



Hanley Hall

| Weirbrook, Shropshire

| **Carter Jonas**

# Hanley Hall Weirbrook Shropshire SY11 4ES

**Well equipped and ring fenced farm with impressive modern and traditional buildings.**

Hanley Hall presents an exceptional opportunity to acquire a superb ring-fenced farm set in approximately 407 acres (164 ha) of high-quality, predominantly prime agricultural land. Privately accessed via two dedicated tracks, the holding offers both seclusion and excellent functionality.

At the heart of the farm lies an impressive and well-equipped range of modern agricultural buildings, alongside Hanley Hall farmhouse set around an attractive courtyard of traditional stone buildings.

Together, the property combines productive farmland with heritage, versatility, and operational efficiency.

In all extending to circa 407 acres (164 ha).

For sale by private treaty as a whole.



## Location

Hanley Hall is conveniently located just off the A5, providing excellent connectivity. The market town of Shrewsbury lies approximately 12 miles to the south, Oswestry is around 5 miles to the north, and the City of Chester is approximately 30 miles away.

## Property

Dating from 1802, Hanley Hall offers substantial accommodation overlooking parkland, with farmland extending beyond. A charming courtyard of traditional stone buildings provides additional ancillary accommodation in part.

The farmyard is immaculately presented and includes an impressive range of modern agricultural buildings all suited to a variety of farming operations.

The land itself extends to approximately 403 acres (163 ha), comprising around 385 acres (155 ha) of arable land, 9.5 acres (3.8 ha) of parkland and permanent pasture, and approximately 9.5 acres (3.8 ha) of woodland.

## Amenities

The nearby villages of Ruyton XI Towns, West Felton and Baschurch provide a comprehensive range of local amenities, including a church, public house, café, village shop, doctors' surgery, primary and secondary schools, all within a 4-mile radius. There are a number of well-regarded independent schools within easy reach, including Packwood Haugh, Adcote and Moreton Hall.

**Carter Jonas**

## Farmhouse

Hanley Hall is a handsome stone farmhouse, believed to date from 1802, constructed of local stone and forming the heart of a charming courtyard of traditional buildings. The principal elevation enjoys delightful views across the gardens and parkland, giving the house a wonderfully private and pastoral setting.

The house can be approached either from the courtyard or via the original entrance on the front elevation.

From the courtyard, a stone porch opens into the reception hall which leads into the farmhouse kitchen with views over the parkland. The kitchen features a quarry tiled floor, solid wood cabinetry, granite worktops, modern appliances, an oil-fired Aga and ample space for a traditional farmhouse table.

An external door provides access to a covered BBQ area which leads to a secluded courtyard garden, potting sheds, herb garden and substantial garage, with further access to the front lawns and kitchen garden.

The principal reception rooms flow from the kitchen. A generous dining room with exposed stone walls leads through to a light-filled Sun Room, where a log burner and underfloor heating provide year-round comfort. French doors and a covered veranda open onto the lawns, drawing in views of the surrounding parkland.

The Spanish Room is an elegant dual-aspect reception room, centred around an open fire with stone surround, while the snug beyond offers a more intimate retreat, complete with exposed beams, quarry tiled flooring and an oil-burning stove, with a charming bay window overlooking the courtyard.

From here, the house unfolds into the Main Hall and Back Hall, the latter providing access to the courtyard, a well-appointed utility room and a ground floor WC.

Beyond is the Christmas Room, a particularly impressive formal space, with high ceilings and tall sash windows flooding the room with natural light and framing views across the parkland. An open fireplace with fitted cupboards to either side adds to the sense of occasion.

The Main Hall beyond is a fine and characterful space, from which a sweeping wooden staircase rises gracefully to the upper floors, enhancing the house's sense of scale and proportion.

Upstairs, the bedrooms are well arranged. Bedrooms 2 and 3 are generous doubles, both enjoying far-reaching views. The principal bedroom is particularly attractive, with an open fireplace and outlook over the parkland and driveway, together with a spacious en-suite bathroom and shower room.

