03 acres (2.845 ha), featuring a main house with an attached secondary dwelling, ideal for extended family or rental use. Included are extensive outbuildings totalling approx. 12,112 sq ft (1,125.13 sq m), offering scope for various uses.

Suitable for a variety of residential, commercial or agricultural purposes (subject to consents), the property offers flexibility in a rural yet accessible setting. Viewing is highly recommended. Price – offers in the region of £750,000 (exclusive).



# Hine Heath Farm

This is an outstanding opportunity to acquire a versatile property with potential for a range of commercial, residential, or agricultural uses (subject to statutory consents). Most recently operating as the kennels for the North Shropshire Hunt, the property offers flexible scope for repurposing or redevelopment.

The site comprises a main two-storey traditional house offering 3–4 bedroom accommodation with a total gross internal floor area of approx. 1,591 sq ft (147.79 sq m). Adjoining this is a second, self-contained two-bedroom residence, also of traditional construction, extending to approx. 1,036 sq ft (96.24 sq m).

The two dwellings offer potential to be combined into a single substantial family home, subject to necessary consents, making this a rare and adaptable opportunity in a sought-after rural setting.

The property is currently subject to an occupancy and use restriction associated with its former use as a kennels. A pre application has been submitted relating to the same and further details are available from the selling agents upon request.

The property provides an opportunity to acquire an outstanding opportunity with significant potential and a viewing of the same is recommended in order to appreciate its potential.



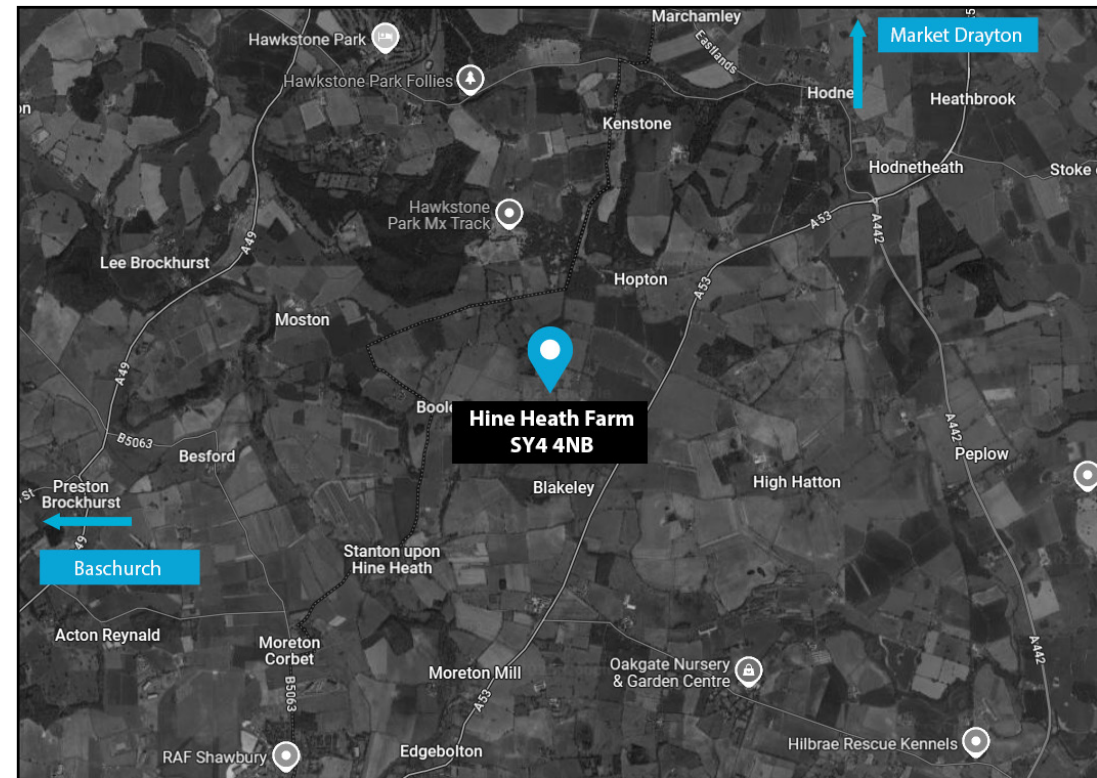


# Location

The property is situated in a peaceful rural setting but with good connectivity, close to the village of Stanton upon Hine Heath, surrounded by a mix of residential and agricultural land. It benefits from convenient access to the A53 (Shrewsbury to Market Drayton road), offering strong connectivity to the wider region and the national road network. This accessible yet tranquil location makes it ideal for a variety of residential, commercial, or agricultural uses.

