

BROCKTON HALL

ECCLESHALL | STAFFORDSHIRE



savills

BROCKTON HALL

BROCKTON | ECCLESHALL | STAFFORDSHIRE | ST21 6LY

Eccleshall 2 miles | Stone 10 miles | Stafford 10 miles
(All mileages are approximate)

AN ATTRACTIVE GRADE II GEORGIAN FARMHOUSE,
TOGETHER WITH A SECONDARY HOME AND A BARN
DEVELOPMENT SCHEME FOR SIX BARN CONVERSIONS.

Lot 1: Brockton Hall: Reception hallway | Drawing room | Dining room | Living room
Cloakroom | Breakfast room | Kitchen | Rear kitchen | Pantry | Utility
Shower room | Five Bedrooms | Two Bathrooms (one en suite) | One WC
Five Attic rooms | Garage | Grounds | With 14.90 acres.

Lot 2: The Dairy House: A two-storey traditional building converted to office use,
now with residential planning consent for a four bedroom home. Tennis Court.

Lot 3: Brockton Hall Barns: An outstanding residential development opportunity
of six barns. Full planning consent for residential development.

Available as a whole or in 3 Lots.

About 17.86 acres.

Additional 35.33 acres available.



Savills West Midlands
Hall Court, Telford
Shropshire TF3 4NF
Contact: Tony Morris-Eyton
Email: amorris-eyton@savills.com
Telephone: +44 (0) 1952 239 500
Mobile: +44 (0) 7967 555 652
www.savills.co.uk

Your attention is drawn to the Important Notice on the last page of the text.





INTRODUCTION

Brockton Hall and Barns is available as a whole or in 3 lots. An additional 35.33 acres is available separately.

SITUATION

Brockton Hall lies approximately two miles from the small Staffordshire town of Eccleshall which has an array of shops, eateries and public houses, along with a monthly farmers market. The village and surrounding area is very well served by schools, sports facilities and other amenities and the larger towns of Stone, Stafford and Stoke-on-Trent are less than 10 miles away. The property lies approximately 7.5 miles from junction 14 of the M6 and Stafford station provides a rapid mainline connection to London and Manchester. Trains to London take about 1 hour 17 minutes and about an hour to Manchester.



LOT 1: BROCKTON HALL (14.90 ACRES)

Brockton Hall is a fine Grade II listed, early 19th Century residence of red brick construction, with pleasing and well-proportioned accommodation divided over three storeys. It is set in well-maintained gardens and benefits from extensive, unspoilt views over the surrounding countryside. The house will require substantial updating.

ACCOMMODATION

Brockton Hall is a beautiful Grade II Georgian Farmhouse in need of renovation.

The front door leads to the main reception hallway with doors leading onwards to the drawing room with sash windows, an open fire with a marble surround and mantle over; and a dining room with an open fire with mantle over, a sash window and a connecting door to the kitchen. There is a useful built-in cupboard for storage and a door leading to the cellar which is accessed via steps.

From the inner hallway, there are further doors leading to an additional built-in storage cupboard and a living room with an open fire and bay window overlooking the garden. Another door leads to the garden cloakroom with a WC and hand basin; a breakfast room with a window overlooking the garden; and a connecting door to the kitchen.

The kitchen has a four-oven Aga with a hot plate, units on two levels, a stainless-steel sink, a staircase leading to the first floor and doors to the pantry and rear kitchen.

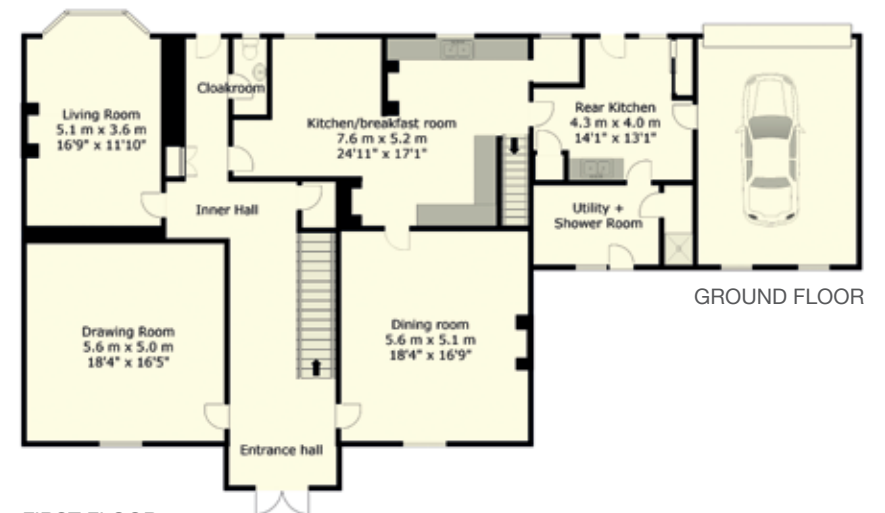
The rear kitchen has a door leading to the garden and parking area and further doors to a storage cupboard, utility, shower room and the garage.