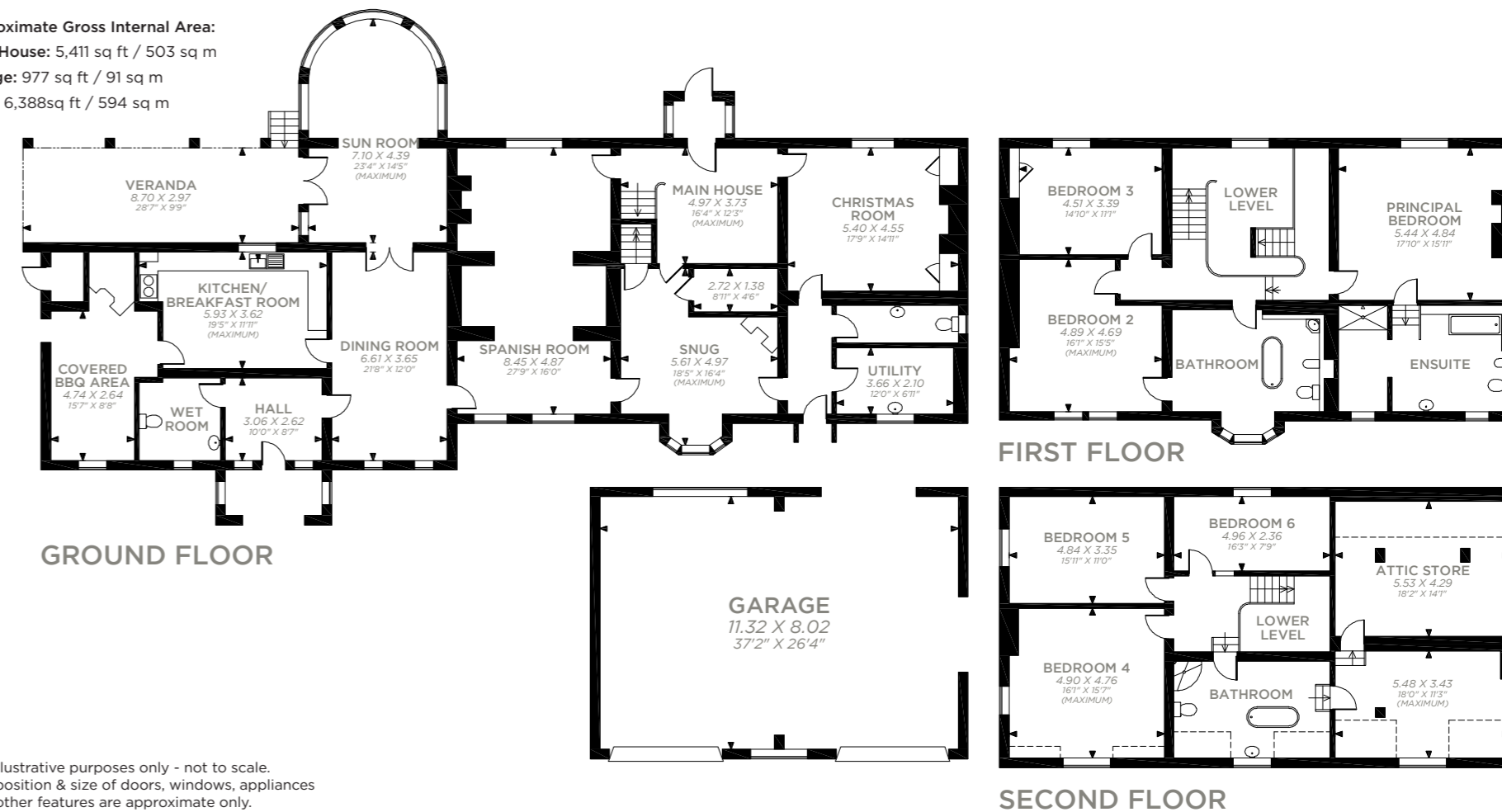
On the second floor, two further double bedrooms and a single bedroom provide flexible accommodation, all enjoying open views, served by a spacious well-appointed family bathroom. An additional room offers potential for a further bedroom or ancillary use, while the attic provides useful storage.



