



Colemere House Farm

Colemere, Ellesmere



A period farmhouse with an extensive range of traditional buildings with potential for development (STP)

Key Features

- Attractive five-bedroom detached farmhouse in need of refurbishment
- A substantial range of traditional and modern farm buildings with potential for alternative uses (subject to planning consent)
- Approximately 13.13 acres of pastureland
- In total about 16.41 acres (6.65 ha)
- For sale as a whole
- Guide Price: £595,000

Distances

- Ellesmere 3 miles
- Oswestry 11 miles
- Shrewsbury 15 miles (London Euston approx. 2 hours and 30 minutes by train)
- Chester 30 miles

Location

Colemere House Farm is situated to the south of the hamlet of Colemere in North Shropshire, a short distance south of the market town of Ellesmere. The property is within striking distance of Colemere Country Park and lies approximately 3 miles from Ellesmere and 7 miles north-west of Wem, both of which offer a wide range of amenities, leisure facilities and supermarkets.

Road links provide convenient access to the motorway network, via the M54 at Shrewsbury (for Birmingham and the south) and the A49 at Whitchurch, connecting Ellesmere to the north (Chester, Crewe, Liverpool and Manchester). Rail services are available at Shrewsbury station (15 miles) providing national and regional rail connections, with direct mainline services to London Euston.

There are a number of well-regarded primary and secondary schools in the area including the renowned Ellesmere College as well as a range of quality institutions near Shrewsbury and Chester.

Colemere House Farm benefits from good access and is a short distance off the A528, linking Ellesmere to Shrewsbury. The property is accessed via a private entrance to the house and there are two accesses serving the farmyard to the east and west.





Colemere House

Colemere House is a traditional detached period brick farmhouse offering spacious accommodation, together with a range of outbuildings.

The farmhouse is arranged over two floors, with the main entrance on the east elevation. On the ground floor are two reception rooms, both featuring sash windows and a fireplace. The ground floor also comprises a study with access onto the garden, a dining room with AGA which leads to a former pantry and store rooms. The kitchen completes the ground floor, with a rear entrance providing direct access to the adjoining outbuildings.

The first floor offers four double bedrooms and a family bathroom. There is an additional bedroom accessed from the kitchen. The second floor comprises two attic rooms with potential for further accommodation, subject to improvement and the necessary consents.

Colemere Farmhouse is a characterful period property offering significant potential. The house requires modernisation throughout and, subject to the appropriate planning permissions, could be further extended on the second floor to create additional bedrooms.

Gardens and grounds surround the farmhouse.





Colemere House Farm



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Not to Scale. Drawing No. N6369-387 | Date 04.02.26



Farm Buildings

Located to the west of the farmhouse is an extensive range of traditional farm buildings, accessed directly from the road to both the east and west. The buildings offer development potential, subject to obtaining the necessary planning consents. The farm buildings at Colemere House Farm briefly comprise:

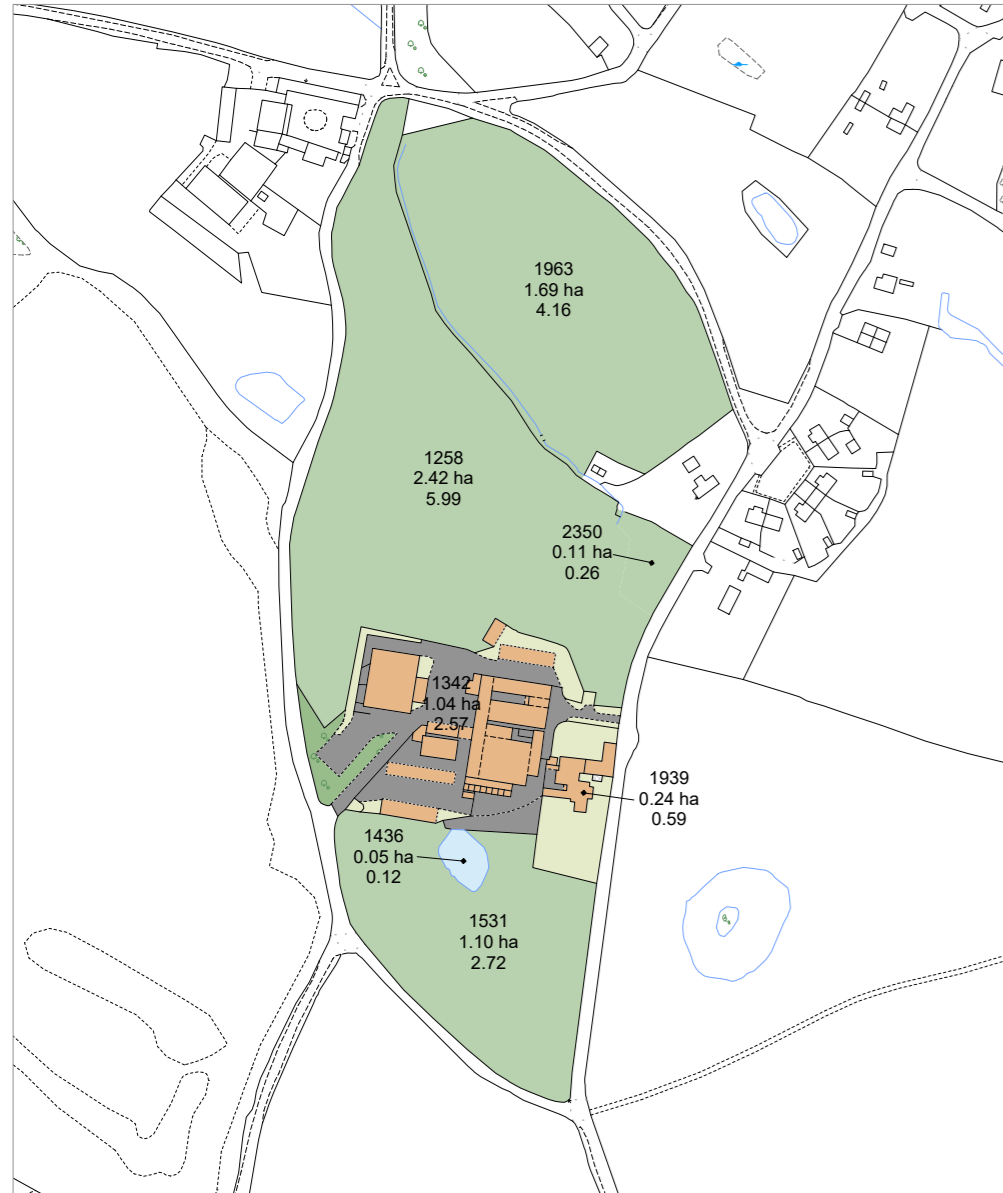
Building	Approximate Dimensions (m ²)	Description
1	155	Annexe/ former estate office - 'L' shaped single storey brick building and garage/store
2	118	Two storey traditional brick building under slate, currently used for general storage and former shoot room
3	490	General purpose shed with steel frame, brick walls and concrete floor
4	149	Single storey traditional brick building with external pens
5	75	Single storey traditional brick building
6	290	Traditional brick building with concrete floor currently used for general purpose
7	43	Single storey traditional brick building
8	196	Traditional building with concrete floor used as general purpose shed
9	370	Two storey traditional brick building with internal pens and original floors
10	190	Dutch Barn - steel frame, six bay with open elevations with corrugated roof
11	78	Four bay brick building, open to one elevation
12	205	Dutch barn - steel frame, six bay with three open elevations and corrugated roof
13	203	Dutch barn - steel frame, seven bay with open elevations and corrugated iron roof
14	170	Former grain store and dryer
15	89	Former cart shed open to one elevation and store above
16	664	Livestock shed with central feed passage and feed barriers





