



FOR SALE

ST MARY'S ABBEY, COLWICH, STAFFORDSHIRE

- Historically significant estate in the village of Colwich
- Listed Abbey 31,592ft² (2935m²) and Chapel set in landscaped walled grounds
- Farmyard with associated buildings having a footprint of 6,133ft² (570m²)
- Four residential properties
- Parcel of grazing land
- Overall site area extends to 16.29 acres (6.59 hectares)
- Full information pack available

ST MARY'S ABBEY

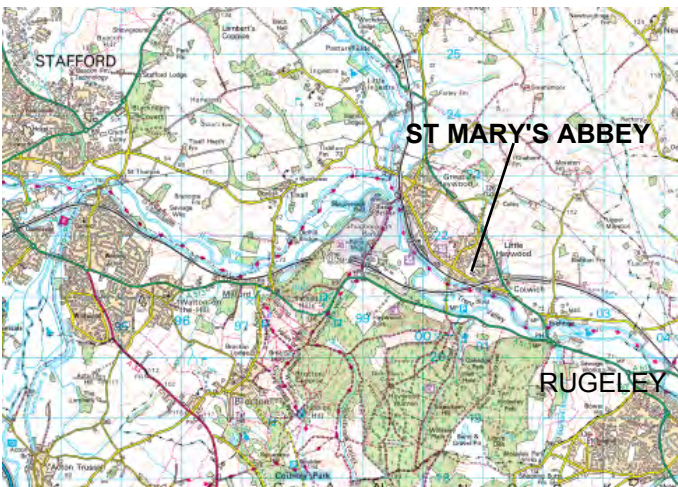
COLWICH, STAFFORDSHIRE

LOCATION

The property is located in a group of settlements known as Colwich, Little Haywood and Great Haywood situated just to the west of the A51 in Staffordshire. It is around 3 miles north west of Rugeley and 7 miles south east of Stafford.

Access to the national motorway network can be gained at junction 13 and 14 of the M6 motorway just to the west of Stafford.

There are local facilities available in the village including shops, schools and public transport. Access to rail services can be gained at Rugeley, Lichfield and Stafford.



DESCRIPTION

St Mary's Abbey has a history dating back to the 18th Century. It was built in 1750 by Mr. Charles Cope Trubshaw who subsequently sold it in 1791 to Mr. Charles Selleck Brome. At this time, it was known as "The Mount" and extended over three floors with Georgian architectural features.



In 1828 the property was purchased by the Rt. Hon Robert William Shirley, Viscount Tamworth who subsequently altered the property introducing the Gothic features which are apparent today.

The Benedictine Community acquired the property in 1835 and carried out further modifications including the creation of a beautiful church and an accommodation wing rebuilt in the 1970's.

The Abbey is predominately constructed of stone with slate roofs with some brick and rendered sections. The "new wing" is constructed of brick under a tile roof. To the rear of the Abbey is a private burial ground with a Mortuary Chapel. The buildings are set in landscaped grounds enclosed by high brick walls most of which are thought to date from the mid-19th Century.

The Abbey, Mortuary Chapel and the boundary brick wall that encloses the site are all Grade II listed.

To the north east of the main building is a range of brick outbuildings and farm buildings also dating from the mid-19th Century.

There are four houses on the site including a pair of semi-detached cottages located on the entrance drive and two detached dwellings within the grounds.

To the east of the entrance drive is a paddock currently used for informal grazing.

The site is located within the Colwich and Little Haywood Conservation Area.

SUMMARY OF MAIN ACCOMMODATION

Main Abbey Building	31,592ft ² (2935m ²)
Farm Yard	6,133 ft ² (570m ²)
Total site area	16.29 acres (6.69 ha)

TOWN PLANNING

There has been significant engagement with the Local Planning Authority (Stafford Borough Council) who acknowledge that the property has potential for alternative uses and some re-development. We have assembled a pack of technical information which is available to interested parties upon request

SERVICES

We understand that all mains services are available to the property, however interested parties should make their own enquiries.

COUNCIL TAX

We have identified the following listings on the Government Portal.

St. Mary's Abbey & Farm Cottage:	Band H
Abbey House:	Band E
1 Abbey Cottages:	Band A
2 Abbey Cottages:	Band A

TENURE

The property is held freehold but is subject to various tenancies. Full details are available in the Information Pack which is available upon request.

ENERGY PERFORMANCE CERTIFICATE

St. Mary's Abbey & Farm Cottage:	C
Abbey House:	E
1 Abbey Cottages:	D
2 Abbey Cottages:	D

INFORMATION PACK

An Information Pack including the following is available upon request.

- St Mary's Title Plan
- Topographical Survey
- Highways Searches
- Tree Report
- Historic England – Listed building entry
- Areas of Significance plan
- Masterplan Document
- Proposed alternative access arrangement



VIEWINGS

Strictly by appointment through the sole Agents, First City Limited on 01902 710999 quoting reference 4809 asking for Christopher Bywater chris@firstcity.co.uk or Chontell Buchanan chontell@firstcity.co.uk

EXPRESSIONS OF INTEREST

Expressions of interest are invited from prospective purchasers on either an unconditional or subject to planning basis.



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