



# Patshull Hall

STAFFORDSHIRE

For sale on the instructions of the Joint Administrative Receivers,  
Christopher Kim Rayment and Shay Bannon of BDO LLP.



Patshull Hall, Burnhill Green, Staffordshire, WV6 7HY

# Patshull Hall

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## Contents

Overview .....	3
History .....	3
Location .....	4
Public Areas .....	5
The Gardens and Grounds .....	6
Existing use as a wedding and function venue .....	7
Other commercial uses .....	8
Residential use .....	9
Floor Plans .....	10
Tenure .....	14
Local Authority .....	14
Services .....	14
Listing .....	14
Price .....	15
VAT .....	15
Fixture and fittings .....	15
Legal costs .....	15
Finance .....	15
Directions .....	16
To view .....	16
Joint Selling Agents .....	16





## Overview

- A Magnificent Grade I Listed Georgian Country House
- Offered for sale is the principal part of the house extending to approximately 44,500 sq ft
- Stunningly restored public areas to include the Main Hall, The Grand Salon, dining room and library
- 9 en suite bedrooms, an impressive 4-bedroom top floor apartment together with two further tower apartments
- Beautiful 'Capability' Brown landscaped gardens and grounds extending to circa 50 acres
- Currently operating as a popular wedding venue with guest accommodation
- Suitable for a variety of alternative commercial uses such as boutique hotel, spa, health retreat or conference centre – subject to the necessary planning consents
- Would make a wonderful private residence
- Opportunity to purchase the majority of the remaining Hall

## History

Reputed to be one of England's largest listed buildings, Patshull Hall is a substantial Georgian mansion situated on the Staffordshire/Shropshire borders.

Designed by renowned architect James Gibbs for Sir John Astley in circa 1750, the house replaced an original moated 13th Century manor house set in a medieval deer park. Shortly after completion, the estate was acquired in 1765 by Sir George Pigot on his retirement as Governor of Madras. Pigot engaged England's finest landscape architect, Lancelot 'Capability' Brown, to landscape a magnificent park of some 340 acres.

During the 20th Century the house had variety of uses, including that as a rehabilitation centre in the 1940s, an orthopaedic hospital and a private school. In 1990 the estate was broken up with many acres sold off for the creation of the adjacent Patshull Park hotel and golf course.

The house subsequently fell into serious disrepair and for a short time even appeared on the English Heritage list of buildings at risk. However, in the late 1990s Patshull was fortunately saved and over the last 15 years the hall has been painstakingly restored to its former glory.



## Location

Located on the Staffordshire/Shropshire borders, Patshull Hall is surrounded by archetypal unspoilt English countryside. Occupying a prominent elevated position, the Hall looks out across the magnificent 'Capability' Brown parkland.

The Hall is situated close to the hamlet of Burhill Green and just four miles from the popular and bustling village of Pattingham, which boasts several shops, two public houses and the magnificent 12th Century St Chads church which was extensively remodelled by Gilbert Scott, architect of St Pancras station, in the late 19th Century.

As a wedding venue, Patshull Hall's location is ideal; a magnificent country setting and yet situated on the edge of one of the UK's most densely populated areas. The location attracts brides and grooms from nearby Wolverhampton just 9 miles to the East, Telford 12 miles to the west and the UK's second city of Birmingham just 25 miles away. Transport and communications are excellent, the Hall being just a 15 minute drive from the M54 Motorway which affords fast and easy access to the M5 and M6 and all destinations.

The Hall's close proximity to Wolverhampton also allows easy train travel with regular trains from Wolverhampton to Birmingham New Street (20 minutes), London Euston (1 hour 55 minutes) and Manchester Piccadilly (1 hour 15 minutes). For air travellers, Birmingham Airport can be reached in less than an hour.





## Public Areas

Approached via a long and winding drive, visitors to the Hall pass through the triumphal arch and into an inner courtyard. The public areas are accessed via a stone and glass entrance portico leading through to the magnificent main Entrance Hall.

