



Woodstyle Farm Barns
Shrewsbury | Shropshire

Woodstyle Farm Barns

Shrewsbury Road, Grinshill
Shropshire, SY4 3LJ

An excellent opportunity to acquire a range of farm buildings with planning permission granted for seven residential units.

- Exclusive development opportunity with planning permission granted for seven units
- Generous plot size for each dwelling providing flexibility and scope for landscaping
- Mixture of traditional brick and timber-built farm buildings of varying sizes
- Stunning views over the surrounding countryside
- Rural yet accessible location
- Approximately 1.59 acre site
- Planning Ref: 23/00943/LBC
- Viewing strictly by prior appointment with the Agent

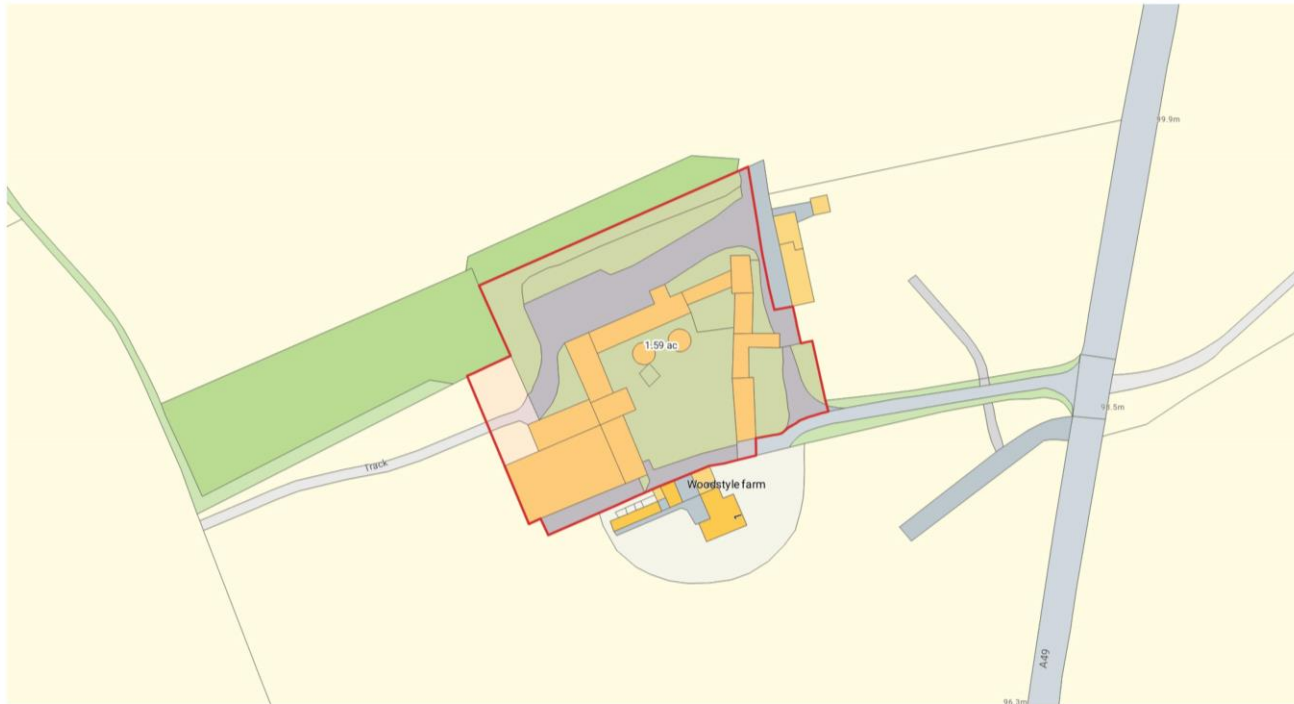
Approximate distance (miles)

Hadnall 1.7m | Wem 4.6m | Shrewsbury 8m
Whitchurch 12m | Ellesmere 13m | Telford 18m
Oswestry 19m | Nantwich 22m | Wrexham 27m
Birmingham 50m | Liverpool 58m

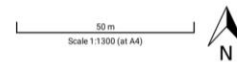
Location

Woodstyle Farm Barns are located under two miles away from the village of Hadnall which offers a range of local amenities to include a primary school, village shop and public house.





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Wem offers a further range of amenities, including a supermarket, butchers, bakers, chemist and public houses. A more extensive range can be found in the local market town of Shrewsbury which includes a number of popular bars and restaurants, along with the Theatre Severn and Quarry Park where there are a number of events held throughout the year.

Set back off the A49, Woodstyle Farm Barns benefit from good road links to Shrewsbury, Telford and Chester, along with regular train services from Yorton and Wem, which both provide excellent connections to mainline services at Shrewsbury and Crewe.

The area has a good selection of both state and private schools, to include Hadnall C Of E Primary School, St. Peter's C of E Primary School and Nursery, Prestfelde School, The Thomas Adams School, Ellesmere College, Packwood Haugh, Shrewsbury High School and Shrewsbury School.

