



The Stables
Stanton Upon Hine Heath, Shrewsbury

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The Stables

Stanton Upon Hine Heath | Shrewsbury | SY4 4LP

Shawbury 2 miles | Hodnet 5 miles

Market Drayton 11 miles | Shrewsbury 11 miles | Telford 15 miles

Stafford station 29 miles

EXCITING EQUESTRIAN OPPORTUNITY -
PLANNING PERMISSION FOR CREATION OF A NEW
DWELLING, ALONGSIDE STABLING AND EQUESTRIAN
FACILITIES

Planning permission for a detached single-storey dwelling with detached double garage (subject to equestrian and agricultural occupancy condition)

Current stable block and PP to create an identical mirror block

40m x 40m manege

Pole storage barn

Approx. 10.37 Acres (4.20 Ha) in total

Existing temporary chalet (to be removed prior to occupation of new build)

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Location

The charming hamlet of Stanton Upon Hine Heath is situated equidistant from the county town of Shrewsbury and market town of Market Drayton. 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. Market Drayton has a wide range of amenities including schools, specialist farm shops, supermarkets, leisure facilities and doctors' surgery.

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 riding routes and quiet roads ideal for exercising of horses and from which to enjoy the beauty of the area.

The Property

Set within approximately 10.37 acres, this exciting opportunity offers a rare combination of established facilities and planning-backed potential, making it ideally suited to discerning equestrian buyers.

At its centre lies a well-presented stable block comprising four stables and a tack room, forming the nucleus of the yard. Planning permission for this block also allows for the creation of a mirror-image stable block, enabling the development of an impressive, symmetrical courtyard-style yard—ideal for more extensive equestrian use or a professional setup.

A pole storage barn provides practical space for hay, bedding, or machinery, while the 40m x 40m manège, surfaced for all-weather use, offers excellent riding conditions. Enhancing this further, consent has been granted for the installation of arena lighting, transforming the space into a facility that can be used year-round.

The land lies predominantly to the east of the yard and comprises light, free-draining soil, ideal for grazing. It is well protected by mature hedgerows and woodland, offering shelter from the elements. The land is classified as Grade III according to the Soil Survey of England and Wales.

The site includes a three-bedroom chalet, which has served as residential accommodation. This was granted consent as a temporary dwelling, restricted to occupation in connection with the equestrian use, and must be removed upon completion of the newly approved home.

Planning

The planning position is a defining feature of this property, setting it apart as a genuinely rare opportunity. Full planning permission was granted on 1 February 2024 (Ref: 23/03093/FUL) for the construction of a detached single-storey residence with a detached double garage, offering the incoming purchaser the opportunity to create a bespoke home perfectly tailored to the setting.

The dwelling is subject to an equestrian and agricultural occupancy condition, restricting occupation to someone employed, or primarily employed, in the equine enterprise at The Stables, or someone mainly or previously employed in agriculture or forestry. This ensures the property remains intrinsically linked to its rural and equestrian use, while still offering an exceptional lifestyle proposition for those within the sector.

Initial groundworks and drainage works have been commenced on the build.

The consent, combined with additional approved enhancements across the site, represents an exciting opportunity for the buyer to create a high-quality equestrian property with a permanent residence on site.

The plot occupies an elevated position and enjoys fabulous views over its own land, extending to open countryside and farmland beyond.





Site Clearance

Removal of the temporary chalet will be the responsibility of the buyer.

Covenant

There is a historic covenant which states no pigs can be kept on the site.

Services

We are advised that mains electric and water are connected. Drainage is to a private septic tank. Full fibre broadband (FTTP) is available in the area. 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.

Location

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