This stunning room has a beautifully restored stone fireplace, raised wall panels and an impressive 19th Century coved ceiling. Ornate double doors lead through to the main Salon/Ballroom, the principal room for functions and wedding celebrations and capable of seating up to 100 for a formal event.

The room has full height windows and doors opening out onto a balcony with steps to the terrace and superb views across the grounds and countryside beyond. The Hall also has the benefit of a number of other magnificent Reception Rooms. To the left of the main hall is the Music Room with a further door leading to the Ladyships Sitting Room, whilst to the right is the Drawing Room, a small Private Dining Room and Library, serving as an attractive bar, with access leading through to another large Dining Room. All the ground floor rooms have exquisite features including fine plasterwork and stunning fireplaces.

To the right of the main entrance a substantial staircase rises from the lower ground floor up to the second floor. On the lower ground floor are three further reception rooms with windows overlooking the terrace and the gardens beyond. Also on the lower ground floor is a spacious commercial kitchen and ancillary preparation areas together with a number of storerooms, two offices and staff accommodation. Occupying the entire second floor is a superbly appointed 3/4 bedroom Owners' apartment with stunning views to all sides.

In addition the Hall has the benefit of 9 en suite guest bedrooms and a self-contained 1 bedroom apartment, currently let on an Assured Shorthold Tenancy agreement.

## The Gardens and Grounds

Patshull Hall is set on over 50 acres of mature 'Capability' Brown landscaped gardens and grounds. Adjacent to the house is a beautifully restored formal Italian terraced garden and a series of lawned terraces leading down to a cricket pitch, croquet lawn and archery lawn. As a wedding venue, the gardens are ideal for siting a marquee (subject to the necessary consents) and offer a myriad of wedding photo opportunities.

In addition to the formal gardens there is an extensive area of parkland with many fine matured trees, banks of rhododendrons and carpets of spring flowering bulbs through which there are many private woodland walks with views of the nearby lakes.





## Existing use as a wedding and function venue

Patshull Hall has a licence to hold civil marriage ceremonies, and is currently operating as a venue for exclusive weddings and other functions. Planning consent was granted for use of the wedding venue subject to a signed Section 106 Agreement, allowing for the following:

- The maximum number of events that may take place in any calendar year shall not exceed 50; and of these events no more than 10 per calendar year or 2 per calendar month shall exceed 400 guests.

Whilst operating as a wedding venue it is true to say that this has been carried out in a fairly low key basis. Given the magnificent accommodation and grounds, we would envisage that an experienced wedding venue operator would look to maximise the number of weddings a year and indeed create a highly successful and profitable business.

## Other commercial uses

Subject to gaining the relevant planning consents, Patshull Hall would lend itself to a number of alternative uses. The most obvious use would be as an upmarket boutique country house hotel. Whilst the principal part of the building for sale has only 9 guest suites, the spacious top floor apartment and ancillary apartments could certainly be converted to additional letting bedrooms.

There is also the opportunity to purchase by separate negotiation an adjacent wing and the two coach houses to the front of the building. With these additional purchases it would be possible to create a 20 to 30-bedroom hotel of the highest standard.

Alternatives to a hotel could be as a fine dining restaurant with accommodation, as an upmarket spa, health retreat or country pursuit centre. Indeed with imagination and vision potential purchasers may have any number of other uses.





## Residential use

If it were to revert to its original use Patshull Hall would provide a superb private residence with extensive accommodation of style and elegance. The magnificent principal reception rooms would be ideal for entertaining in the grand style and retain the majority of the original period features.

