



**FOR SALE**

**BOOLEY BARNS**  
SHROPSHIRE | SY4 4LY

Offers In Excess Of £1,000,000 - Freehold



**PRESTIGE**  
BY MANNLEYS





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**A** fantastic Development opportunity with planning and grade II listed consent to convert these beautiful barns in to five individual homes.

Located in this stunning semi-rural location being approximately 1 mile from Stanton Upon Hine Heath Village. Booley is a secluded hamlet and stands in the lovely Shropshire countryside, with views to the south towards The Wrekin and Hawkstone Park to the north. Booley lies equidistant (2 miles) between two A roads. The A53 -Shrewsbury to Newcastle under Lyme/M6. The A49 to the north - Shrewsbury to Warrington, both providing good access to the local and national road network, local bus network is accessible with a bus stop in the village also within the village you have the Stanton Arms village pub and national cycle route passes though the village.







## FEATURES

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- Stunning Development Opportunity Planning Approval For 5 Barn Conversions
- Stunning Rural Location with Good Access for Shrewsbury & Telford
- Grade II Listed Consent & Planning Approval- Planning Ref : 22/01335/LBC
- Approximately 1 Acre Site
- Viewing Strictly By Appointment Only
- Lovely Open Country Views





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The barns are existing, having been constructed in the mid nineteenth century, built of local red sandstone with pitched roofs and clay tiles, all of the conversions will benefit from a newly formed access separate to the existing access to Booley House. All five dwellings will have private parking and amenity garden space. The vendor has indicated additional land may be available by separate negotiation. Viewings a strictly by appointment only for more details contact Mannleys



The proposals provide:  
5 units of 3-4 bedrooms each. Separate access, amenity, and parking to each unit.

- Unit 1 is over 2 floors and has a floor area of 163m<sup>2</sup>.
- Unit 2 is over 2 floors and has a floor area of 197m<sup>2</sup>.
- Unit 3 is over 2 floors and has a floor area of 170m<sup>2</sup>.
- Unit 4 is primarily on a single floor with small upstairs accommodation and has a floor area of 153m<sup>2</sup>.
- Unit 5 is single storey and has a floor area of 115m<sup>2</sup>

Please note all of the above measurements are approximate.









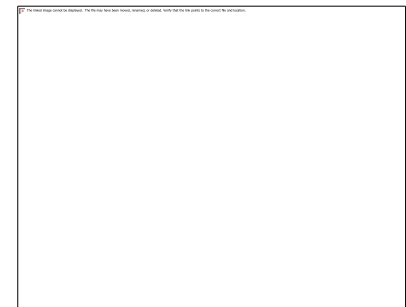






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Proposed First Floor Plan at 1.100





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Proposed Courtyard South Elevation at 1.100



Proposed Courtyard West Elevation at 1.100

Datum 3.00m

NOTES



Proposed Courtyard East Elevation at 1.100

Datum 5.00m

Note: all works to roofs to be carried out in full accordance with the recommendations of the accompanying ecology report





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23a Market Street, Wellington, Telford, TF1 1DT  
01952 245064 • [prestige@mannleysproperty.co.uk](mailto:prestige@mannleysproperty.co.uk)  
[mannleysproperty.co.uk](http://mannleysproperty.co.uk)