

# Brockton Hall Barns

Brockton, Eccleshall, Stafford, ST21 6LY

John  
German







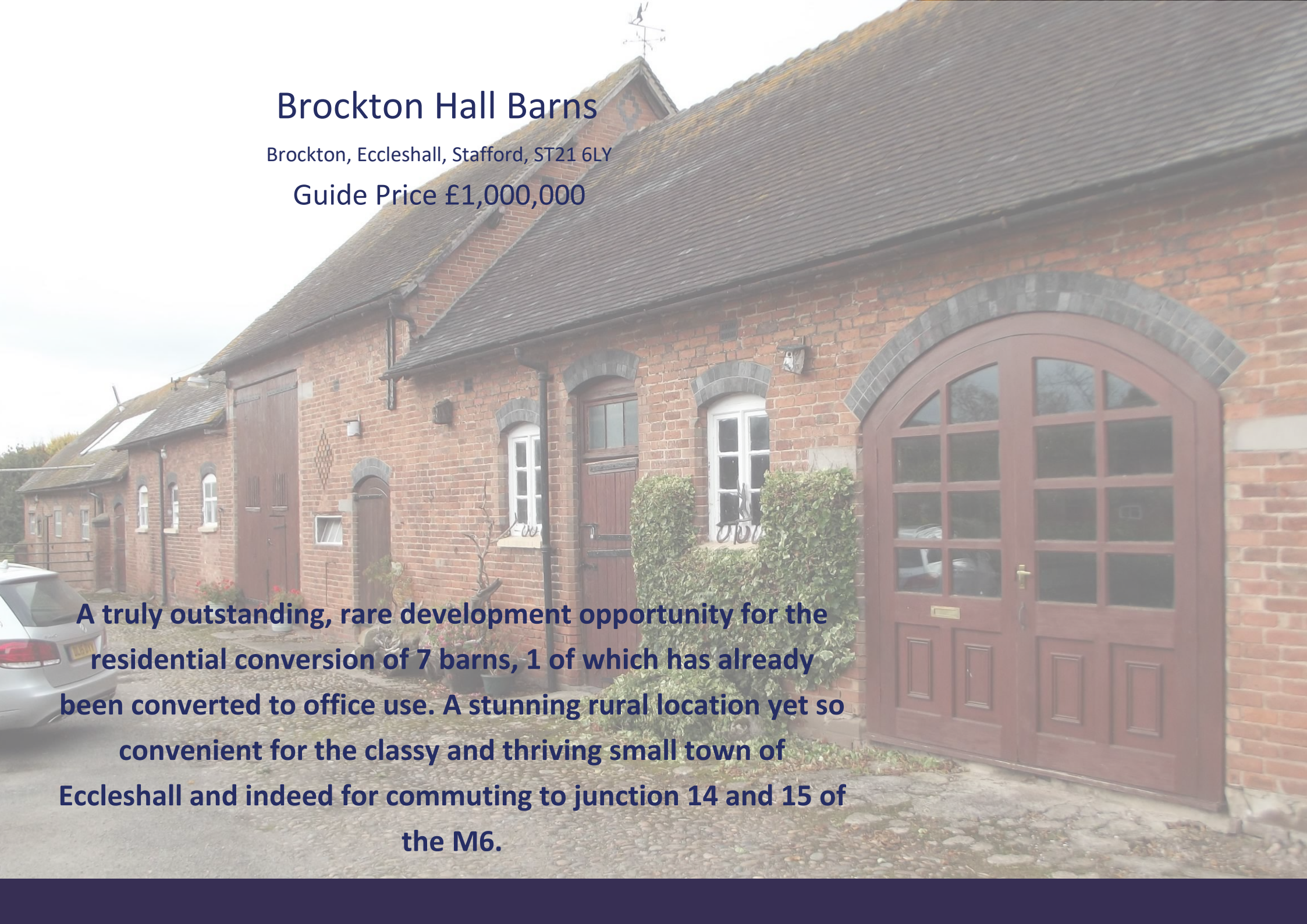
This plan is not to scale and for identification purposes only.



# Brockton Hall Barns

Brockton, Eccleshall, Stafford, ST21 6LY

Guide Price £1,000,000



**A truly outstanding, rare development opportunity for the residential conversion of 7 barns, 1 of which has already been converted to office use. A stunning rural location yet so convenient for the classy and thriving small town of Eccleshall and indeed for commuting to junction 14 and 15 of the M6.**



Planning Permission was granted by Stafford Borough Council against Listed Building Consent 19/31283/LBC and Consent 19/31282/FUL. Decision date for both: 1st February 2021.

