



— The Tedsmore Hall Estate —

# The Tedsmore Hall Estate, Tedsmore, West Felton, Oswestry, Shropshire, SY11 4HD

## INTRODUCTORY NOTE

The sale of The Tedsmore Hall Estate presents a rare opportunity to acquire an impressive portfolio of property comprising a status period residential property, lodge house, and newly completed development of 14 holiday let properties which are already trading successfully.

The property is offered for sale on a discrete basis due to the owners' retirement. It occupies a prominent yet private position, located adjacent to the village of West Felton, between Oswestry and Shrewsbury, within convenient proximity of the A5, and will appeal to a wide audience of potential purchasers due to both its grandeur and trading potential.

## FEATURES

- Grade II Listed Country House (15,464 sq ft) with 12 bedrooms (4 with enSuites)
- 2-Bedroom Lodge House let on an Assured Shorthold Tenancy
- Recently established holiday let complex with 14 units (54 ensuite beds)
- Gardens and grounds including an arboretum and cross country woodland track
- Totalling approximately 74.64 acres
- Extensive sporting rights totalling approximately 900 acres

## SITUATION

The village of West Felton is located just off the A5, which provides access to Oswestry, Chester and the A55 expressway into North Wales to the north, and Shrewsbury and the wider motorway network to the south east, providing excellent communication links with the North West and West Midlands. From Shrewsbury, there are rail services to Manchester Piccadilly, Birmingham New Street and onwards to London Euston (providing access into the capital in approximately 2 hours 55 minutes). Manchester Airport is located

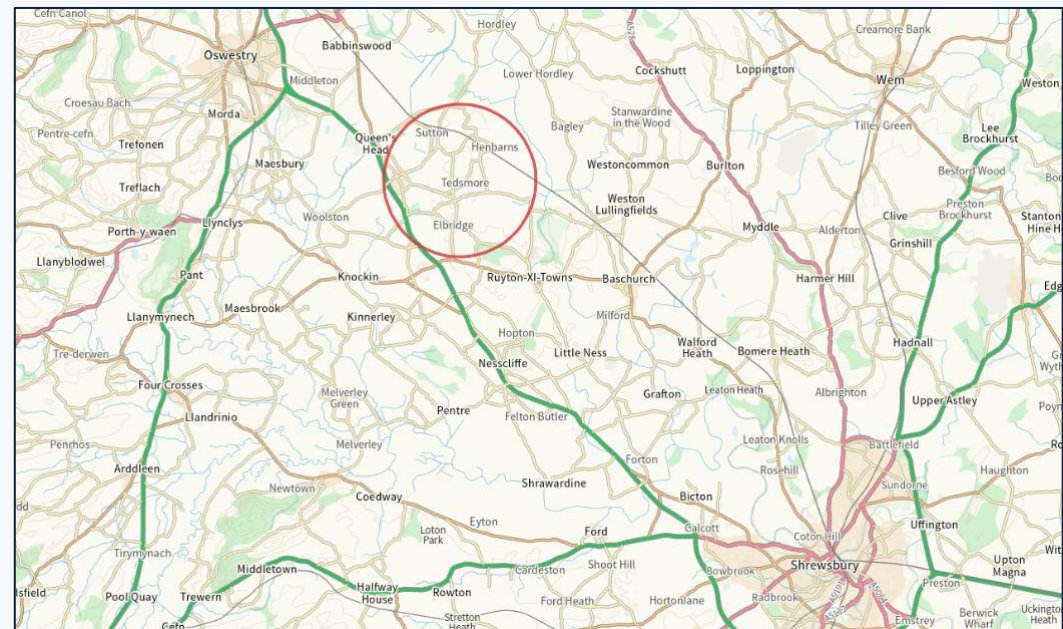
approximately 65 miles to the north and Birmingham International Airport is located approximately 70 miles to the southeast.

