



Aston Manor and Barns
Aston Botterell, Bridgnorth
Shropshire



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Bridgnorth

Shropshire

WV16 6QX

An historic Listed manor in need of renovation.

Substantial range of Listed barns with planning permission for 4 houses.

Lovely position in unspoilt south Shropshire countryside.

Set in 1.04 acres.

Situation

Aston Manor is a Grade II* Listed period dwelling situated in close proximity to the church of St Michael which lies to the south. There is a scheduled monument of earthwork/ringworks to the west of the house. These were recognised as a scheduled monument on 18th September 2001.

The small rural hamlet of Aston Botterell is approximately 12 miles south west of Ludlow and approximately 2 miles south east of the village of Burwarton. The site is located towards the south east edge of the village within a farm complex.

The property is very well placed for access to the delightful towns of Bridgnorth and Ludlow. The highly regarded town of Ludlow has many wonderful historic buildings. It has direct rail connections to Shrewsbury, Manchester, Hereford, Cardiff and South Wales.

Description

This is an increasingly rare opportunity to acquire a substantial unspoilt manor in need of extensive modernisation and significant range of period barns.

The substantial house with an approximate gross internal floor area of 4200 sq.ft has successfully retained some fine period features.



These include a beautiful ornate ceiling in the principal reception room and is ideal for those with a large family.



The Barns.

This is an attractive range of period barns which are curtilage Listed. A copy of the floorplans with the proposed accommodation are attached to these sales particulars. Application number 18/03850/FUL has been granted by Shropshire Council for the conversion of 3 outbuildings to for 4 residential dwellings. The consent also includes the installation of a treatment plant to include some demolition. A copy of the planning permission is available via the agents.

The proposed floor areas for each individual unit will comprise as follows;

The Cart Shed – 1355 ft²

Stock Shed No.1 – 1197 ft²

Stock Shed No.2 – 1408 ft²

The Fodder Barn – 2095 ft²

They will create four superb country homes in a small historic farmstead setting.

General Information

Services

Mains electricity and water are available in the lane. Drainage will be to a private treatment plant.

Agents Note

We are required under the Estate Agents Act 1979 to advise you that one of the partners of G Herbert Banks is a trustee to the Trust that are selling this property.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Local Authority

South Shropshire District Council. Tel. 0345 678 9000

Viewing

Via the sole agents Great Witley office. Tel. 01299 896968

Directions

From the north east outskirts of Ludlow take a turning onto the A4117 signposted to Cleobury Mortimer and Kidderminster. Proceed for a short distance before bearing left onto the B4364 signposted to Bridgnorth. Continue for some distance along this road before taking a right hand turn signposted to Burwarton. In the village take a right hand turn signposted to Aston Botterell. Continue along this road bearing right and proceed into the centre of the hamlet before locating the site ahead, next to the village church.