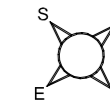
## Floor plan

Hanley Hall  
Weirbrook  
Shropshire  
SY11 4ES

Approximate Gross Internal Area:  
Main House: 5,411 sq ft / 503 sq m  
Garage: 977 sq ft / 91 sq m  
Total: 6,388sq ft / 594 sq m



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.





### Traditional Buildings

Forming the courtyard setting with Hanley Hall is an attractive range of traditional stone buildings, which complement the character and setting of the farmhouse. The buildings are very well maintained and were re-roofed in the 1990s.

The western range (Building 2) has been partially converted to provide a self contained unit. This includes a very well-appointed kitchen with solid wood cabinetry, granite worktops, slate flooring, LPG Aga, Siemens halogen hob and integrated under-counter fridge and freezer. A tiled shower room with electric Triton shower adjoins. Beyond, a generous living area features wooden flooring, a wood-burning stove set in an attractive slate and stone surround. Stairs rise to two dry-lined, unfinished rooms offering further potential subject to obtaining the necessary consents.

The western range also incorporates a substantial double-height workshop with exposed brickwork and feature beams.

The eastern range (Building 3) has been converted to provide a farm office with accommodation above. The office retains considerable character, with quarry tiled flooring, exposed beams and brickwork, and benefits from an oil-burning stove with back boiler serving hot water and heating.

On the first floor, there is a spacious living area, shower room, fitted kitchen with oven, sink and electric hob, and a well-proportioned double bedroom.

Adjoining the office is the workshop (Building 4), a double-height space with roller shutter doors opening onto the yard. The building offers considerable scope for

alternative uses, subject to obtaining the necessary consents.

Two further traditional stone buildings (Buildings 5 and 6), understood to have originally served as a cart shed and stabling, retain attractive period features including exposed beams and offer further potential for conversion, subject to planning.



Building 3



Building 3-Farm Office



Building 2



Building 2-Living Room



Building 2-Kitchen

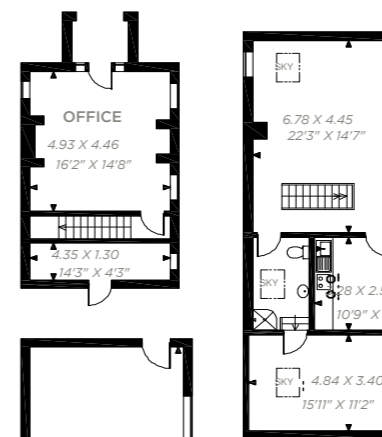


## Floor plan

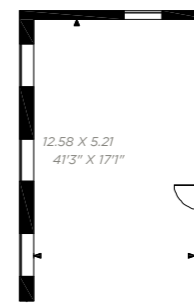
Hanley Hall  
Traditional Buildings

Approximate Gross Internal Area:  
5,608 sq ft / 521 sq m

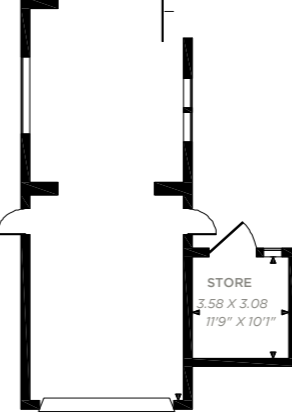
BUILDING 3 GROUND FLOOR



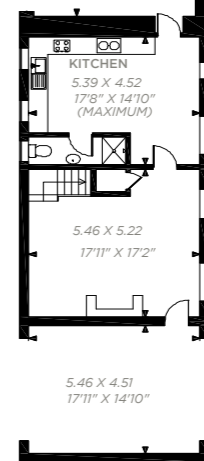
BUILDING 3 FIRST FLOOR



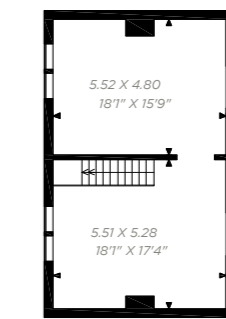
BUILDING 4



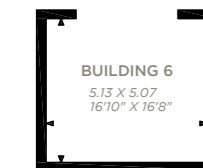
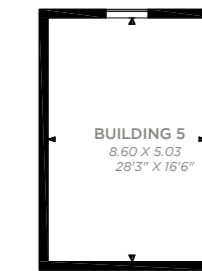
BUILDING 4



BUILDING 2 GROUND FLOOR



BUILDING 2 FIRST FLOOR



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

### Modern Farm Buildings and Yard

Hanley Hall benefits from a substantial range of modern agricultural buildings, of steel portal frame construction, situated within a well-organised farmyard and extending in total to approximately 3,160 sq m (34,013 sq ft).