- Approximately 12 miles north-east of Shrewsbury, the county town of Shropshire, offering a full range of services, employment, and transport links
- Just 4 miles north-east of Shawbury, where essential amenities such as shops, a school, post office, and medical services are available
- Close proximity to RAF Shawbury, a major employer and contributor to the local economy
- The surrounding area is characterised by open countryside, farmland and scattered rural dwellings, creating a quiet and attractive environment

Stanton upon Hine Heath is a small, sought-after village with a close-knit community, known for its rural charm while remaining within commuting distance of Shrewsbury and Telford. The property's location offers a rare combination of seclusion, connectivity and development potential.





# Accommodation

Within the ownership of the property there are a variety of extensive outbuildings. The outbuildings are of a variety of constructions. The outbuildings are arranged as providing the following (Total Gross Internal Floor Areas);

**MAIN HOUSE | 1,591 ft sq** (147.79 m sq)

**ATTACHED RESIDENTIAL DWELLING | 1,036 ft sq** (96.24 m sq)

**OUTBUILDING 1 | 214 ft sq** (19.88 m sq)

**OUTBUILDING 2 | 187 ft sq** (17.37 m sq)

**FORMER TERRIER LODGES | 596 ft sq** (55.36 m sq)

**OUTBUILDING 3 | 1,258 ft sq** (116.86 m sq)

**OUTBUILDING 4 | 367 ft sq** (34.09 m sq)

**FORMER SLAUGHTER HOUSE | 376 ft sq** (34.93 m sq)

**OUTBUILDING 5 | 915 ft sq** (84.99 m sq)

**MAIN OUTBUILDING | 8,199 ft sq** (761.64 m sq)

**TOTAL GROSS INTERNAL FLOOR AREA – 12,112 FT SQ (1,125.13 M SQ)**

The main outbuilding within the property is a large detached structure of portal framework clad in blockwork and Yorkshire boarding and providing a Total Gross Internal Floor Area **8,199 ft sq** (761.64 m sq). This outbuilding would be suitable for a variety of commercial and agricultural uses (subject to statutory consents).

The property sits in a Total Site Area of approximately **7.03 acres** (2.845 hectares) that is arranged to provide car parking and yard space that is in part hardcored and part concreted and agricultural land.