Sales particulars produced June 2020

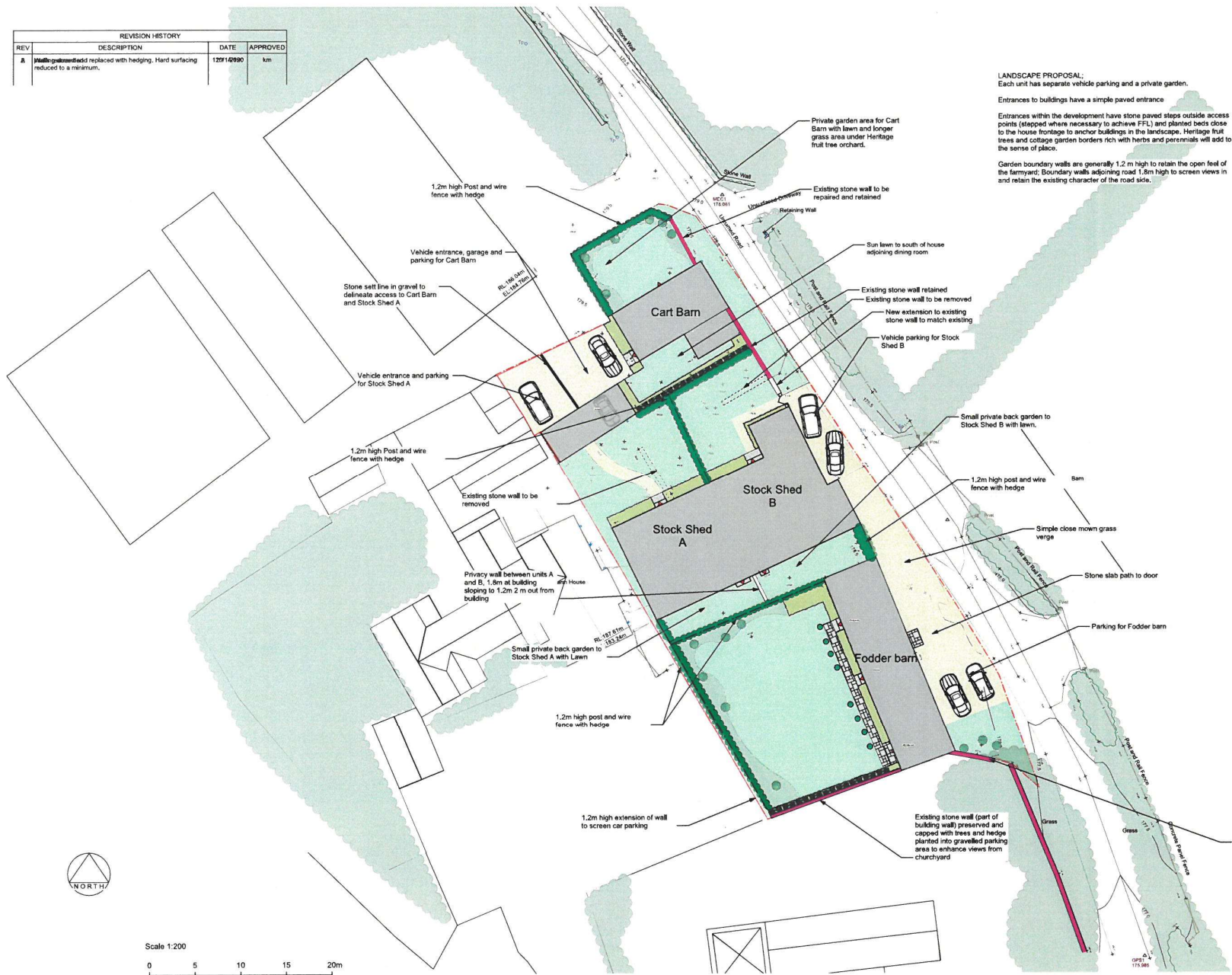
REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
A	Wall: grassland replaced with hedging. Hard surfacing reduced to a minimum.	12/16/2016	km

LANDSCAPE PROPOSAL:
Each unit has separate vehicle parking and a private garden.

Entrances to buildings have a simple paved entrance

Entrances within the development have stone paved steps outside access points (stepped where necessary to achieve FFL) and planted beds close to the house frontage to anchor buildings in the landscape. Heritage fruit trees and cottage garden borders rich with herbs and perennials will add to the sense of place.

