



Halls¹⁸⁴⁵

LONGNOR HALL





Halls are delighted with instructions to offer

FOR SALE

by Private Treaty

LONGNOR HALL

**Wheaton Aston Road, Longnor, Staffordshire,
ST19 5QN**

LOT 1: LONGNOR HALL

Period listed 5 bed manor house, stable yard, coach house and 6.89 acres
Guide Price - £625,000

LOT 2: TRADITIONAL FARM BUILDINGS AT LONGNOR HALL

For conversion into 5 dwellings. Site area 1.88 acres
Guide Price - £500,000

LOT 3: GENERAL PURPOSE FARM BUILDINGS & YARD

1.35 acres
Guide Price - £85,000

LOCATION

Longnor Hall is the principal manor house in the small rural hamlet of Longnor, a short distance from the village of Wheaton Aston and very accessible to the main centres in Staffordshire and the West Midlands conurbation. The M6, M5 and M54 are only a short distance away.

DIRECTIONS

Turn off the A5 for Wheaton Aston, continue straight through the village. At the first T Junction turn left and then immediately right for Longnor.

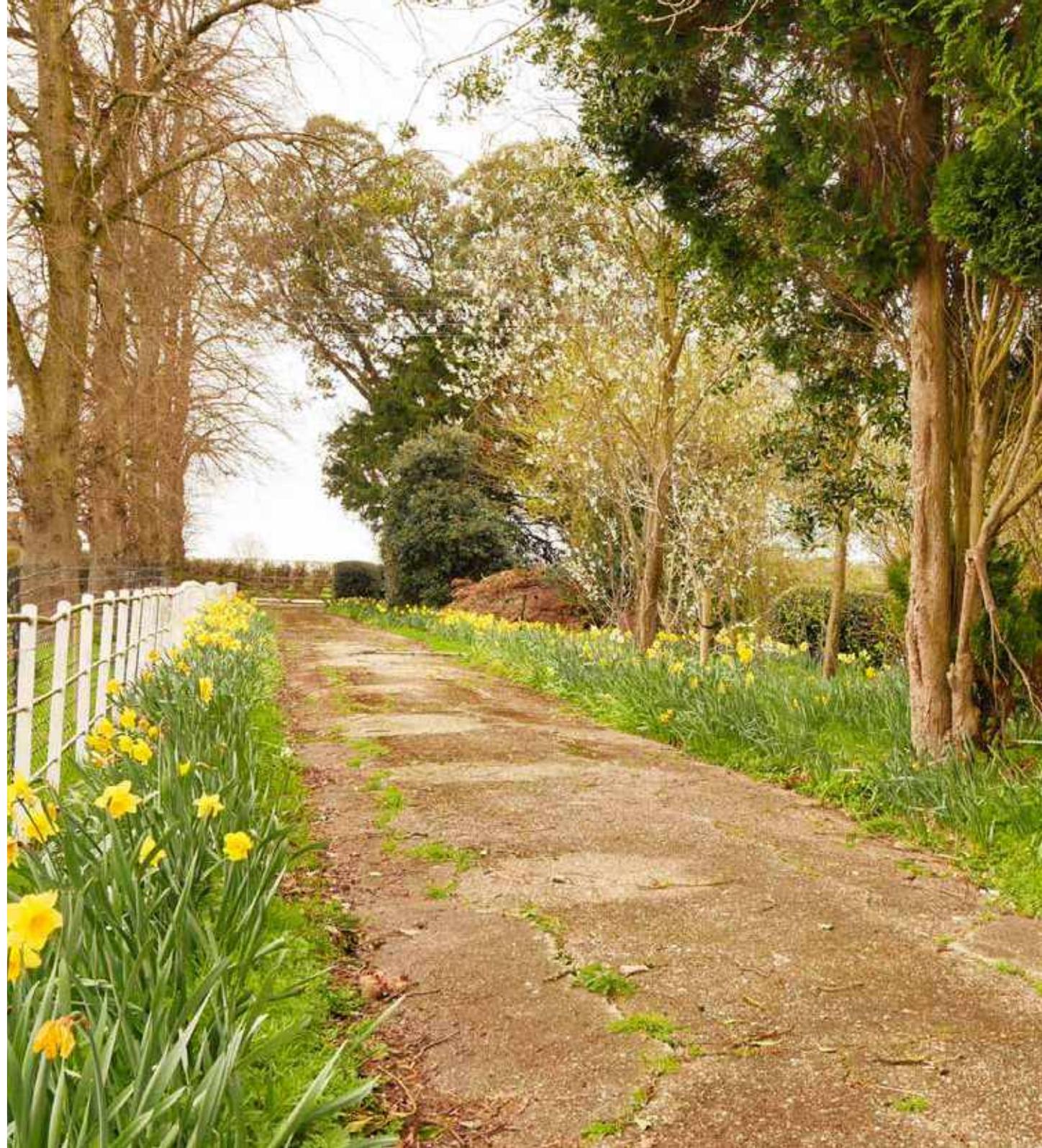
Wheaton Aston 1.5 miles

Penkridge 4 miles

Stafford 8 miles

Birmingham 25 miles

(all distances approximate)



LOT 1: LONGNOR HALL

Front Door leading to hallway with staircase to first and second floors and doors to;

Drawing Room with three sash windows, a moulded ceiling, and fireplace with tiled surround and mantle over closet under the stairs,

Dining Room with two sash windows, moulded ceiling, two built in butler's pantries, exposed beams, open fireplace with mantle over and built in display cabinet,

Pantry,

Inner Hallway with quarry tiled floor and further doors to closet,

Library with oak panelled walls, sash window, closet and fireplace with stone and marble surround and mantle over,

Back Kitchen with quarry tiled floor, built in storage cupboard and door to cellar,

Cellar is approached via stone steps leading from the back kitchen. It is divided into two separate areas, one area having a vaulted ceiling and built in wine storage,

Closet under back stairs,

Shower Room with quarry tiled floor, W.C, basin and shower,

Kitchen with quarry tiled floor, Aga, units on two levels, built in storage, door to boot room, and two back staircases to first floor accommodation,

Boot Room/Back Kitchen with a brick floor, built in storage, stainless steel sink, boiler and door to the rear courtyard area.

One of the staircases in the kitchen leads from the kitchen to a first floor Office with built in shelving and original cast iron fireplace.