Together with the surrounding villages, West Felton offers a variety of local services, with more extensive services found in the market town of Oswestry and the county town of Shrewsbury. There are a number of primary and secondary schools in the area, including preparatory schools at Moor Park, Abberley Hall School, Packwood, Prestfelde, the boys' public school in Shrewsbury, Moreton Hall, Oswestry School and Adcote.

## DISTANCES

Oswestry - 7 miles | Shrewsbury - 13 miles | Wrexham - 20 miles | Chester - 32 miles | Birmingham - 60 miles | Manchester - 73 miles

All distances are approximate.





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## TEDSMORE HALL

Built in 1768 for Richard Bulkeley-Hatchett and later remodelled in the mid-19th century for Thomas Bulkeley-Owen, Tedsmore Hall offers a substantial and truly special country house, with westerly views through an avenue of mature chestnut trees to the Welsh mountains. The Hall was entirely refurbished prior to the current ownership and boasts 12 bedrooms and a Gross Internal Area of approximately 1,436.65 square metres (15,464 square feet).

The house is approached via a sweeping driveway, through its mature gardens and has a parking and turning area to the western elevation.

Internally the property offers spacious and comfortable accommodation, with a range of reception rooms which are perfect for entertaining (the three principle reception rooms can be combined and used as a single entertaining space), a modern kitchen and breakfast room and sympathetically refurbished period features, including vaulted plaster ceilings, marble and stone fireplaces and an impressive panelled hallway with a carved wooden battle scene, reminiscent of Michelangelo's 'Battle of the Centaurs' carving.

A spur off the main driveway leads into the property's rear courtyard, via the 4-centred sandstone arch, with the Bulkeley-Owen family coat of arms. Here, there are a range of outbuildings, including a converted estate office and garages. In total there are 4 offices available, with space available for more.

The Hall sits within extensive grounds, with sweeping lawns, a ha-ha feature and a well-stocked arboretum. The diverse collection includes exotic and native species including Cedar of Lebanon, Cherry, Weeping Pear, Wellingtonia, Spanish Chestnut, Davidia, Oak, Yew, Californian Redwood, various bamboos and Rhododendrons. The property has a 2-acre walled garden with a listed icehouse to the north. There is direct access from the Hall to the further owned pastureland and woodland.



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## TOP LODGE

At the main entrance to the Hall is Top Lodge, an attractive 2-bedroom lodge house, set within a good sized garden, with its own separate access. The property is currently let on an Assured Shorthold Tenancy Agreement.

## THE STABLE YARD

The former stable yard has recently been converted into 14 residential units (10 with planning restricted to holiday lets) in three buildings. Overall the accommodation provides 54 ensuite bedrooms, and there is an additional substantial portal framed barn with planning permission granted for use as a leisure suite. Currently all 14 units are being used as holiday lets.

The owner's Profit and Loss projections show a future turnover of circa £1,500,000 and an EBITDA of approximately £900,000 per annum. If these figures are achieved, the future value of the portfolio will be significantly enhanced.





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The stable yard complex has been tastefully landscaped and sustainably developed. Heat is provided by a ground source heating system (Renewable Heat Incentive payments are received). The electricity is supplemented by a solar array and there is battery storage.

The investment in the energy system cost in the region of £600,000.

## ADDITIONAL LAND AND AMENITY

In addition to the gardens and grounds, The Tedsmore Hall Estate offers areas of pastureland and amenity woodland extending to 74.64 acres in total with a 1.8km cross country woodland track. There are some small outlying woodland blocks, which were retained for sporting use.

## MINERAL, SPORTING AND TIMBER RIGHTS

As far as they are owned the mineral, sporting and timber rights are included in the freehold sale.

Sporting rights are retained over approximately 900 acres of land.

## GUIDE PRICE

Tedsmore Hall - £5,000,000

Tedsmore Cottages - £5,750,000

The Tedsmore Hall Estate (Whole) - £10,000,000

## GENERAL REMARKS AND STIPULATIONS

## DATA ROOM

Further information about the property is available in a secure online location subject to a charge of £100 + VAT.