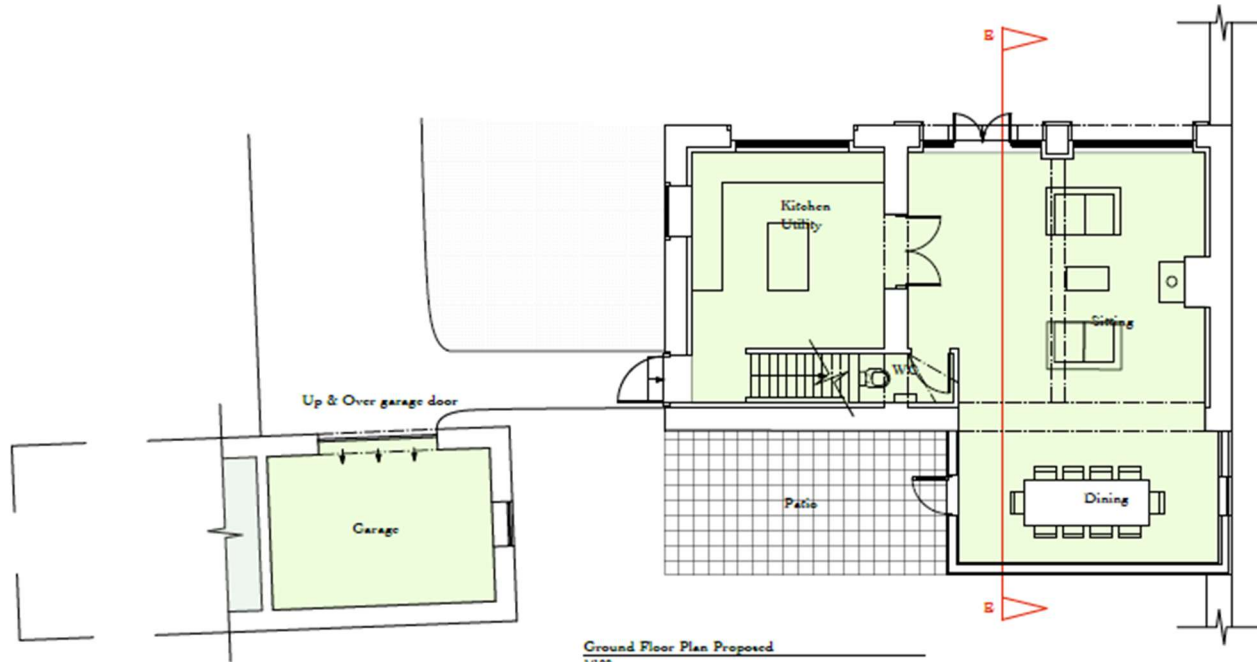
Garden boundary walls are generally 1.2m high to retain the open feel of the farmyard; Boundary walls adjoining road 1.8m high to screen views in and retain the existing character of the road side.



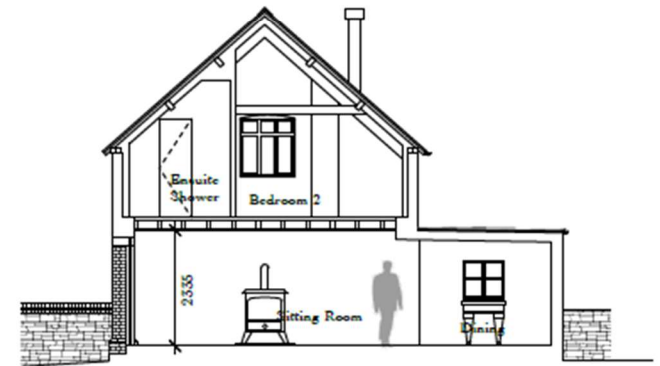
- ### KEY
- Existing trees and shrubs
 - Existing layout and topography
 - Proposed bound gravel (Hoggin) surfacing with timber edging
 - Proposed lawn (Close mown grass)
 - Proposed longer grass areas with paths mown through as required
 - Proposed hedging
 - Proposed heritage fruit tree planting
 - Proposed pleached trees
 - Proposed herb, shrub and herbaceous planting
 - Proposed stone paving with stone sett edge detail.
 - Existing stone walls to be retained and repaired
 - Proposed new stone walls
 - Proposed 1.2m high post and wire fence

The Landscape Studio		PO Sparrowcote Lane, Lynton, Devon, OX296NP www.thelandscapestudio.co.uk	
G Herbert Banks	1:200		A1
Aston Manor farm Bams, Aston Botterell	9.9.2016		KM
Landscape Layout Plan		TLS.Aston Manor.1	B

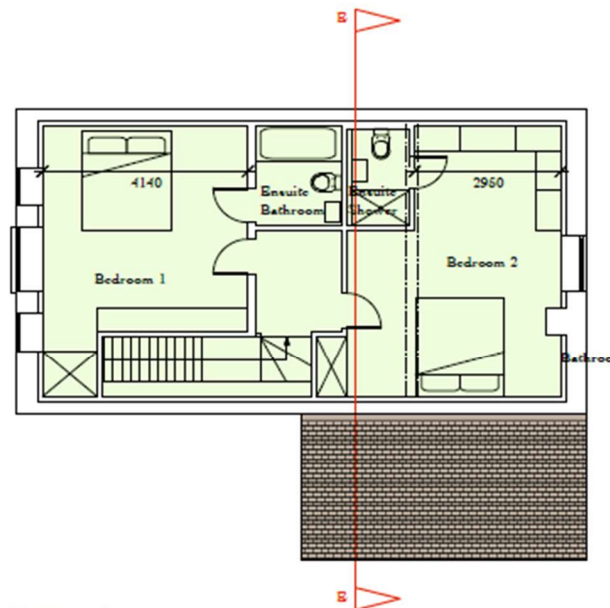
All measurements are taken from the survey & architectural drawings provided. All dimensions to be checked on site. All work to comply with the current Building Regulations. No liability is taken or methods, if incorporated to be enclosed that do not conform to the current Approved British Standards and Code of Practice.



