



ONSTON FARM

TETCHILL • ELLESMERE • SHROPSHIRE • SY12 9HJ

ASKING PRICE £650,000

A range of traditional agricultural buildings, with planning consent for residential conversion into seven dwellings, situated in an attractive rural location near Tetchill in Shropshire.

Key Features

- Extant full planning permission granted for conversion into seven high-quality residential dwellings.
- An excellent opportunity for developers, investors and owner-occupiers.
- Blocks A & B providing five well-proportioned two to four-bedroom dwellings.
- Block C providing two further residential dwellings, including a two-bedroom single-storey home and a four-bedroom two-storey home.
- Planning designed around an attractive traditional farmyard layout with private gardens and shared access.
- Set within open countryside yet convenient location within easy reach of Ellesmere and surrounding villages.
- Planning Ref: 09/00428/FUL





Blocks A & B

Block C



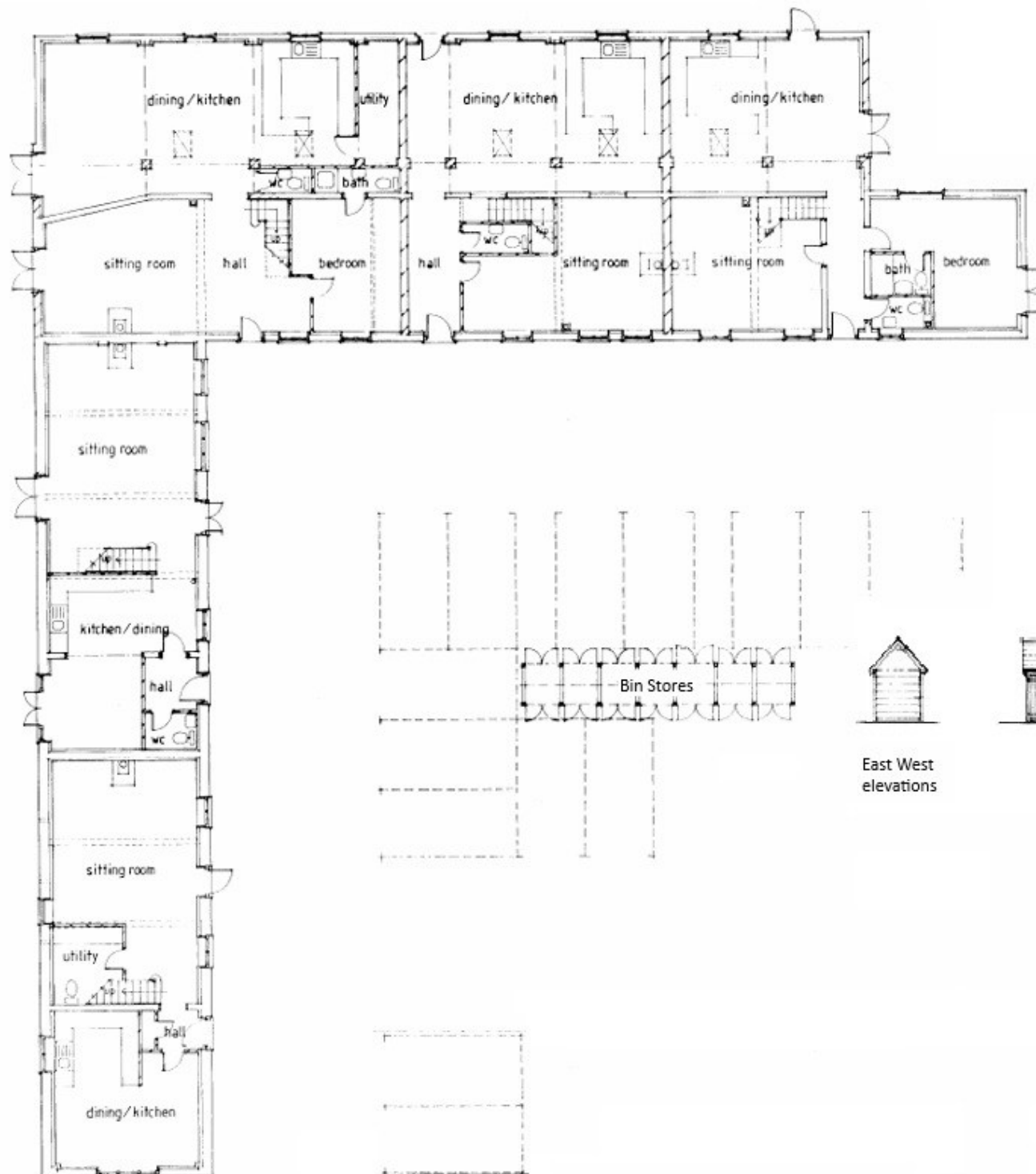
DESCRIPTION

Onston Farm presents a rare opportunity to acquire two traditional agricultural barns with extant full planning permission for conversion into seven residential dwellings. Planning Permission Ref. 09/00428/FUL provides for the sympathetic conversion of the existing farm buildings, retaining their traditional agricultural character while introducing well-designed residential accommodation. The scheme provides a varied mix of two, three and four-bedroom accommodation, offering flexibility to meet the needs of a broad range of purchasers.