The farmyard is presented in excellent order, with the majority laid to concrete.

Building 7 - Steel portal frame construction, positioned partly over the traditional stone courtyard range, with concrete floor and side opening.

Building 8 - Open-fronted, five-bay steel portal frame building with concrete floor.

Building 9 - Open-fronted, three-bay steel portal frame building.

Building 10 - Open-fronted, five-bay steel portal frame building.

Building 11 - Modern ventilated grain store of steel portal frame construction, with concrete floor and roller shutter door to the front elevation.

Building 12 - Insulated steel portal frame building with concrete floor and roller shutter doors to both front and rear elevations.

Building 13 - Steel portal frame building with concrete floor, open front and side access.

Building 14 - Open-fronted, two-bay grain store with concrete floor.

Building 15 - Open-fronted, nine-bay steel portal frame building, set linearly alongside the traditional stone workshop.



Building No.	Description	Approx Gross Internal Area
1	Hanley Hall Farmhouse & Garage	594 sqm / 6,388 sqft
2	Traditional Stone Barn (Western Range)	198 sqm / 2,131 sqft
3	Traditional Stone Barn (Eastern Range)	90 sqm / 969 sqft
4	Traditional Stone Barn (Eastern Range - Workshop)	163 sqm / 1,754 sqft
5	Traditional Stone Stable	43 sqm / 463 sqft
6	Traditional Stone Cart Shed	26 sqm / 280 sqft
7	Traditional Stone Barn/Modern Portal Frame	297 sqm / 3,197 sqft
8	Modern Portal Frame - open fronted	252 sqm / 2,713 sqft
9	Modern Portal Frame - open fronted	93 sqm / 1,001 sqft
10	Modern Portal Frame - open fronted	157 sqm / 1,690 sqft
11	Modern Portal Frame	580 sqm / 6,243 sqft
12	Modern Portal Frame	570 sqm / 6,135 sqft
13	Modern Portal Frame	755 sqm / 8,127 sqft
14	Modern Portal Frame	159 sqm / 1,711 sqft
15	Portal Frame Lean To	298 sqm / 3,208 sqft