The main staircase leads from the hallway to the first-floor galleried landing and onwards to bedroom one, a double room with a sash window and connecting door to the family bathroom; and bedroom two, a large double room with a sash window and open fireplace with a tiled surround.

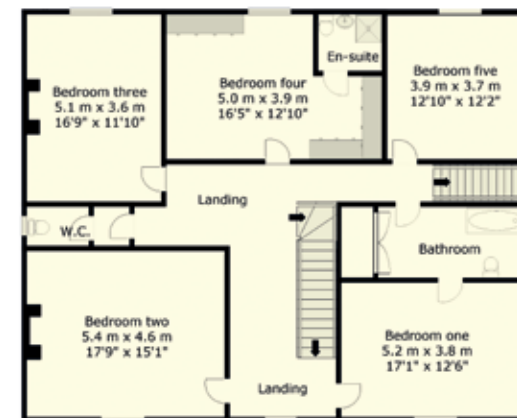
An archway leads to the second landing area, with doors to a storage cupboard; cloakroom with a WC; bedroom three, a double room with an original open-cast fire and one window; bedroom four, a double room with built-in wardrobes, one window and an en suite shower room with a tiled floor, shower, WC and basin; bedroom five, a double room with one window; and a family bathroom with a bath, basin and airing/linen cupboard.

A staircase leads to the second-floor galleried landing area and five large attic rooms: attic room one with an open fireplace and the tank room; attic room two with built-in storage cupboards and an open fireplace; attic room three with an open fireplace; attic room four with an open fireplace and ceiling hatch access to the loft; and attic room five with an open fireplace.

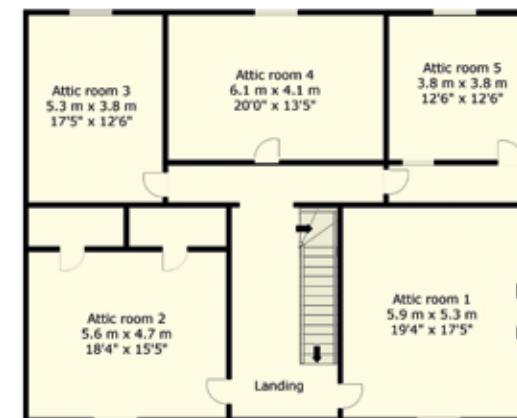




FIRST FLOOR



SECOND FLOOR



Approximate Gross Internal Area:
549 sq m (5,909.5 sq ft)
For identification only. Not to scale.

OUTSIDE

Brockton Hall is accessed via a sweeping stoned driveway which leads to the front of the property where the garden is laid to lawn with shrub borders.

The property can also be accessed via a second driveway which leads to the rear parking and turning area and a quadrangle, incorporating a lawned area with floral borders. This area is surrounded by the traditional ranges.

The property benefits from a single garage with roller shutter door with an internal door leading to the house.



LOT 2: THE DAIRY HOUSE (0.20 ACRES)

The Dairy House is a two-storey red brick building converted to offices of approximately 2,000 sq ft, now with planning permission for residential conversion to a four bedroom home.

Internally, the premises are arranged to provide offices and business space which includes the main open-plan office area

with an open feature fireplace and doors to two individual offices; a storage cupboard; a kitchen with units on two levels and a stainless-steel sink; and two cloakrooms, each with a WC and hand basin.

A staircase leads to the first floor and a further open plan office area with exposed beams and doors leading to two further offices or

store rooms.

Business rates: The rateable value of the property is £13,750. This is used to calculate the rates bill.

There is a hard tennis court to the rear which provides the parking for The Dairy House.



LOT 3: BROCKTON HALL BARNS (1.28 ACRES)

Brockton Hall Barns is an outstanding development opportunity for six barns. Full planning consent has been granted for change of use for residential development into 6 units. Please see the development plan on page 9.



