



Shipley Grange Farm Barns, Bridgnorth Road, Shipley, Pattingham, Wolverhampton, WV6 7EQ

BERRIMAN
EATON

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DEVELOPMENT OPPORTUNITY A range of 4 barns for conversion between Bridgnorth and Wolverhampton, on the Shropshire/South Staffordshire border. This is an idyllic setting within farmland and direct access from the A454 Bridgnorth Road. Far reaching views. WITH FULL PLANNING PERMISSION
Bridgnorth - 6 miles, Wombourne - 5 miles, Telford - 13 miles, Wolverhampton - 8 miles, Stourbridge - 11 miles, Shrewsbury - 30 miles.
(All distances are approximate).

LOCATION

Shipley is the almost halfway point on the A454 between the City of Wolverhampton and the historic Market Town of Bridgnorth. Within walking distance are the pubs and eateries; The Inn at Shipley and The Boycott Arms. This is most conveniently positioned enjoying a semi-rural location with easy access into the West Midlands conurbation. Within a short distance are a convenience store and farm shop, with the near-by picturesque village of Claverley that provides further amenities including a Church, Primary School, sports clubs and a doctors surgery.

OVERVIEW

An attractive range of brick and slate barns (one with a tile roof) having full planning and Listed Building consent for conversion into 4 residential properties all having private parking and gardens. Formally part of Shipley Grange Farm, the properties will each have rural views. There is permission for a new entrance from the main road as the means of access.

PLANNING

On the 30th October 2025 FULL PLANNING was passed ref: 25/03029/FUL LINK:
<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?keyVal=T0ZWZ8TDK0T00&activeTab=summary>

LISTED BUILDING CONSENT LINK: <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?keyVal=T0ZWZ9TDK0U00&activeTab=summary>

NB the access drive from the roadside will have a good quality hardcore foundation in place on completion of the sale. Any further maintenance and final finish will be the responsibility of the developer. The driveway fencing and hedging will remain the responsibility of Shipley Grange Farm House.

CIL PAYMENT Total £23,320.36

ACCOMMODATION BRIEF (GDV)

Barn 1 (2 storey Approx 133sq.m/1431sq.ft) 4 double bedrooms, dressing room, en-suite, house bathroom, open plan kitchen, lounge, hall and guest WC
Barn 2 (2 storey Approx 163sq.m/1754sq.ft) 5 double bedrooms, 2 dressing rooms, 2 en-suite and 2 house bathrooms, open plan kitchen, lounge and large hall
Barn 3 (2 storey Approx 185sq.m/1991sq.ft restricted head height) 4 double bedrooms, 3 dressing rooms, 2 en-suite, 1 house bathroom, large kitchen, utility, dining room and lounge
Barn 4 (single storey Approx 88sq.m/947sq.ft) 3 double bedrooms, 1 bathroom and guest WC, lounge and breakfast kitchen

GDV Approx: £2,280,000

Total Approx floor area: 569sq.m/6,123sq.ft

TENURE

We are advised the barns are FREEHOLD. Verification should be obtained from your solicitor.

SERVICES

We are advised mains water and electricity are present at the roadside where there is a capped water pipe. Verification should be obtained from your surveyor.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only as there is restricted access. Please contact our Bridgnorth Office on 01746 766499.

DIRECTIONS

Follow the postcode for the barns and Inn at Shipley: WV6 7EQ. With the entrance and exit to the Inn at Shipley on your right, the turning is the next on the right where viewers can park on the verge and a Berriman Eaton representative will meet you there. Please bring wellies if it is wet.

Tettenhall Office

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tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

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Wombourne Office

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Lettings Office

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Worcestershire Office

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www.berrimaneaton.co.uk

Asking Price
£700,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

SHIPLEY GRANGE FARM BARN

BRIDGNORTH ROAD, SHIPLEY

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