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## ADDRESS

The Tedsmore Hall Estate, Tedsmore, West Felton, Oswestry, Shropshire, SY11 4HD.

## TENURE

We understand that the property is offered freehold with vacant possession, save for Top Lodge which is let. Purchasers must make their own enquiries via their solicitor.

## SERVICES

Tedsmore Hall: Mains water and electricity, private drainage and an oil fired central heating system.

Tedsmore Lodge: Mains water and electricity, private drainage and an oil fired central heating system.

The Stable Yard: Mains water and electricity (supplemented by solar), ground source heating and private drainage (a new treatment plant has been installed).

## COUNCIL TAX

Tedsmore Hall – Band H

Top Lodge – Band C

## METHOD OF SALE

Private Treaty.



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## BUSINESS RATES

According to the Valuation Office Agency, the property's listing for the Holiday Lets at Tedsmore Hall, West Felton, Oswestry, Shropshire, SY11 4HD is as follows:

Description: Self-catering holiday unit and premises

Rateable Value: £40,000 (rising to £50,500 from 1<sup>st</sup> April 2026)

## TOWN AND COUNTY PLANNING

Tedsmore Hall and the associated properties are Grade II Listed.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property will be sold subject to and with the benefit of all rights of way, wayleaves and easements whether mentioned in the particulars or not.

## SUBSIDIES AND ENVIRONMENTAL SCHEMES

The land has previously been registered for the Basic Payment Scheme. We understand that the land is not entered into any environmental land management schemes.

## FIXTURES

Some items of furniture may be available by separate negotiation.

## LOCAL AUTHORITY

Shropshire Council: Guildhall, Frankwell Quay, Shrewsbury, England SY3 8HQ. Tel: 0345 678 9000.



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## SOLICITOR

Julie Trimble, Nexa Law  
Email: [julie.trimble@nexa.law](mailto:julie.trimble@nexa.law)  
Tel: +44 (0)1691 655 060  
Suite 2 Salop House, 13 Salop Road, Oswestry, Shropshire SY11 2NR

## VIEWINGS

All viewings are strictly by appointment with the Sole Selling Agents, Forge Property Consultants, Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER. Tel: 01691 610317.

## TO MAKE AN OFFER

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

## ANTI-MONEY LAUNDERING

To comply with Money Laundering Regulations, the successful party will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.

## Agent's Note

Forge Property Consultants and any joint agents for themselves and for the vendor of the property whose agents they are give notice that:  
These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract.  
No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property.  
Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ.  
It must not be assumed that the property has all the required planning permissions or building regulations consents.

Important Notice "These particulars are issued on the distinct understanding that all negotiations are concluded through Forge Property Consultants (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Forge Property Consultants (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Forge Property Consultants cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Forge Property Consultants (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Forge Property Consultants (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."



**Forge Property Consultants Ltd**  
Lane End, Tedsmore Road, West Felton, Oswestry,  
Shropshire, SY11 4ER  
01691 610317 | [charles.lawson@forgeproperty.co.uk](mailto:charles.lawson@forgeproperty.co.uk)  
[rhiannon.parry-hughes@forgeproperty.co.uk](mailto:rhiannon.parry-hughes@forgeproperty.co.uk)