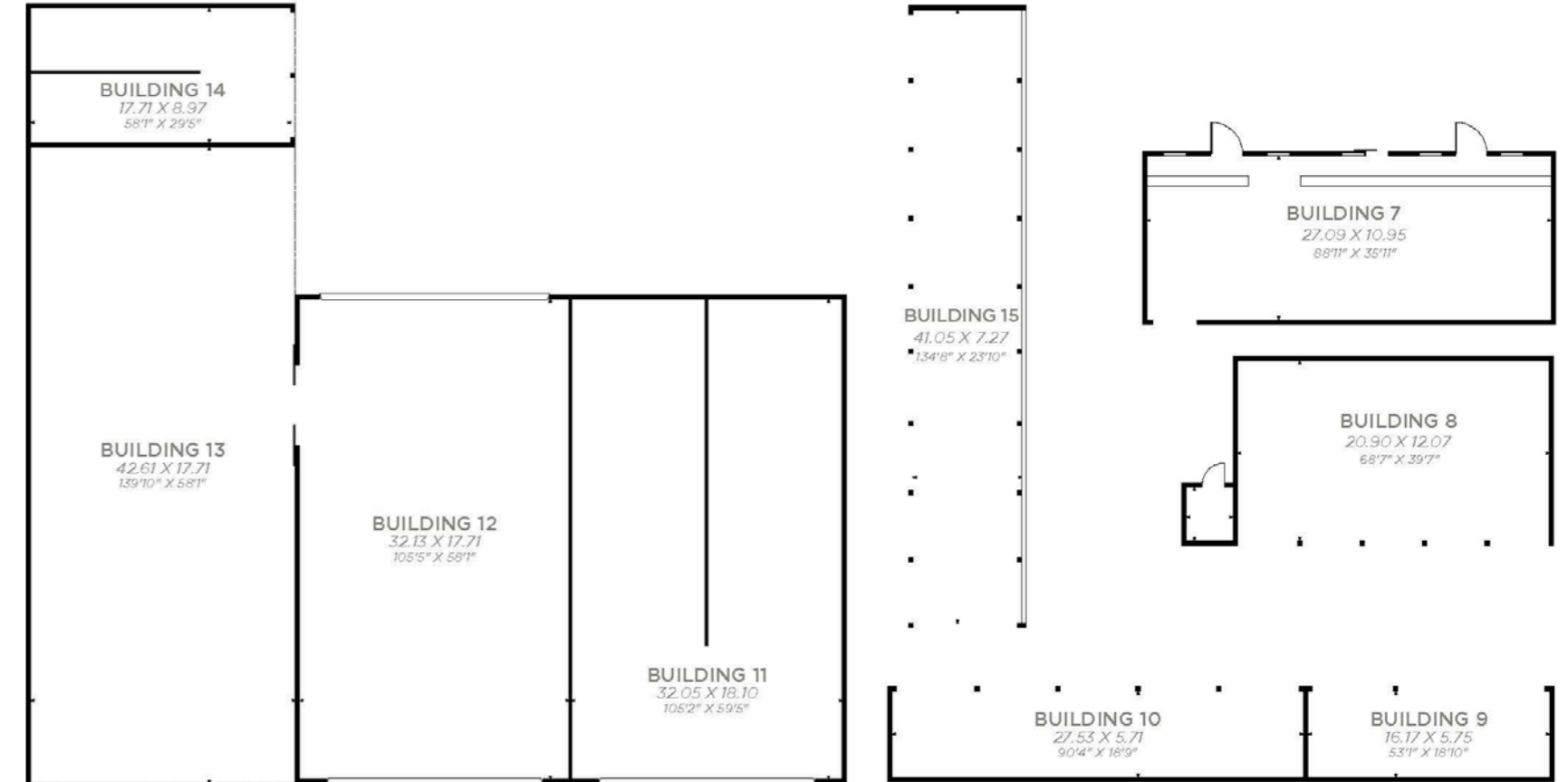




# Floor plan

Hanley Hall  
Modern Buildings

Approximate Gross Internal Area:  
34,025 sq ft / 3,160 sq m



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

## Land

The land extends to approximately 403 acres (163 ha), comprising around 385 acres (155 ha) of arable land, 9.5 acres (3.8 ha) of parkland and permanent pasture, and approximately 9.5 acres (3.8 ha) of woodland.