The second staircase in the kitchen leads to the remaining first floor accommodation.



The main oak staircase leads to the first floor galleried landing area with three sash windows and;

Bedroom 1- oak panelled with exposed oak floorboards, original cast iron fireplace with mantle over, three sash windows and a second door to the landing

Bedroom 2- oak panelled with three sash windows and original fireplace with marble and tile surround, a second door to the landing and a connecting door to Bedroom 3

Bedroom 3- a single room with two sash windows and original fireplace with mantle over

Bedroom 4- With two sash windows, two closets and original cast iron fireplace

Bedroom 5- with original fireplace

Bathroom with bath, W.C, basin and half stained glass sash window

Storage Cupboard on landing

A staircase with a stained glass window leads from the first floor to the second floor landing area with exposed floorboards and sash window, and a number of attic rooms:

Attic Room 1 with original cast iron fireplace, three sash windows and exposed floorboards

Attic Room 2 with original cast iron fireplace, three sash windows and exposed floorboards

Attic Room 3 with three sash windows and exposed floorboards. The ceiling was replaced in 2013

Attic Room 4 with three sash windows and original cast iron fireplace

Tank Room with exposed floorboards and sash window

Attic Room 5 with a closet, sash window and stair case leading to the roof area





GARDEN

The front and side gardens are currently laid to lawn and there is a concrete front driveway and parking area that leads to the roadside. The front garden is bordered by flower beds and shrubs and a conifer hedge.

The property also benefits from a large walled kitchen garden with vegetable beds, fruit trees and a green house. A brick archway leads to the rear courtyard.

OUTBUILDINGS

Longnor Hall benefits from a useful range of traditional brick outbuildings.

The U-shaped range comprising the stable yard and coach house is positioned around a central courtyard and the Coach House and archway, dating back to 1890, is Grade II listed.

The stabling is currently divided into three stalls and a tack room and has a loft over.

The buildings are currently used for general storage associated with the house.

LAND

The land is situated adjacent to the gardens and the drive, and comprises a level enclosure of permanent pasture with frontage to the village road. It is bounded to the South by the Whiston Brook.

Longnor Hall will have access over the development road between points A-B.

FLOOR PLAN

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.

LONGNOR HALL

SERVICES

- Mains Water
- Mains Electric
- Private Drainage - See note under Lot 2







LOT 2: TRADITIONAL FARM BUILDINGS

At Longnor Hall Farm, with Planning Permission for Conversion to Five residential Units, Wheaton Aston Road, Longnor, Staffordshire, ST19 5QN
 Planning Ref No: 17/00314/FULL
 17/00330/LBC
 See amends dated 14 Nov 2018

An extensive range of traditional farm buildings is positioned around a covered central courtyard and comprises:

- Stables with a cobbled floor and loft over
- Range of 8 individual boxes
- A further stable, calf pens and cow stalls
- Old dairy
- Mill and mix area with loft over
- Implement store and cart shed

The range is subject to a planning consent for change of use to 5 no. dwellings.

At the centre of the adjacent farmyard lies a Grade II listed former weighbridge, of red brick construction under a red tiled roof, with central finial. The building dates back to 1890. This building is not part of the aforementioned planning permission, but falls within the area for sale.

FOUL DRAINAGE: The purchaser of Lot 2 will be required to accommodate Lot 1 with regard to future drainage arrangements.



Within the sale area is a range of more modern farm buildings which are to be demolished in accordance with the planning permission. The range currently comprises:

- Range of **Dutch Barns** including two 5 bay barns and one 7 bay barn
- Three bay **Pole Barn**
- **Former collecting yard** of concrete block construction under asbestos cement roof (18ft x 120ft), with 8:16 DeLaval **milking parlour** and **former dairy** with 4000 litre Darikool bulk tank in situ
- **Former cubicle shed** of steel frame, block and timber sleeper construction under asbestos cement roof, with concrete floor, central feed barrier and dividing gates (75ft x 120ft)
- **Silage Pit**, open fronted and of steel frame and timber sleeper construction with a concrete floor (45ft x 120ft)
- Boythorpe grain **Silo** (100 tonnes)
- Grain **Silo** (60 tonnes)

LOT 2: DEVELOPMENT AREA



LOT 3: LONGNOR HALL FARM BUILDINGS

A further range of modern farm buildings, situated around a predominantly concreted yard, comprises;

Cattle Yard of steel frame and concrete block construction under an asbestos cement roof. Open sided to central feed barrier with 5 ft. overhang and dividing gates.

Fodder Building (100ft x 50ft and 20ft to the eaves) of steel frame construction, clad with box profile sheets on three elevations

Outdoor Silage Pit with massed concrete walls (100ft x 26ft)



SUMMARY

	HECTARES	ACRES
LOT ONE	2.79	6.89
LOT TWO	0.76	1.88
LOT THREE	0.55	1.35
Total	4.1	10.12

TENURE

All the property is freehold and vacant possession will be given on completion.

LOCAL AUTHORITY

South Staffordshire Council, Council Offices, Wolverhampton Rd, Codsall, Wolverhampton, WV8 1PX

 01902 696000

BOUNDARIES, ROADS & FENCES

The Purchaser(s) deemed to have full knowledge of the boundaries, and neither the vendor nor their agents will be responsible for defining ownership of the boundaries, hedges or fences.

RIGHTS OF WAY

All lots will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these details or not.

VIEWING

Strictly by appointment through the sole agents.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or become in force, subject to any road or widening improvement scheme, land charges and statutory provisions on by-laws without any obligation on the vendors to specify them.

METHOD OF SALE

The property is for sale by private treaty as a whole or in lots as detailed.

SOLICITOR

Mr Tom Devey, FBC Manby Bowdler, Juneau House, Sitka Drive, Shrewsbury Business Park, Shrewsbury, SY2 6LG

 01743 284 157

 t.devey@fbcmb.co.uk



LOCATION PLAN

Halls¹⁸⁴⁵

Viewings

By appointment

Contact: David Giles / Louise Preece

📞 01743 450 700

Halls Holdings Ltd:

Halls Holdings House, Bowmen Way,
Battlefield, Shrewsbury, SY4 3DR

➤ davidg@hallsgb.com

➤ louise@hallsgb.com

hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.

Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR.

Registered in England 06597073.