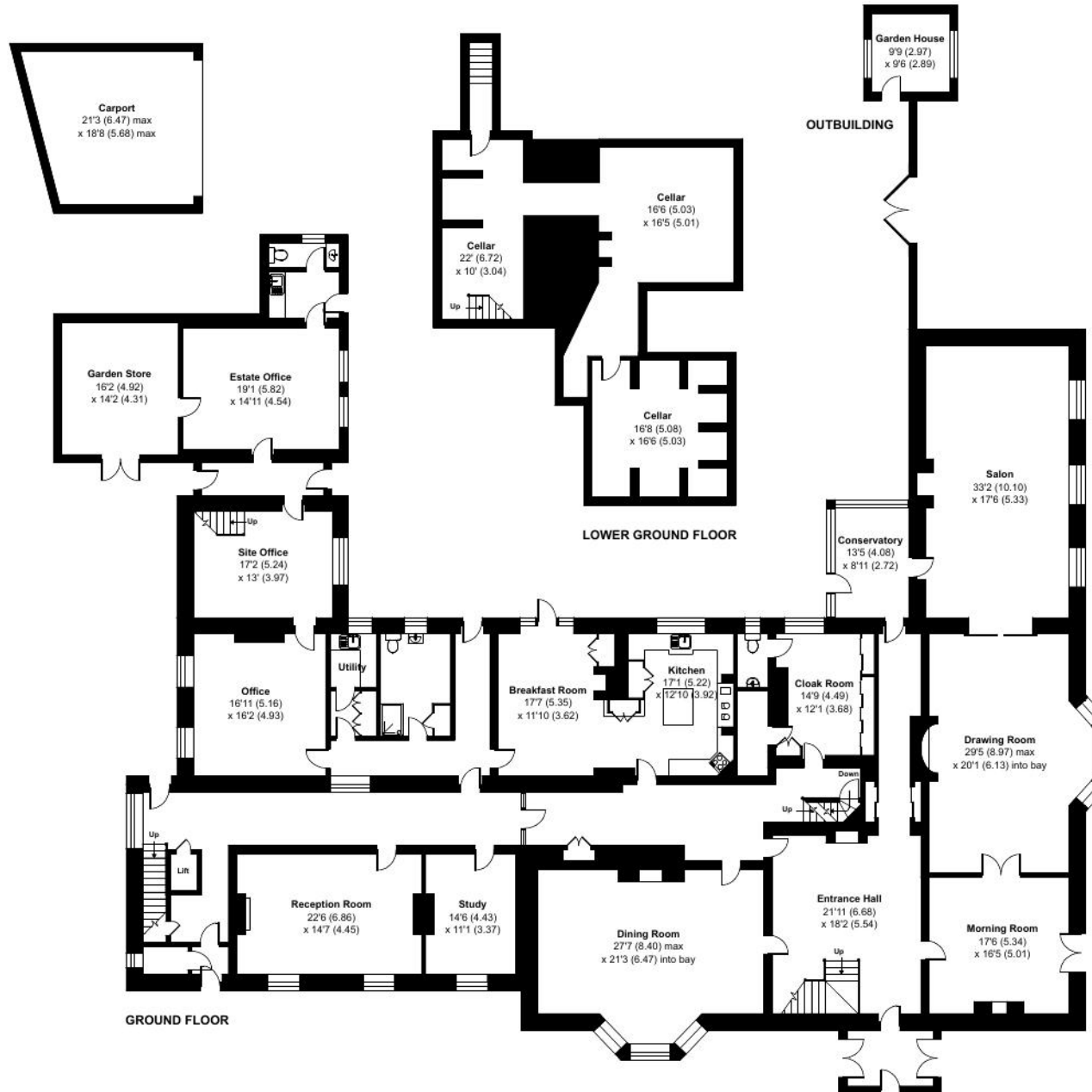
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Approximate Area = 15464 sq ft / 1436.6 sq m(excludes carport)