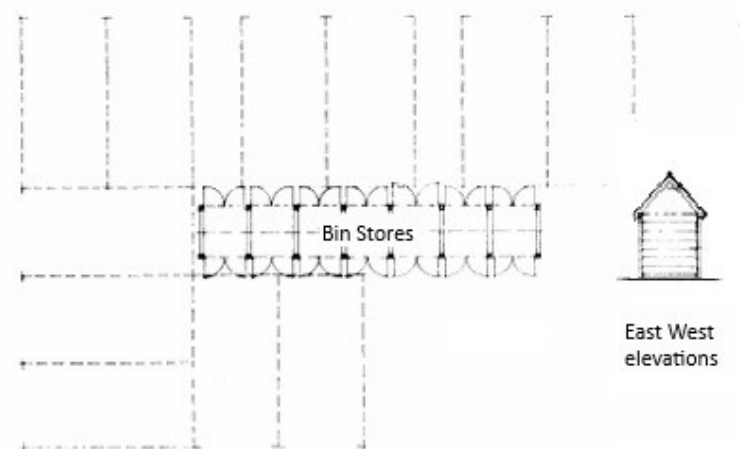
Blocks A & B accommodates five residential dwellings, each designed to provide well-proportioned and practical living accommodation. The approved layouts incorporate generous kitchen, dining and sitting areas, with a combination of ground-floor and first-floor bedrooms depending on the individual dwelling. The units include principal bedrooms with en-suite facilities, together with additional bedrooms served by family bathrooms. The varied accommodation provides a strong mix of two, three and four-bedroom homes, with individual private garden areas and associated parking.

Block C provides a further two residential dwellings, offering a complementary mix of accommodation. One property is designed as a single-storey two-bedroom home, with an open-plan kitchen and dining area, providing an accessible layout. The second property provides a larger two-storey home, incorporating an open-plan kitchen, dining and living space together with a study and WC. The first floor provides four bedrooms, including two bedrooms with en-suite facilities, with the remaining bedrooms served by a family bathroom.





