



The Stack Yard
High Hatton, Shrewsbury

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rural surveyors & property agents



The Stack Yard

High Hatton | Shrewsbury | SY4 4EZ

Hodnet 4 miles | Shawbury 4 miles
Market Drayton 9 miles | Telford 13 miles | Shrewsbury 12 miles
Stafford station 26 miles | M54 (J6) 12 miles

A UNIQUE SELF-BUILD OPPORTUNITY WITH
PERMISSION FOR A CONTEMPORARY
RURAL PROPERTY

Former stack yard and farmyard

Planning permission to create a totally unique substantial property

Four bedrooms, separate gym and office

Site as a whole 0.56 Acre (0.23 Ha)

Idyllic rural location on the edge of a peaceful hamlet

Easy access from commuter routes and conurbations

bR



Location

The charming hamlet of High Hatton is situated equidistant from the county town of Shrewsbury and the newer industrial centre of Telford. The historic town of Shrewsbury boasts a thriving indoor market, a bustling high street with a huge variety of independent stores and eateries alongside a number of supermarkets, a hospital, leisure facilities and a train station. Telford and the adjacent town of Wellington offer an extensive range of leisure and social facilities.

Nearby Hodnet has a village shop, florists and fine dining pub together with primary school and church. Shawbury provides a useful range of amenities including a supermarket, bakery, pubs and petrol station, as well as a primary school.

This area of Shropshire is exceptionally well-served with both private and state primary and secondary schools, and the well-renowned Wrekin College public school and Harper Adams University are only a short distance away.

International airports can be found within approximately a 1.5-hour drive and there are mainline train stations at Stafford and Crewe, with links to Birmingham from Telford Station.

In spite of its proximity to major towns and centres of industry, the area offers an idyllic, peaceful lifestyle in the heart of the North Shropshire countryside. There are many off-road walking routes and quiet roads for cycling from which to enjoy the beauty of the area.

The Property

Originally forming part of Beeches Farm, agricultural use of The Stack Yard ceased in 2007. The adjacent brick buildings underwent a residential conversion scheme approximately 10 years ago. Planning permission has now been granted to replace The Stack Yard with an impressive new-build home which has been carefully considered to be sympathetic to the surroundings but also to take full advantage of the stunning rural location. The idyllic position on the edge of a small hamlet allows far-reaching views over neighbouring farmland towards The Wrekin to the south and Hawkstone Hills to the north.

The current permission allows for demolition of the former agricultural building and erection of a unique and exciting architect-designed four bedroom property of 2797 sq ft (260 sq m). To the ground floor there will be an open-plan living space incorporating kitchen, dining room and living room along with a further sitting room, playroom, utility room and WC. On the first floor there will be four bedrooms, two of which are en-suite, and a family bathroom. Adjacent to the building is a circular grain silo and the innovative design allows for development of this unusual space to create a leisure complex/gym and first floor office of 688 sq ft (64 sq m) linked to the house by a pergola.

All sitting within a substantial plot totalling 0.56 Acres (0.23 Ha), including formal garden space defined by a traditional timber post and rail fence, with informal space beyond.

Planning

Full Planning permission was granted on 3rd March 2025 (Ref 24/03235/FUL) for the erection of a self-build dwelling and conversion of former grain store to provide ancillary accommodation.

In the event that the development is not completed by a self-builder, who is looking to occupy the site personally, then a CIL charge would be payable by the developer and it would be necessary to meet BNG and natural capital requirements.

Access

Access to the property is via a driveway in the ownership of Hatton Barns Management Company (HBMC), a limited company run by the residents of the former agricultural buildings, including The Stack Yard. The purchaser will take on an interest in HBMC, and make service charge contributions towards the upkeep of the estate road, services etc. Further details available upon request.

Clawback

In the event that permission is granted within the next 25 years for development of any more than one property then the sellers will be entitled to 25% of the increased value



Site Clearance

Demolition of the existing building will be the responsibility of the buyer.

Services

We are advised that mains electric is connected. Mains water and foul drainage connections are believed to be available in the area, the buyer will be required to make their own connection. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Please note that the original farm building is considered unsafe and viewers will not be permitted to view internally. All viewers should be accompanied by a member of the Barbers Rural team.

Location

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