Outbuilding = 91 sq ft / 8.4 sq m

Total = 15555 sq ft / 1445 sq m

For identification only - Not to scale



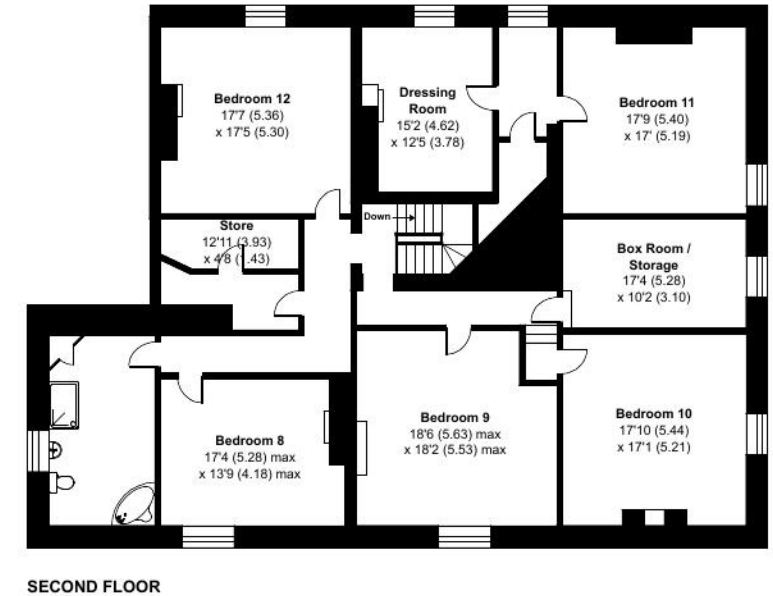
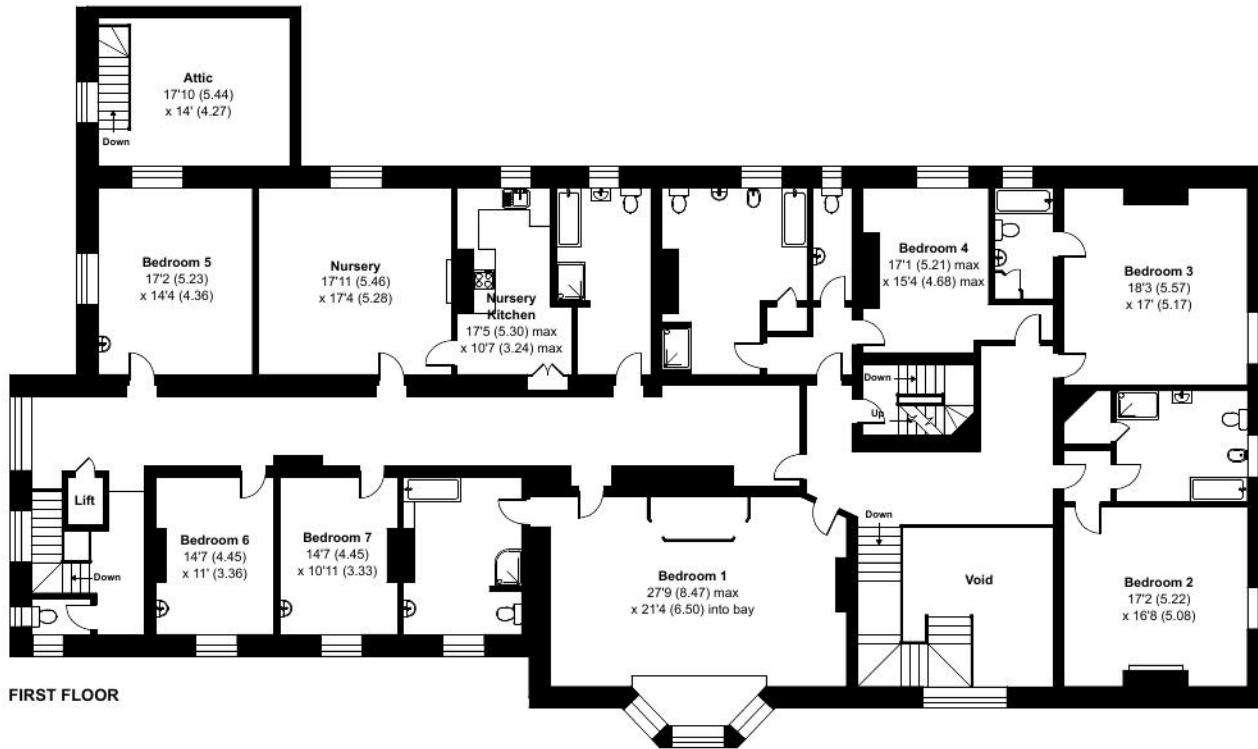