*ALL MEASUREMENTS OF INTERNAL FLOOR AREAS PROVIDED ARE APPROXIMATE*





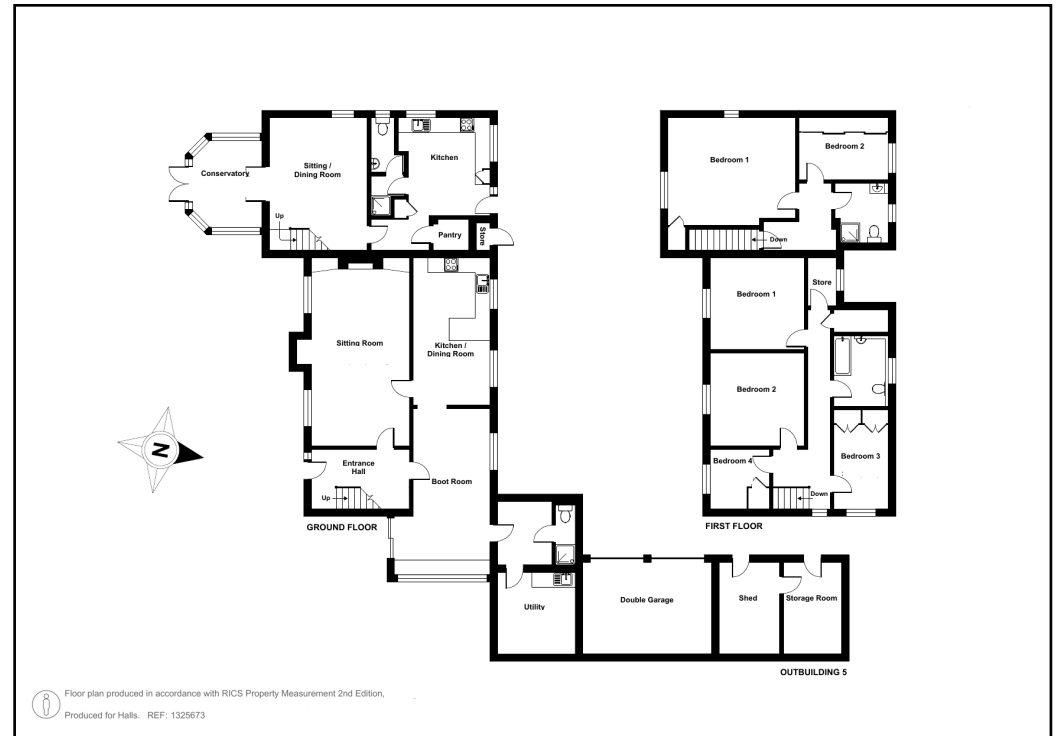
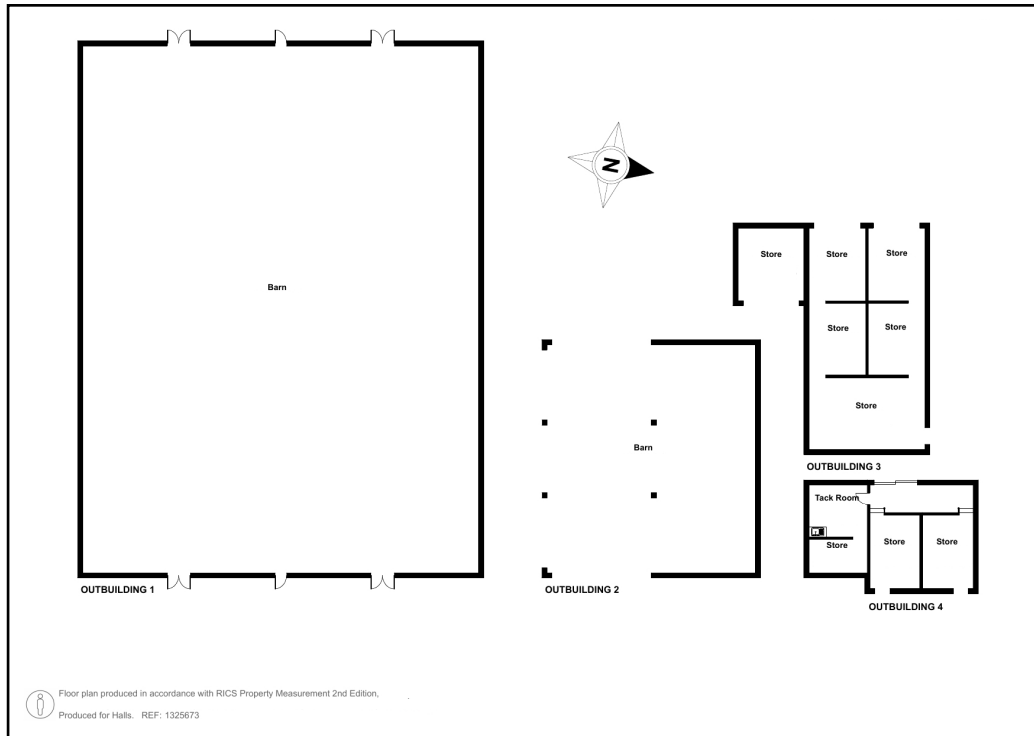








# Floor Plans





## Site Plan





# Key Details

## Council Tax

The property has two council tax bands C & D.

## Price

Offers in the region of **£750,000** (seven hundred and fifty pounds) exclusive.

## VAT

The property is understood not to be elected for VAT and therefore VAT will not be charged.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Services

Prospective purchasers should rely on their own enquiries. We understand that the property benefits from mains water, electricity and there is a private drainage.

## Local Authority

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury, Shropshire, SY2 6ND



0345 678 9000



[WWW.SHROPSHIRE.GOV.UK](http://WWW.SHROPSHIRE.GOV.UK)

## Tenure

The property is offered for sale freehold with vacant possession. It is held under the ownership of Title Number SL212089.

## Planning

The property has until recently been in use as the kennels associated with the North Shropshire Hunt. The use of the property was subject to an occupancy and use restriction. Further details are available from the selling agents upon request.

A pre application has been submitted to the local planning authority for the removal of the same. Further details are available from the selling agents upon request.

The property has significant potential for a variety of commercial, residential and agricultural use, subject to statutory consents.

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# Halls

Viewing is strictly by prior arrangement with the selling agents.  
For more information or to arrange a viewing please contact:

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Simon Cullup-Smith



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Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

#### Anti-money laundering (AML) 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 £30 (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