The Land

The land at Colemere House Farm extends to approximately 13.13 acres of pasture, located to the north and south of the main farmstead. The land is classified as Grade 3 under the Agricultural Land Classification system for England and Wales, with freely draining, slightly acidic loamy soils. The land has road access along the northern boundary and can also be reached directly from the farmstead and yard. The southern paddock is also accessed from the garden south of the farmhouse.



Colemere House Farm

Total Area (6.65 ha / 16.41 ac)

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General

Method of sale: Colemere House Farm is offered for sale as a whole, by private treaty. Subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

Three of the farm buildings are currently occupied subject to licence agreements which are due to expire on 31st March 2026.

Tenure: Freehold with vacant possession on completion.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Wayleaves, easements & rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Right of access: A right of access will be reserved to a third party to access a communal waste tank which is not included within the sale. Further details are available from the Vendor's agent.

Designations: The land is situated within a Nitrate Vulnerable Zone (NVZ).

Sporting, timber & mineral rights: Sporting and timber rights are included so far as they are owned.

EPC, Council Tax and Services:

Property	EPC Rating	Council Tax Band	Water*	Heating**	Electricity	Drainage***
Colemere House Farm	F	G	Private (borehole)	Oil	Mains	Private (septic tank)

*Water - It is understood that the borehole is not in working order.

**Heating - It is understood the heating system is not in working order.

***Drainage - It is understood that the private drainage is via a septic tank located on third party land which is

The mineral rights are partly reserved by a third party. Further information is available from the Vendors agent.

Planning: Parties should familiarise themselves and take advice on the current planning application on the adjacent land- reference: 25/02655/EIA

Covenants and/or restrictions: There are restrictions/ covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

Overage: There will be an overage of 30% of the uplift in value for a term of 30 years on the farm buildings. Further details are available from the Vendor's agent.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale.

Local authority: Shropshire Council (www.shropshire.gov.uk)

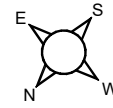
VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health & Safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

not included within the sale. It is understood that the drainage system is not in working order and does not comply with relevant regulations. The new purchaser will be required to put their own system in and disconnect from the existing within a reasonable time period.

Farm buildings: We understand a number of the farm buildings are connected to mains water and electricity.





Floorplans

Main House internal area 5,707 sq ft (530 sq m)

Outbuilding internal area 1,240 sq ft (115 sq m)

Total internal area 6,947 sq ft (645 sq m)

For identification purposes only.

Solicitors: Trethowans LLP, London Road, Salisbury, Wiltshire, SP1 3HP.

Postcode: SY12 0QW

Directions: From Ellesmere proceed along the A528 in the direction of Shrewsbury. At the crossroads turn left, continue along this lane passing Wood Lane Nature Reserve. On reaching the T-junction turn right and after a short distance Colemere House Farm will be visible on the right-hand side.

What3Words ///quote.biked.glitz

Viewings: All viewings must be accompanied and arranged through the joint selling agents. All inspections are undertaken at the viewer's own risk and appropriate care should be taken.

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