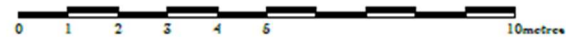
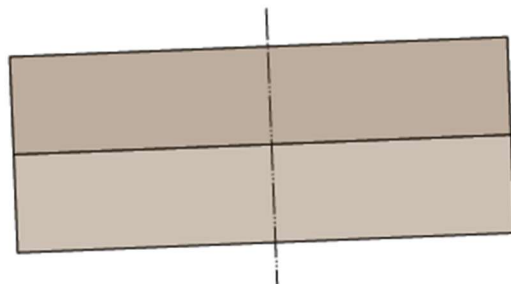
Ground Floor Plan Proposed
1/100



Section E-B Proposed
1/100



First Floor Plan Proposed
1/100



NOTE:
1/ All dimensions given are in millimetres.
2/ Do not scale drawing, follow only figured dimensions. All dimensions to be verified on site.
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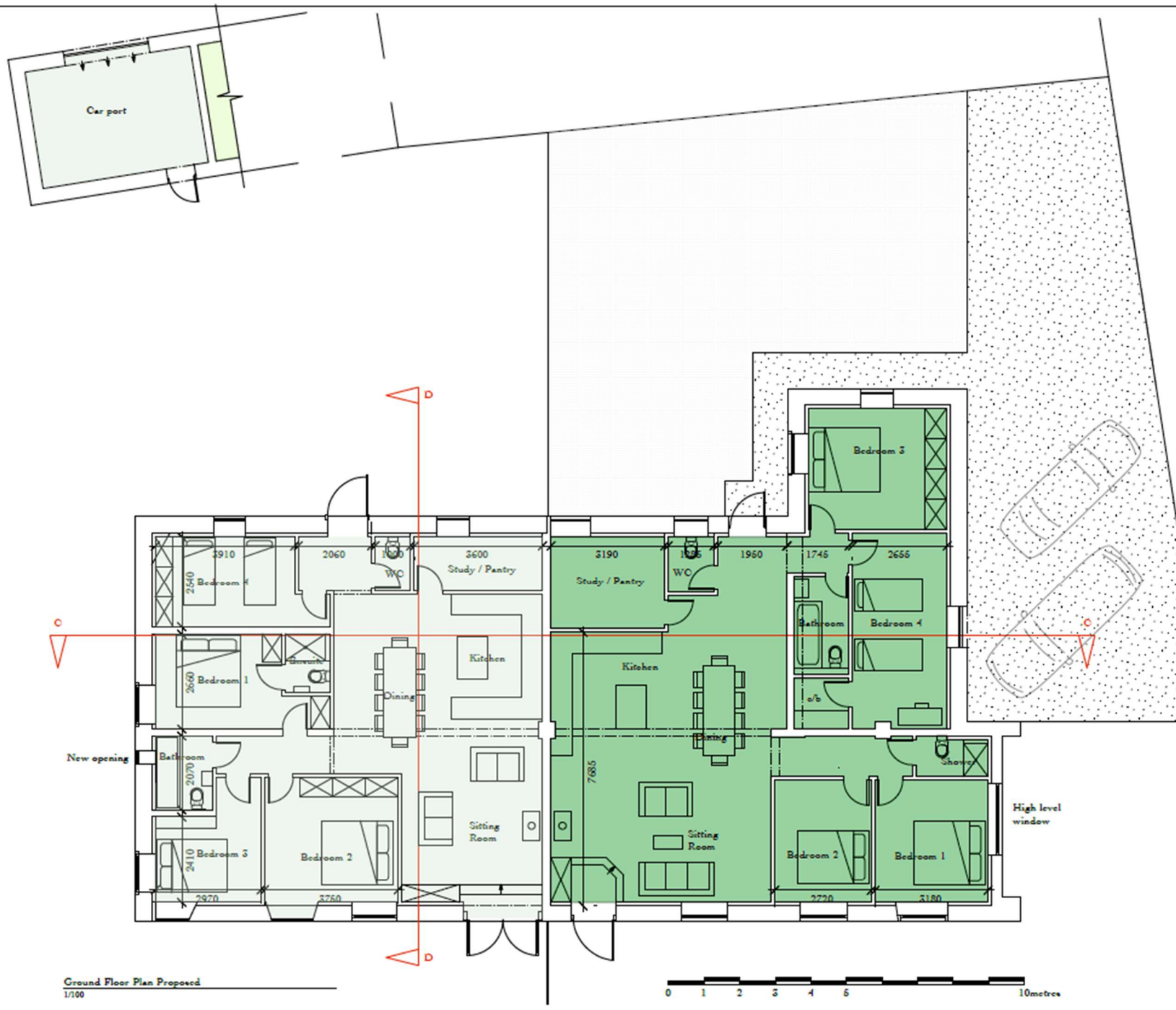
No.	Date	Revision
1	06/08/19	Floor levels raised 300mm 5 Bedrooms to 2 bedrooms