Woodstyle Farm Barns offer a rare development opportunity, with full planning permission granted to convert these traditional barns into seven spacious family homes. With the planning permission already secured, this development offers a fantastic investment opportunity with the potential for a high return on investment or would also be a good opportunity for those seeking a unique self-build project.

The barns all have private parking as well as generous gardens adjacent and stunning views across the surrounding countryside.

There is a mixture of timber, brick and stone barns of varying sizes. The barns have pitched roofs and clay tiles.



The approximate floor areas for each unit are as follows:

Unit 1 - 2,917.34 Sq. ft

GF: open-plan kitchen/living room, utility room, WC, sitting room and study/snug

FF: five double bedrooms with two en-suites and family bathroom

Unit 2 – 1461.85 Sq. ft

GF: open-plan kitchen/living room, two bedrooms and family bathroom

FF: double bedroom and shower room

Unit 3 – 1,474.76 Sq. ft

GF: kitchen, utility, living room, master bedroom with en-suite, two further bedrooms with family bathroom

Unit 4 – 3,152.96 Sq. ft

GF: open-plan kitchen diner, living room, study, WC and utility

FF: master bedroom with en-suite, three further bedrooms with family bathroom

Plus 329.38 Sq. ft store

Unit 5 – 1,105.99 Sq. ft

GF: kitchen, utility, living room, master bedroom with en-suite and two further bedrooms with family bathroom

Plus 250.26 Sq. ft store

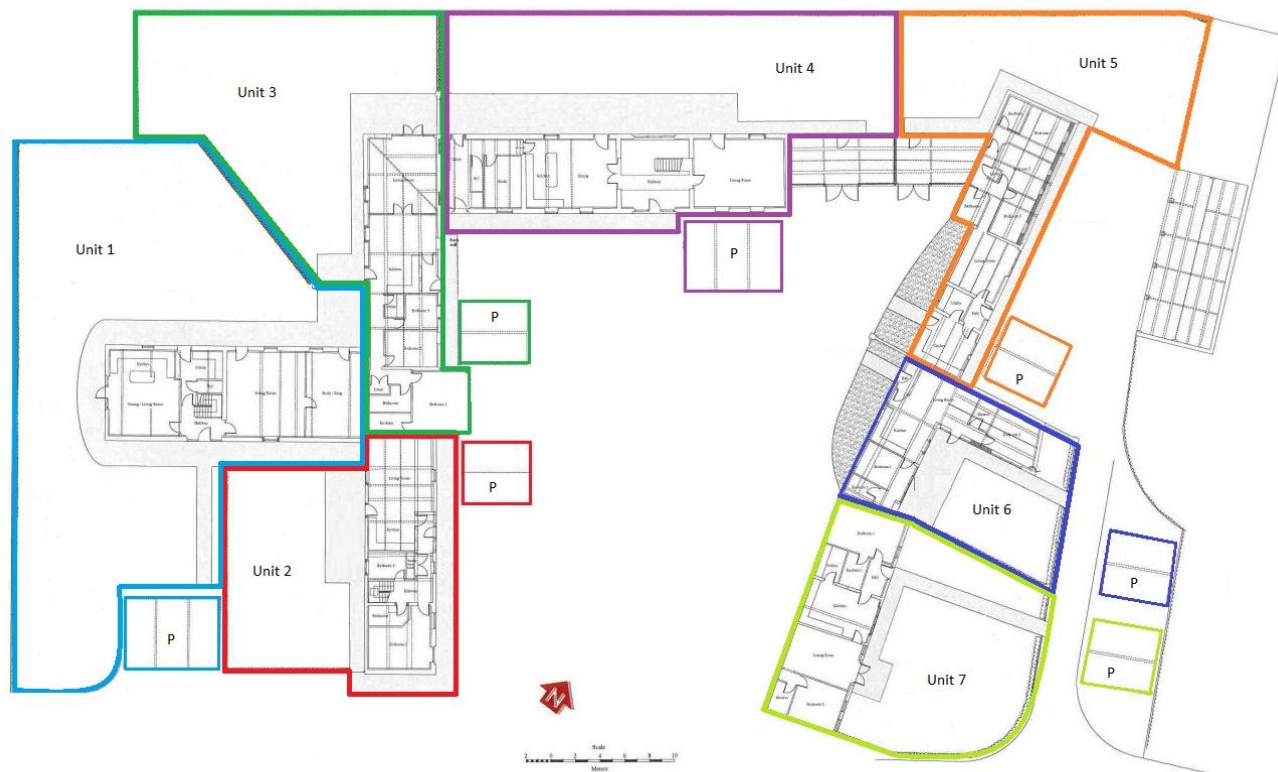
Unit 6 – 818.81 Sq. ft

GF: kitchen, living room, master bedroom with en-suite and second bedroom with shower room

Unit 7 – 1,069.29 Sq. ft

GF: kitchen, utility, living room, master bedroom with en-suite and second bedroom with shower room

Total overall residential square footage = 12,001





Services

Mains water and electric
Council Tax: Unallocated

Tenure

Freehold

Local Authority

Shropshire County Council

Viewings

Strictly by appointment only with Agents Jackson Property.



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