AMENDED

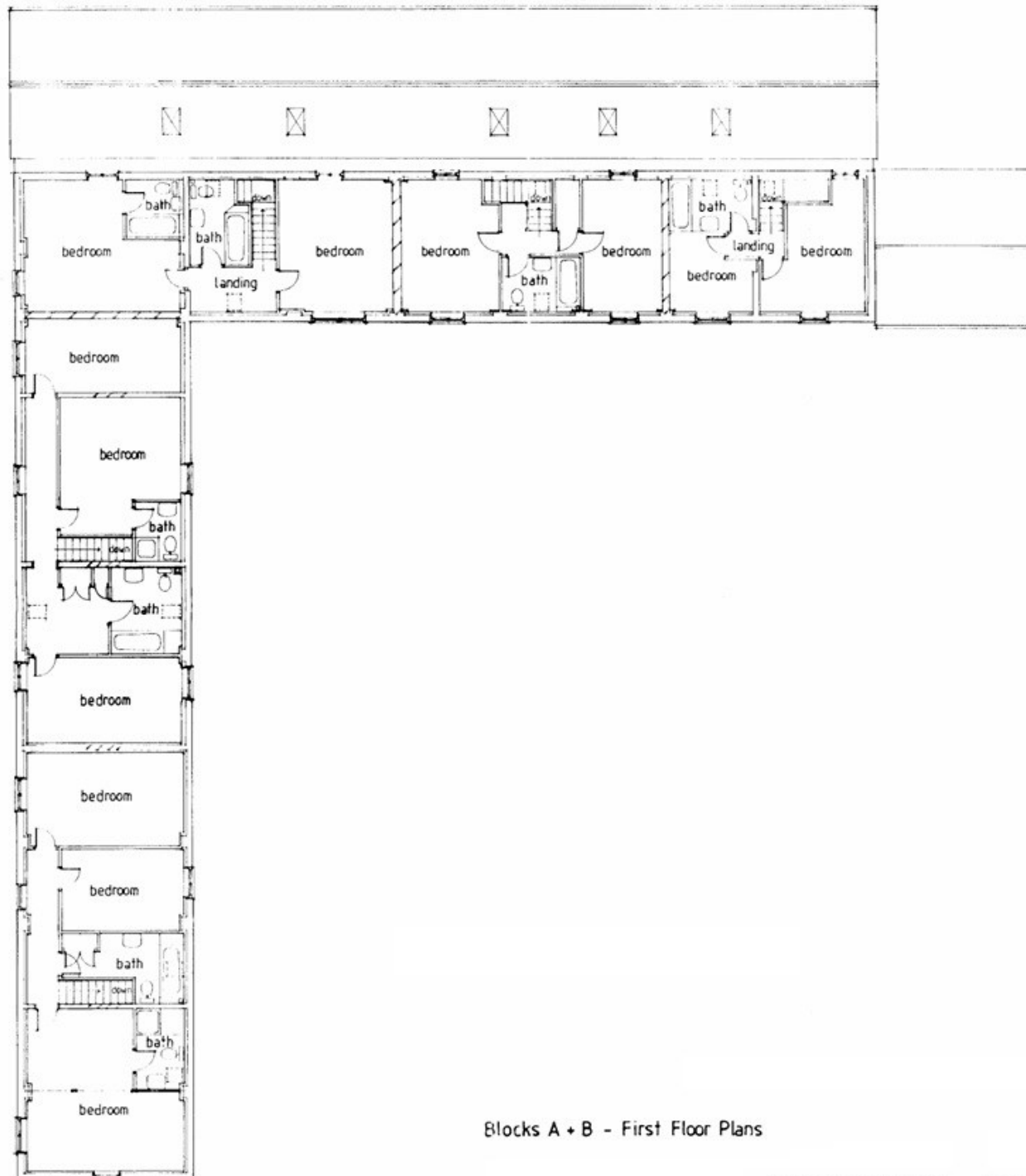


East West
elevations



North South
Elevations

Blocks A + B Ground Floor Plans



Blocks A + B - First Floor Plans

**LOCATION**

Onston Farm enjoys a peaceful rural setting while remaining conveniently accessible to local amenities, Oswestry, Ellesmere and the wider road network. The site offers an attractive and private environment for the proposed residential development, combining countryside living with excellent connectivity. This balance of rural tranquility and accessibility presents an appealing opportunity for developers and future homeowners alike.

APPROXIMATE DISTANCES IN MILES

Hanmer 0.5m | Ellesmere 2.3m | Oswestry 7.7m | Whitchurch 14.8m | Wrexham 15.2m | Shrewsbury 20m