ONDIE LTD
ronald.cheape@hotmail.co.uk

PROJECT: Aston Manor Farm Barns
TITLE: Cart Shed: Proposed Plans & Section
DRAWING No: RC-33-22
SCALE: 1/100
DATE: 1st July 2018

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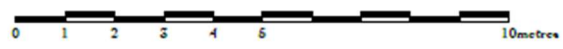
No.	Date	Revision
2	14/10/19	Car port door reduced Parking arrangements altered
1	06/08/19	Floor levels raised 300mm

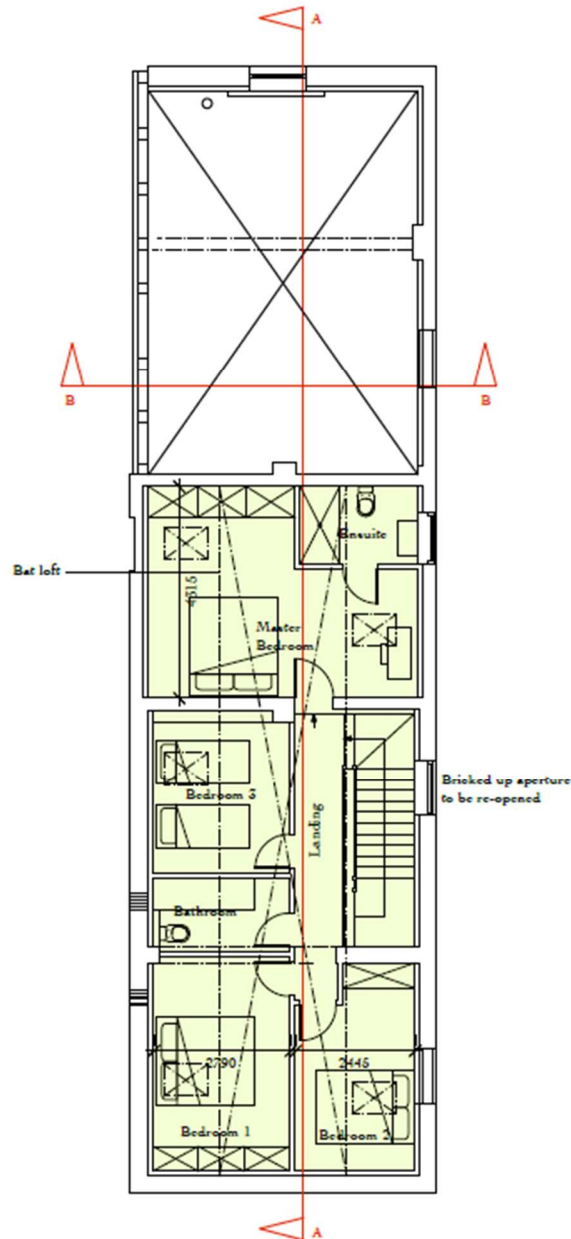


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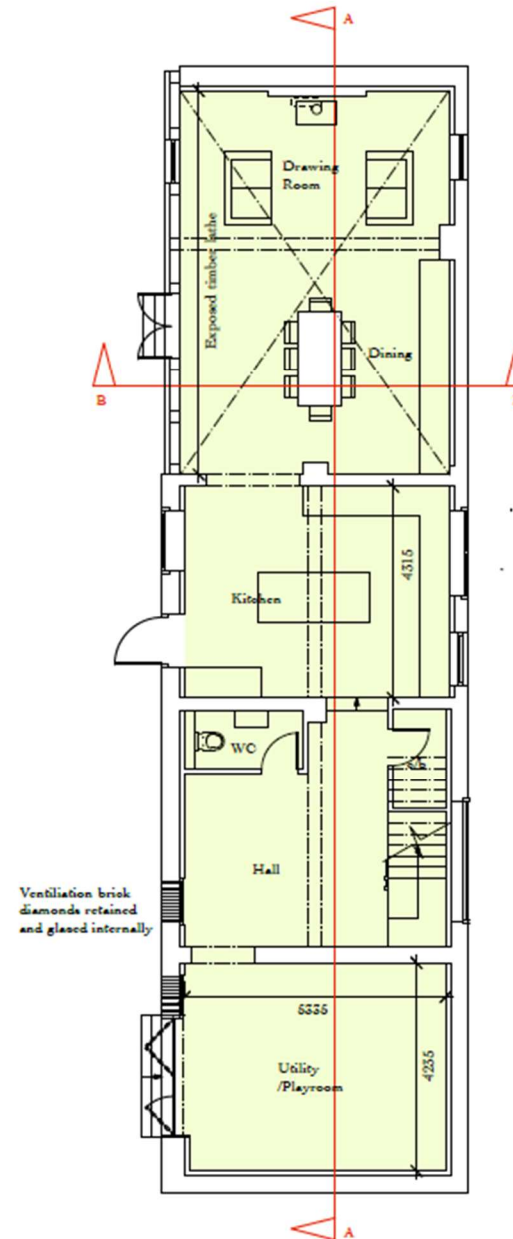
PROJECT: Aston Manor Farm Barns
 TITLE: Stook Shed: Ground Floor Plan Proposed
 DRAWING No: RC-33.19
 SCALE: 1/100
 DATE: 1st July 2018