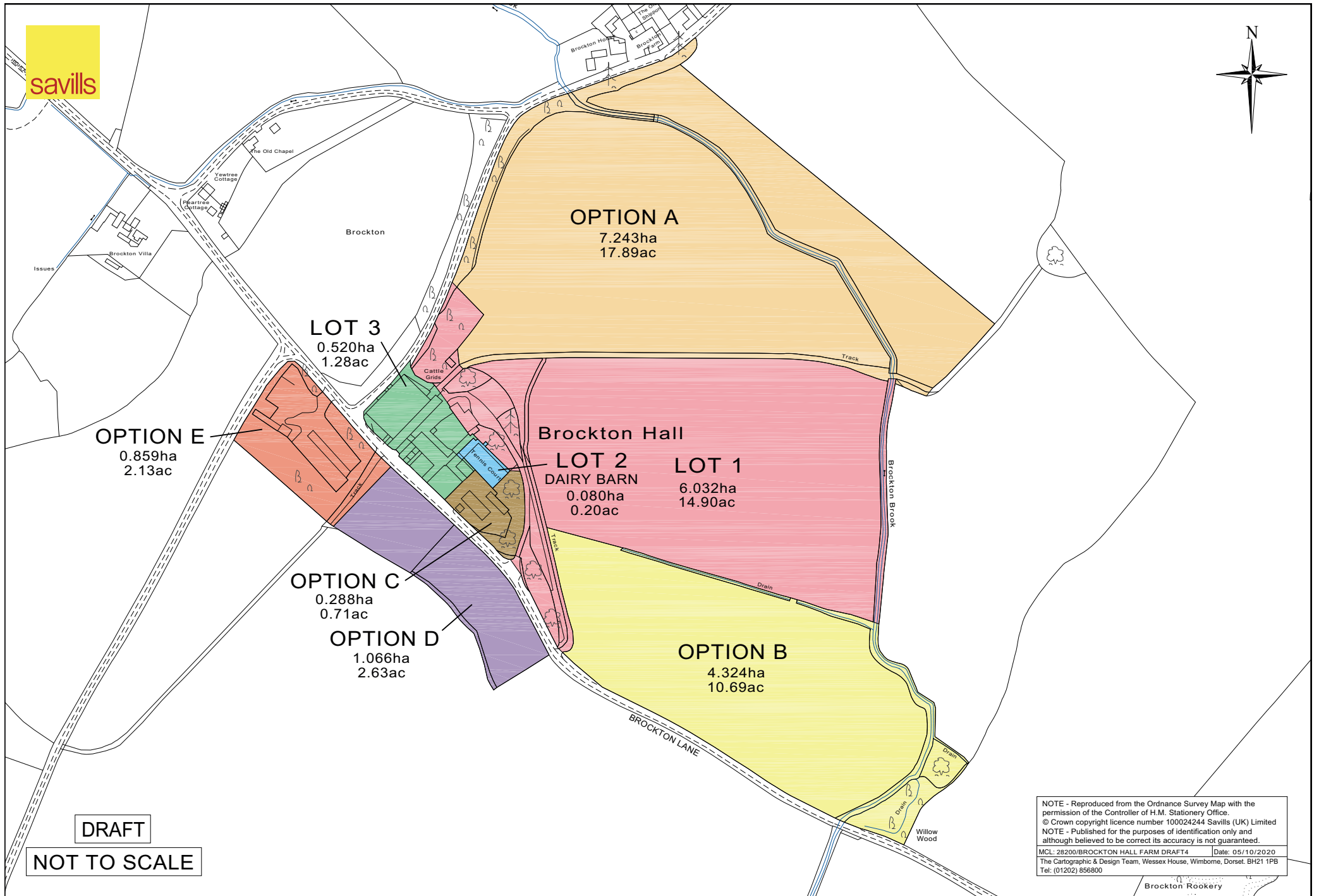
EXISTING SITE



PROPOSED SITE







GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Brockton Hall is offered for sale freehold. The hall itself is offered for sale with vacant possession on completion.

DATA ROOM

It should be noted that there is a dedicated Data Room available on request only.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale and the vendor can give no warranty of serviceability. The right is reserved to remove any items not specified or described prior to completion of the sale.

SERVICES

Mains electricity and water. Private drainage. Oil-fired central heating.

VAT

The property has not opted to tax and, therefore, it is understood that VAT will not be chargeable on the freehold price.

POSTCODE

ST21 6LY.

LOCAL AUTHORITY

Stafford Borough Council. Civic Centre, Riverside, Stafford, ST16 3AQ. 01785 619000.

COUNCIL TAX

Brockton Hall is in council tax band G.

SPORTING RIGHTS

We believe the rights are in hand.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with benefit of all rights of way either public or private, all easements and wayleaves, whether specifically mentioned or not.

LISTING AND 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 to be in force, subject to any road or widening improvements scheme, land charges and statutory provisions or bylaws without any obligation on the vendors to specify them.

BOUNDARIES, ROADS AND FENCES

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

VIEWING AND YOUR SAFETY

All viewings must be arranged through Savills, the selling agents, and accompanied. In keeping with the nature of the property we advise all viewers to bring sensible footwear and clothing to view the property and grounds.

IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and neither Savills nor their clients have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared: October 2020.

Photographs taken: It should be noted the internal photographs were taken in April 2018 and the furniture is no longer present. The majority of external photographs were taken in September 2020.