SERVICES

Private drainage to be installed as per planning consent

Mains electricity

Mains water

EPC rating - NA

Method of sale - Private treaty

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire Council

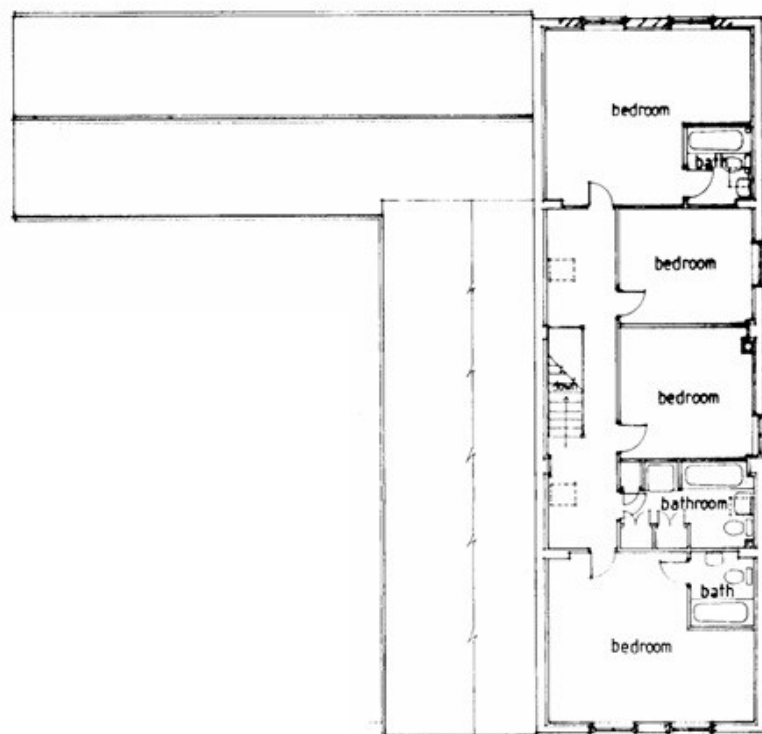
Council Tax Band - NA

PLANS, AREAS AND SCHEDULES

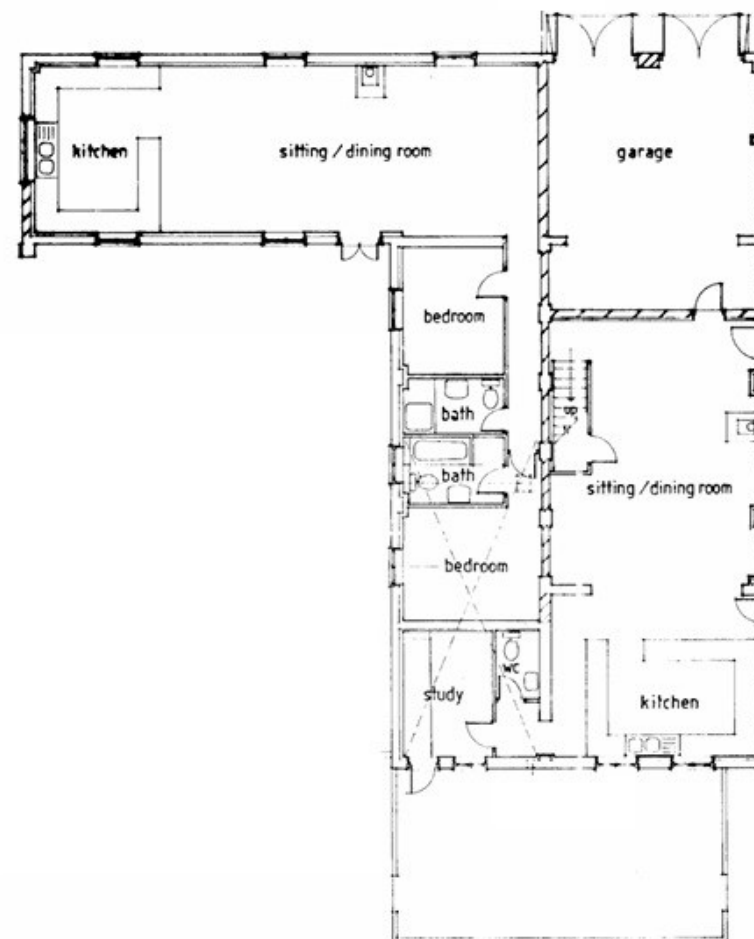
Plans are for identification and reference purposes only. The purchaser (s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.



AMENDED



first floor plan



ground floor plan

Block C Floorplans



WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

DIRECTIONS

Leaving Ellesmere westbound, continue along the A495. Continue for approximately 0.3 miles after the entrance to Newnes Caravan Park, then turn left onto Ellesmere Road. Continue for approximately 0.8 miles, where Onston Farm will be found on the left-hand side of the road.