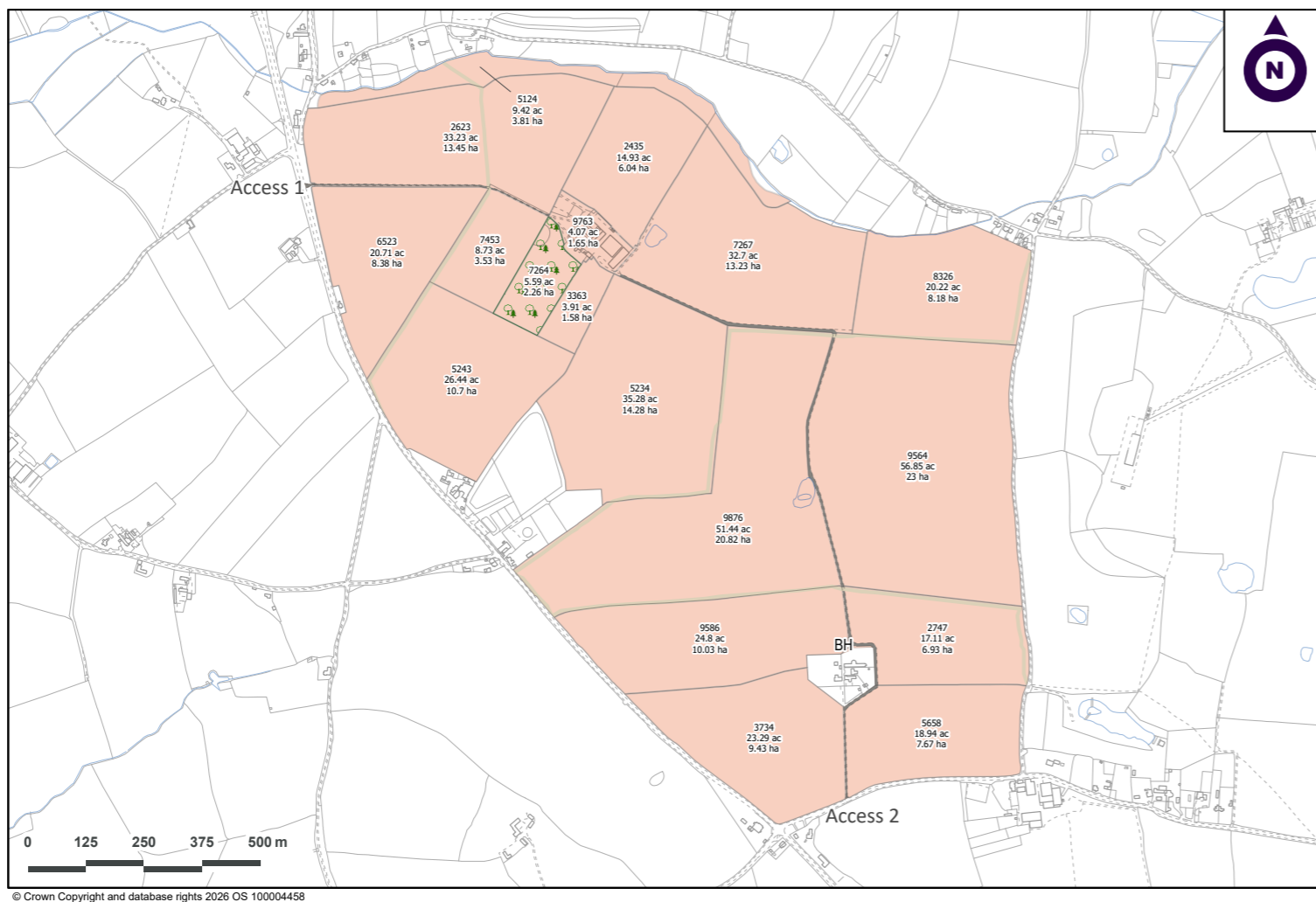
The arable land is well arranged in accessible blocks and is served by internal hardstanding tracks.

Hanley Hall benefits from an abstraction licence from a borehole on the farm, supplying a network of hydrants across the field parcels.

The internal and external boundaries comprise a mix of fences, banks, hedgerows and wooded enclosures.

The land is classified as a mixture of Grade 2 and Grade 3 under the Agricultural Land Classification system and is predominantly Soilscape 6 (freely draining, slightly acid loamy soils), with the remainder being Soilscape 10 (freely draining, slightly acid sandy soils).

The free-draining nature of the soils makes the land well suited to a range of both spring and autumn-sown crops, including potatoes, wheat, barley, maize, fodder/sugar beet and turnips. Under grass, the soils provide a long grazing season.



## Method of sale

Private Treaty

## Tenure & Possession

Vacant possession upon completion

## Planning

The following consents have been granted by the Local Planning Authority:

OS/04/13202/FUL - Extension to existing agricultural building to form implement store.

OS/02/12045/FUL - Erection of agricultural store building.

The purchaser will need to make their own enquiries with the Local Authority.

## Listing Status

The property is not listed.

## Holdover & Early Entry

The land is currently farmed under a contract farming agreement, which is due to terminate in September 2026.

## Services

The farmhouse and outbuildings are connected to Severn Trent mains water, a private septic tank drainage system, oil-fired central heating and hot water, mains electricity and WiFi.

The farmyard benefits from mains electricity and a Severn Trent water supply.