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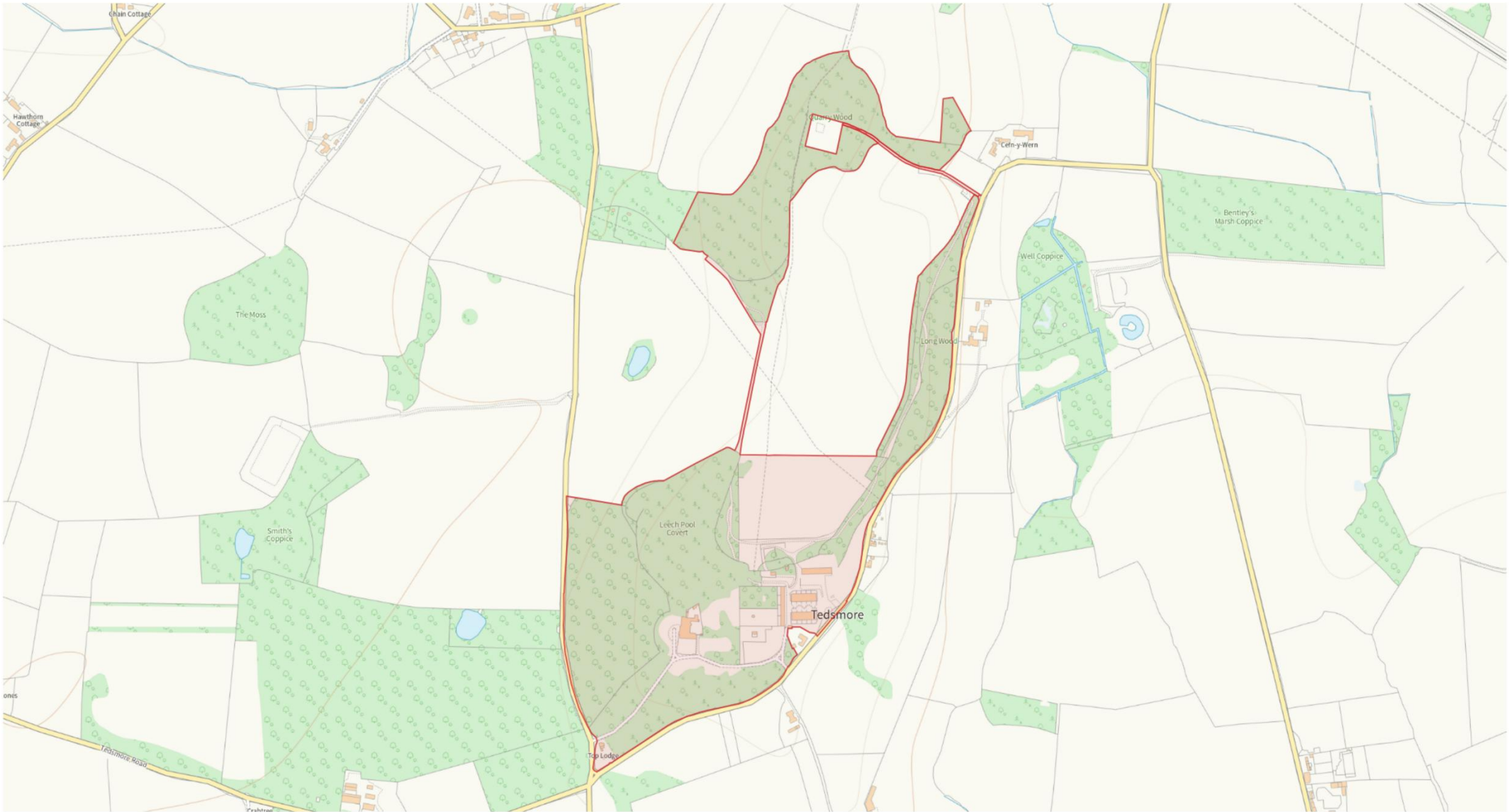
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01691 610317 | [charles.lawson@forgeproperty.co.uk](mailto:charles.lawson@forgeproperty.co.uk)