Ground Floor Plan Proposed
 1/100





First Floor Plan Proposed
1/100



Ground Floor Plan Proposed
1/100

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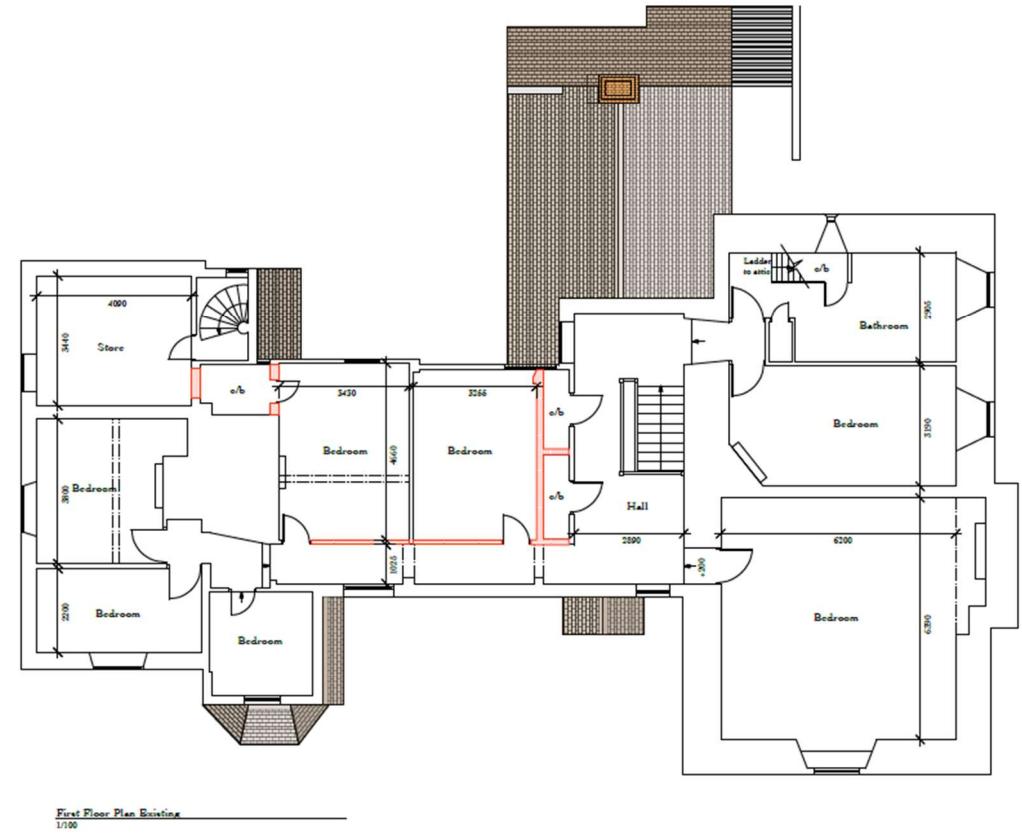
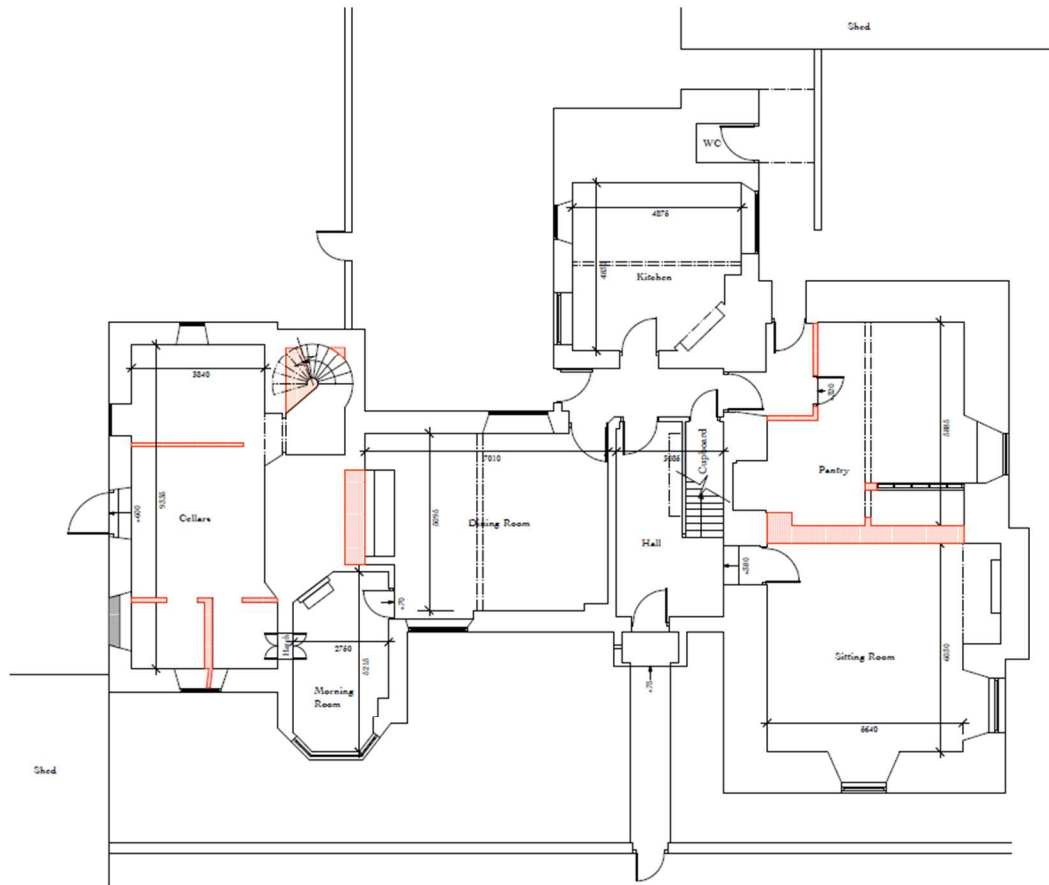


No.	Date	Revision
1	06/08/19	From 2 units to 1 unit



ONDIE LTD
ronald.cheape@hotmail.co.uk

PROJECT: Aston Manor Farm Barns
TITLE: Fodder Barn: Ground Floor Plan Proposed
DRAWING No: RC-33-16
SCALE: 1/100
DATE: 1st July 2018



Aston Manor

(Not To Scale)



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