



Lower Stocks Farm

Coptiviney | Ellesmere | Shropshire | SY12 0ND

Balfours
PROPERTY PROFESSIONALS

Lower Stocks Farm

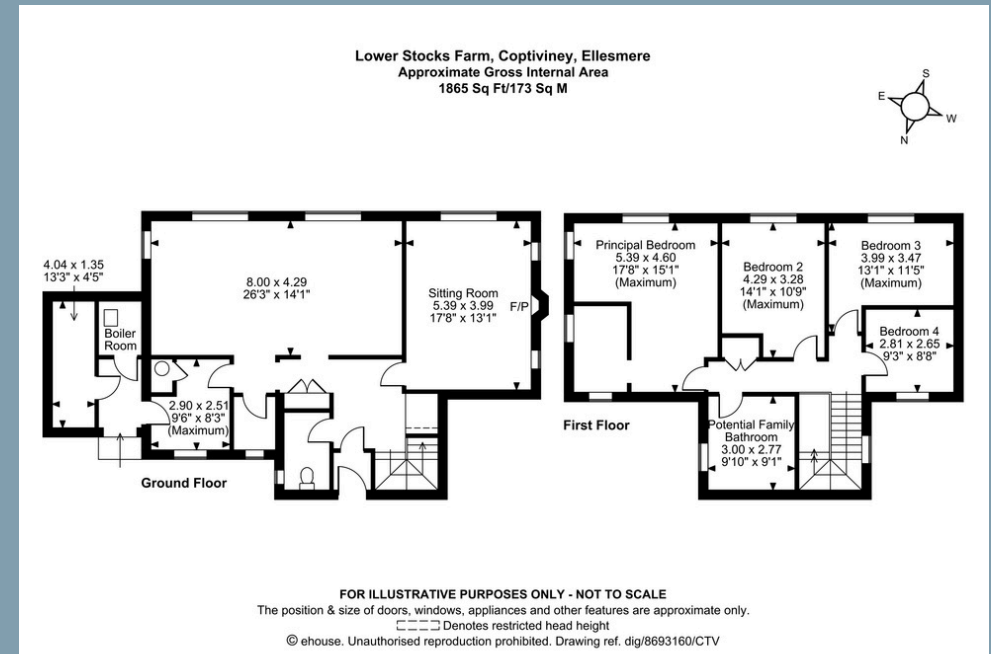
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Shrewsbury 18.5 miles, Ellesmere 1.7 miles, Wem 9.1 miles, Oswestry 10.1 miles (All distances are approximate).

A rare residential and agricultural development site in 3.16 acres. Features a substantial four-bedroom farmhouse stripped to its frame, alongside a mixture of traditional brick barns ideal for Class Q conversion (subject to planning) Breathtaking views. Suitable for cash buyers.

Key Features

- **3.16-acre**
- **Cash buyers opportunity**
- **Stripped farmhouse framework**
- **Class Q development (subject to planning)**
- **Panoramic Shropshire vistas**
- **Excellent Commuter Connections**
- **High Resale Potential**
- **Freehold**
- **EPC: G**



Lower Stocks Farm represents a unique and desirable development opportunity, set within around 3.16 acres of grounds most suited to cash buyers.

Located just under 2 miles from the highly sought-after market town of Ellesmere, this extensive site provides the ultimate blank canvas for developers, investors, or self-builders.

The heart of the site features a substantial four-bedroom country farmhouse that has been entirely stripped back to its timber frame structure (no brick infill). All internal walls have been cleared to the raw framework, offering complete architectural freedom to design a premium, high-specification layout entirely from scratch. Because of the non-standard, stripped-back nature of the construction, the property is likely unmortgageable in its current state and maybe more suitable for cash buyers.

Beyond the main residence, the acreage features a comprehensive mixture of neighbouring agricultural buildings. This includes a versatile adjacent barn ideal for a studio, home office, or auxiliary accommodation to go with the main house, alongside additional traditional, brick-built barns and a variety of further agricultural structures that can all be considered for Class Q conversion into separate residential dwellings (subject to the necessary planning consents). The entire plot commands breathtaking, uninterrupted panoramic views over the rolling Shropshire countryside, ensuring either an exceptional return on investment or the creation of a truly spectacular rural estate.

Services: Mains Electricity, Drainage via a septic tank located within adjacent farmyard (inspection chamber situated on the front lawn). Buyers should note that the current system may not meet the Environment Agency's General Binding Rules. The property is connected to a water supply which also serves the neighbouring farm buildings.



General

Services: Mains Electricity, Drainage via a septic tank located outside property boundary within adjacent farmyard (inspection chamber situated on the front lawn). Buyers should note that the current system may not meet the Environment Agency's General Binding Rules. The property is connected to a shared water supply which also serves the neighbouring farm buildings.

Council Tax: Band D **Postcode:** SY12 0ND **Local Authority:** Shropshire County Council

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Mobile Signal: EE ✓ three ✓ O2 X Vodafone ✓

Flood Risk: Rivers and Sea - Very Low Risk. Surface Water - Low Risk.

Broadband Speed: Our research has indicated that Ultrafast Broadband is available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not. The drive is a shared drive with the farm which the purchaser will be given a permanent right over for any purpose at any time with a shared repair responsibility.

Please Note: Freehold ownership of the farm track will be transferred to the purchaser as part of the sale. However, the vendors will retain a permanent right of way over the track for agricultural use, vehicular, and pedestrian.

Directions: From Ellesmere, head south east out of the town centre on the A495 towards Whitchurch. Turn left continuing onto the A495 for approximately 2 miles into the village of Welshampton. Turn left after the primary school and follow the single track road for 1.82 miles bearing to the left and the property will be signposted with a Balfours Sign.

what3words: ///ample.motored.ranches



Viewing strictly by
appointment through Balfours



Photographs: May 2026
Particulars: May 2026



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