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VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent,
Roger Parry & Partners LLP.

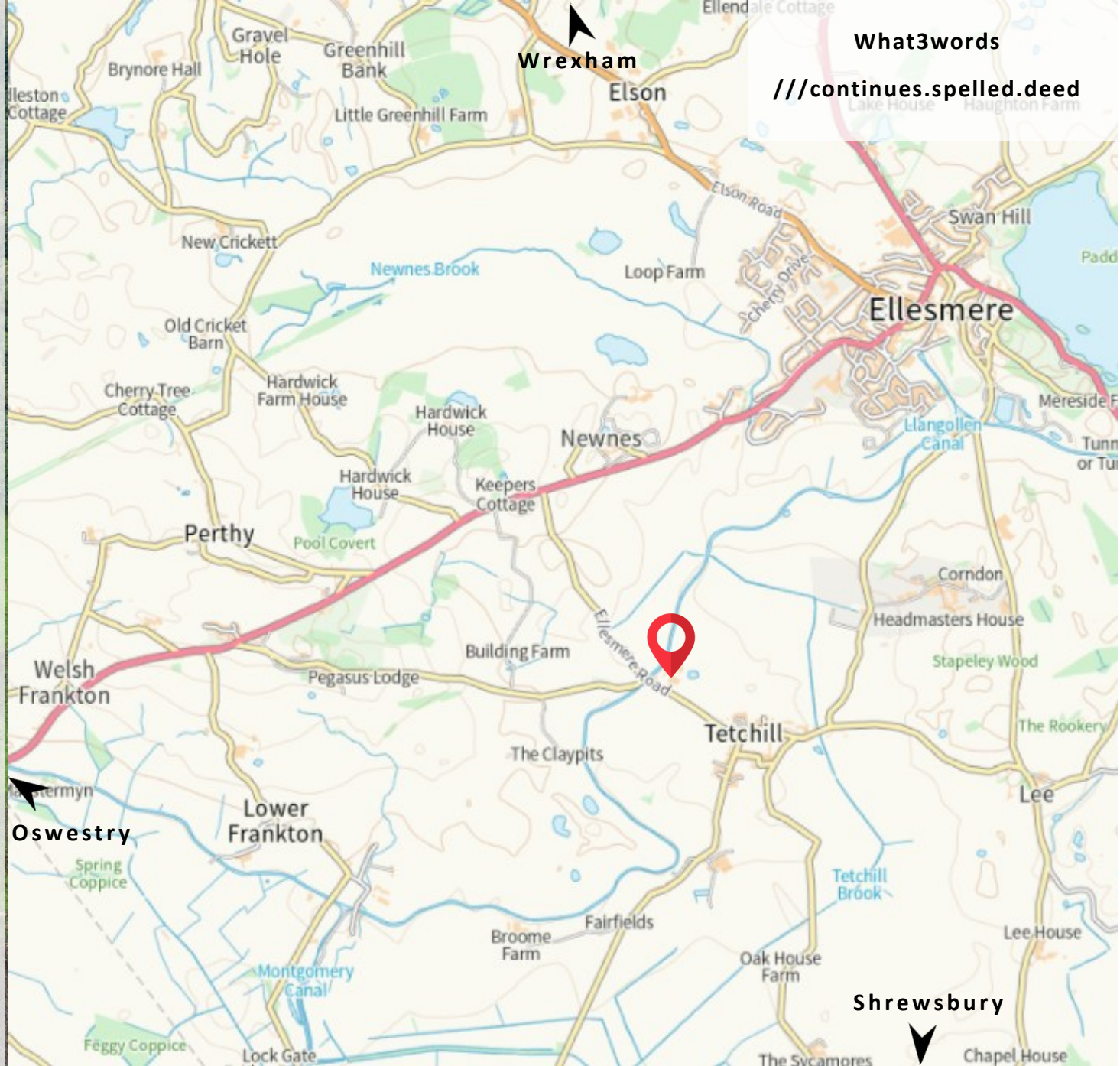
Richard Corbett & Millie Home

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

millie@rogerparry.net



What3words

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Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.