All details of the application are available at [staffordbc.gov.uk/planning-public-access](http://staffordbc.gov.uk/planning-public-access)  
Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ. Tel: 01785 619337. Email: [planning@staffordbc.gov.uk](mailto:planning@staffordbc.gov.uk)

**Agents Notes:**

- The barns are Listed.
- The water supply is currently sub-metered from Brockton Hall.
- There is drainage to Dairy House which is to a shared septic tank however within 2 years of purchase, the new owner must install their own private system.
- There is no drainage to the unconverted barns.
- There is no mains gas or drainage to the site.
- There is shared drive for access parking.
- The access referred to in the planning permission is no longer possible as the owners of Brockton Hall have ownership and sole rights of use.
- There is asbestos in the building, quotes for removal are available.

**Viewing:** All viewers are to be accompanied by John German and should wear a hard hat, high vis jacket and suitable footwear. Some of the roofs are open and there is danger of falling tiles and debris.



View over surrounding countryside



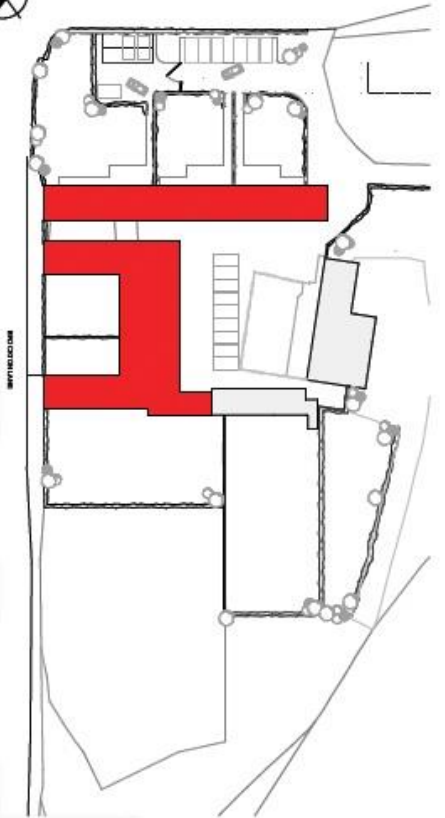




Proposed Ground Floor Plan

1:100  
SCALE BAR 1/200

0 1 2 3 4 5 6 7 8 9 10

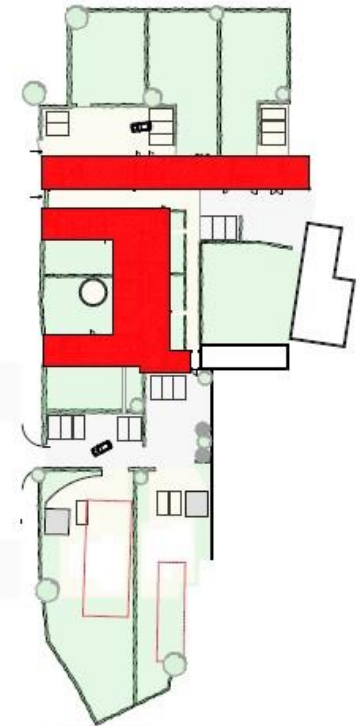
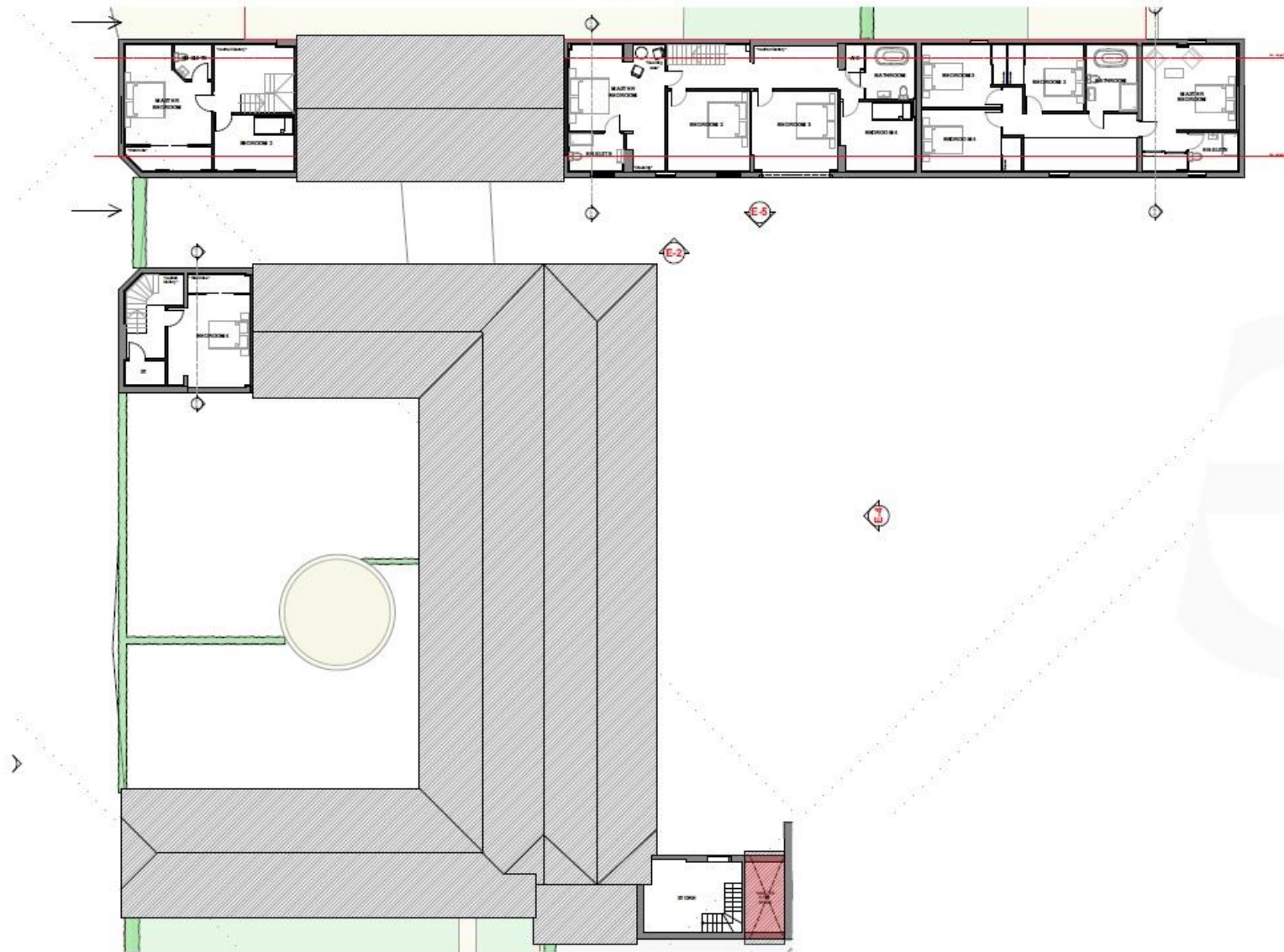


D	15.07.20	New boilers shown	JS
C	06.05.20	May updated and amendments made to layouts following comments from SDC	JS
B	03.05.19	Amendments made to layouts following comments from SDC	KT