The land is served by a borehole (marked "BH" on the sale plan), which benefits from an abstraction licence and supplies a network of hydrants across the land.

## Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

There are a number of public rights of way crossing the property which are marked on the sale plan.

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor take responsibility.

## VAT

Any guide prices discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or becomes payable by the purchaser) in addition to the purchase price.

## Sporting Timber & Mineral Rights

Sporting, timber and mineral rights are included within the sale where available.

## EPC Rating

Hanley Hall : F (29) Potential D (63)

## Local Authority

Shropshire Council  
www.shropshire.gov.uk

## Viewings

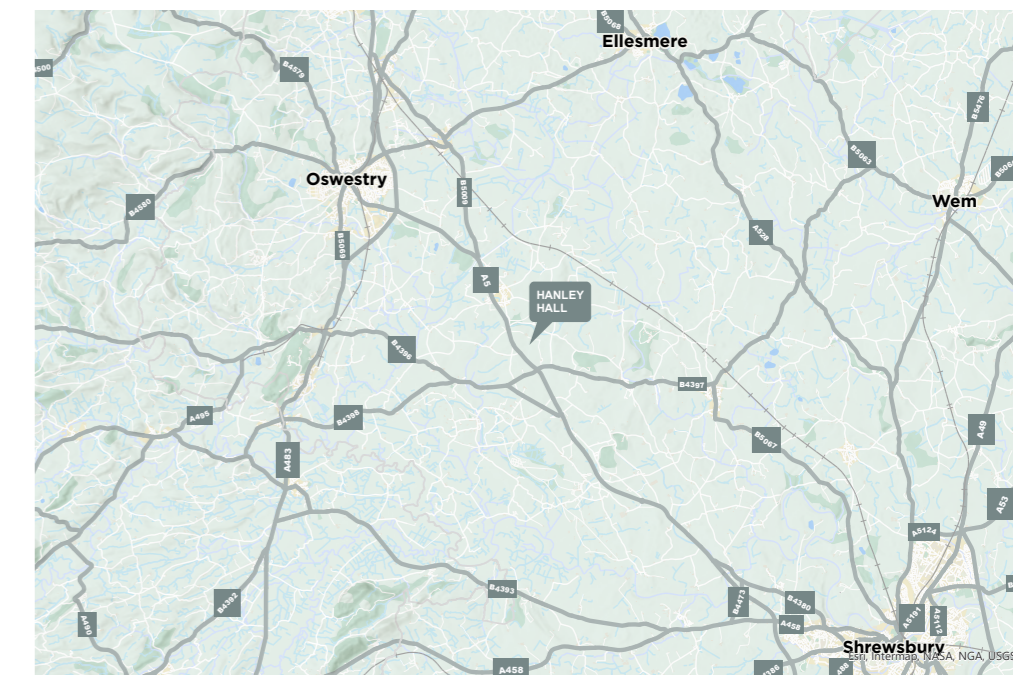
Viewings are strictly by appointment and to be accompanied by the Selling Agent.

## Directions

Travelling along the A5 from Shrewsbury towards Oswestry, pass the speed camera after the Shottaton Crossroads. After approximately one mile, the entrance to Hanley Hall will be found on the right-hand side, just before the sign for Sandford.



/// newsprint.knowledge.lordship





### Shrewsbury Office Agency Enquiries

01743 295 444 | [shrewsbury.rural@carterjonas.co.uk](mailto:shrewsbury.rural@carterjonas.co.uk)  
01743 213 261 | [charlene.sussums-lewis@carterjonas.co.uk](mailto:charlene.sussums-lewis@carterjonas.co.uk)  
Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

### Legal Enquiries

01492 557 070 | [edward.nutting@lblaw.co.uk](mailto:edward.nutting@lblaw.co.uk)  
01492 557 070 | [emma.deering@lblaw.co.uk](mailto:emma.deering@lblaw.co.uk)  
Lanyon Bowdler LLP Solicitors, 1 & 2 Connaught House,  
Riverside Business Park, Conwy, LL32 8UB

### Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

**carterjonas.co.uk**  
Offices throughout the UK



**Carter Jonas**

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE