



Barns at Booley

Stanton upon Hine Heath, Shrewsbury, Shropshire

A wonderful residential development opportunity positioned in the heart of the wonderful North Shropshire countryside

An exciting semi -rural project to convert a number of Grade II listed sandstone barns into five fabulous residential homes with stunning far-reaching views



**FIVE
DWELLINGS**



**CIRCA ONE
ACRE**



FREEHOLD



RURAL



**PLANNING
APPROVED**



**GUIDE PRICE
£700,000**

The Development

Planning permission has been granted for the conversion of several charming barns into five homes of varying sizes and layouts. The existing barns are impressive and are of mostly traditional sandstone and clay tiles. They boast a wealth of characterful features including exposed timbers and arched doorways. The barns will be approached by a newly formed sweeping driveway, separate from the impressive neighbouring property Booley House. As well as an attractive central cobbled courtyard all of the properties will have their own allocated parking and private gardens.

Barn 1 | Three Bedrooms | 163 sq m | 1754 sq ft
Barn 2 | Five Bedrooms | 229 sq m | 2464 sq ft
Barn 3 | Four Bedrooms | 170 sq m | 1830 sq ft
Barn 4 | Four Bedrooms | 153 sq m | 1646 sq ft
Barn 5 | Three Bedrooms | 115 sq m | 1237 sq ft

Outside

The grounds extend to about one acre and are nestled in beautiful surroundings with a plethora of fantastic far reaching country views.

Location

Booley is a small hamlet conveniently located between the market towns of Shrewsbury and Whitchurch, both of which offer an eclectic range of independent shops, cafes, bars and restaurants. The nearby village of Stanton upon Hine Heath benefits from a church, village hall and popular pub, The Stanton Arms.

The bustling county town of Shrewsbury is easily accessible, offering a wonderful cafe culture and infectious vibrancy and all the amenities one would expect. Shrewsbury holds festivals throughout the year including music events and food fairs which are held at the Quarry Park.

The A49/A53 give access South to Shrewsbury & Telford and North to Whitchurch & Market Drayton. The A5 links to the M54 and national motorway network for commuting to Midland business centre and the M6, M5 and M40. For frequent air travelers, airports are at Birmingham International, Manchester and Liverpool.



Proposed East Elevation at 1.100



Proposed West Elevation at 1.100



Proposed North Elevation at 1.100



Proposed South Elevation at 1.100



Distances

- Stanton upon Hine Heath 1 mile
- Shawbury 3 miles
- Shrewsbury 11 miles
- Whitchurch 11 miles
- Telford 15 miles
- Ellesmere 15 miles
- Birmingham 48 miles

Nearby Stations

- Wem
- Shrewsbury

Key Locations

- Hawkstone Hall
- Hawkstone Park Follies
- Hawkstone Park Golf Club
- The Quarry Park, Shrewsbury
- Theatre Severn, Shrewsbury
- Shrewsbury Market Hall

- National Trust Cardingmill Valley and The Long Mynd
- National Trust Attingham Park
- Wollerton Old Hall Gardens

Nearby Schools

- Primary Schools in Shawbury & Hodnet
- Thomas Adams Secondary
- Shrewsbury School
- Shrewsbury High School for Girls
- Prestfelde Prep
- Ellesmere College
- Adcote School for Girls
- Packwood Haugh Prep
- Old Hall Prep
- Wrekin College





Directions

Post Code SY4 4LY

what3words: ///pram.defrost.hosts

General

Local Authority: Shropshire Council

Planning and Services: Prospective purchasers are advised that they should make their own enquiries of Shropshire Council and Utility Companies.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

CIL Liability: We understand from our client that there is no CIL payment.

Planning Ref: 22/01334/FULL

Wayleaves and Easements: 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.

Agents note: Viewings strictly by appointment.

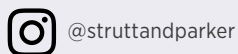
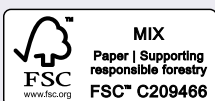
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West Midland New Homes

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

01743 284200

westmidlandsnewhomes@struttandparker.com
struttandparker.com



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