A	14.10.18	DO NOT SCALE. Note and text following planners comments	KT
Rev No.	Date	Rev.	By
			CSA

#### PLANNING

Scale	1:100, 1:500 @ A1	Date	15/07/2020	Drawn by	KT	CSA
						
Project Title: Brockton Hall						
Client: Mr Dobson & Mr Hobson						
Drawing Title: Proposed Bams GF Plan						
Project No.	BA2287	Drawing No.	PL-008	Plot date	D	

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Proposed First Floor Plan  
1:100



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Rev	No.	Date	Rev	No.	Date
DRAFT PLANNING					
Scale	1:100, 1:500 @ A1	Date	05-Jul-19	Drawn by	CT
base.					
ARCHITECTS					
Project Title: Brockton Hall					
Client: Mr Dobson & Mr Hobson					
Drawing Title: Proposed Bams FF Plan					
Project No.	BA2267	Drawing No.	PL-014	Rev. No.	

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

## John German

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EPC NOT REQUIRED

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent







**Ground Floor Plan**  
GIFA: 65m<sup>2</sup>  
1:100



**First Floor Plan**  
GIFA: 65m<sup>2</sup>  
1:100

## Office Building - Proposed



**base**  
ARCHITECTS

base Architecture and Design Ltd  
W: basearchitecture.co.uk

Shrewsbury | Conwy | Chester

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### GIFA's

- UNIT 1 - 192.22m<sup>2</sup>
- UNIT 2 - 217.54m<sup>2</sup>
- UNIT 3 - 200.01m<sup>2</sup>
- UNIT 4 - 219.60m<sup>2</sup>
- UNIT 5 - 164.48m<sup>2</sup>
- UNIT 6 - 169.94m<sup>2</sup>
- UNIT 7 - 147.43m<sup>2</sup>