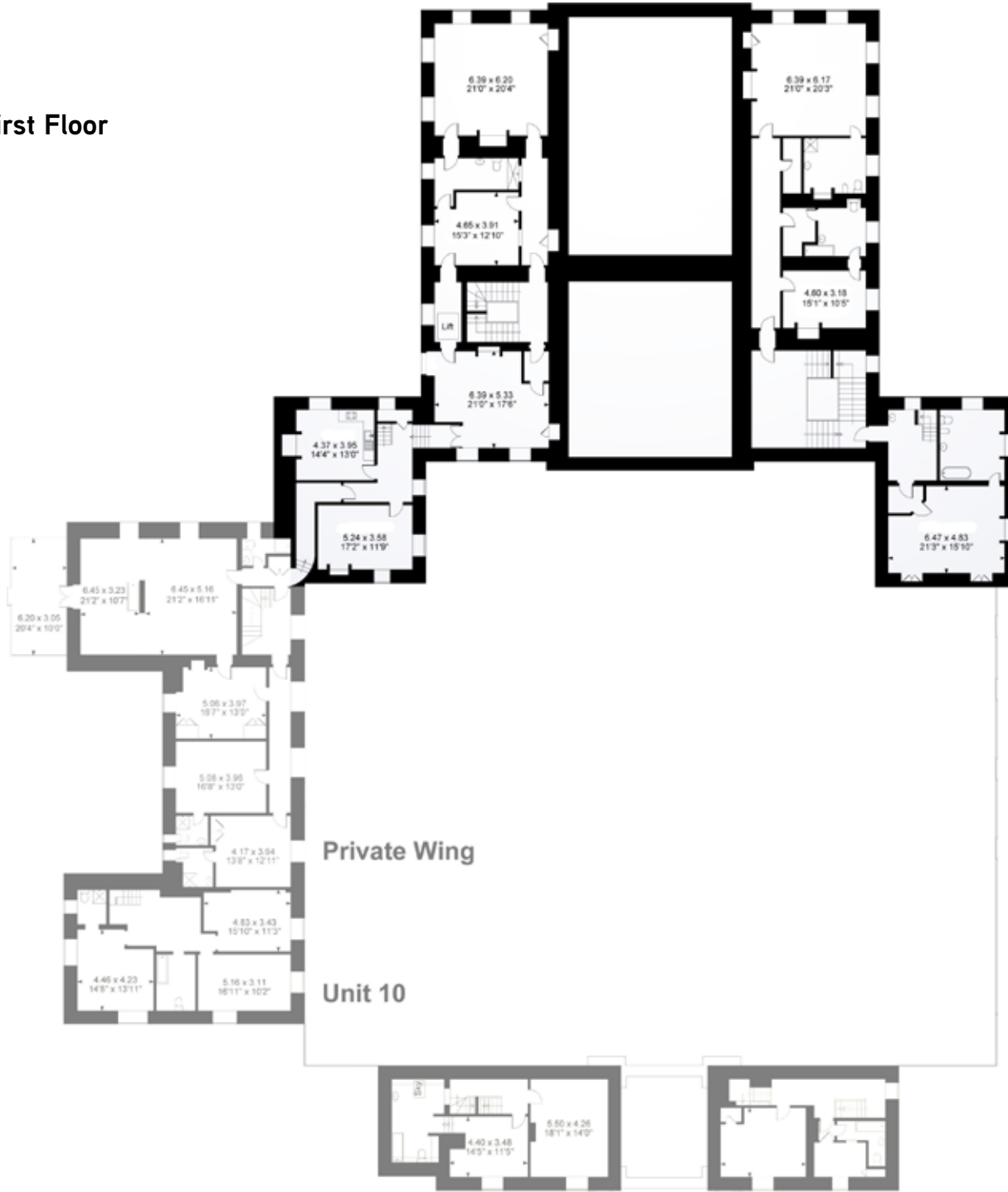
Several individual suites could be created from the towers, the mezzanine floor and the apartment on the upper floor which commands spectacular views in all directions. With its surrounding parkland, its proximity to all of the West Midlands and to road, rail and air transport links it would become an enviable country retreat.

# Floor Plans

## Ground Floor



First Floor



Private Wing

Unit 10

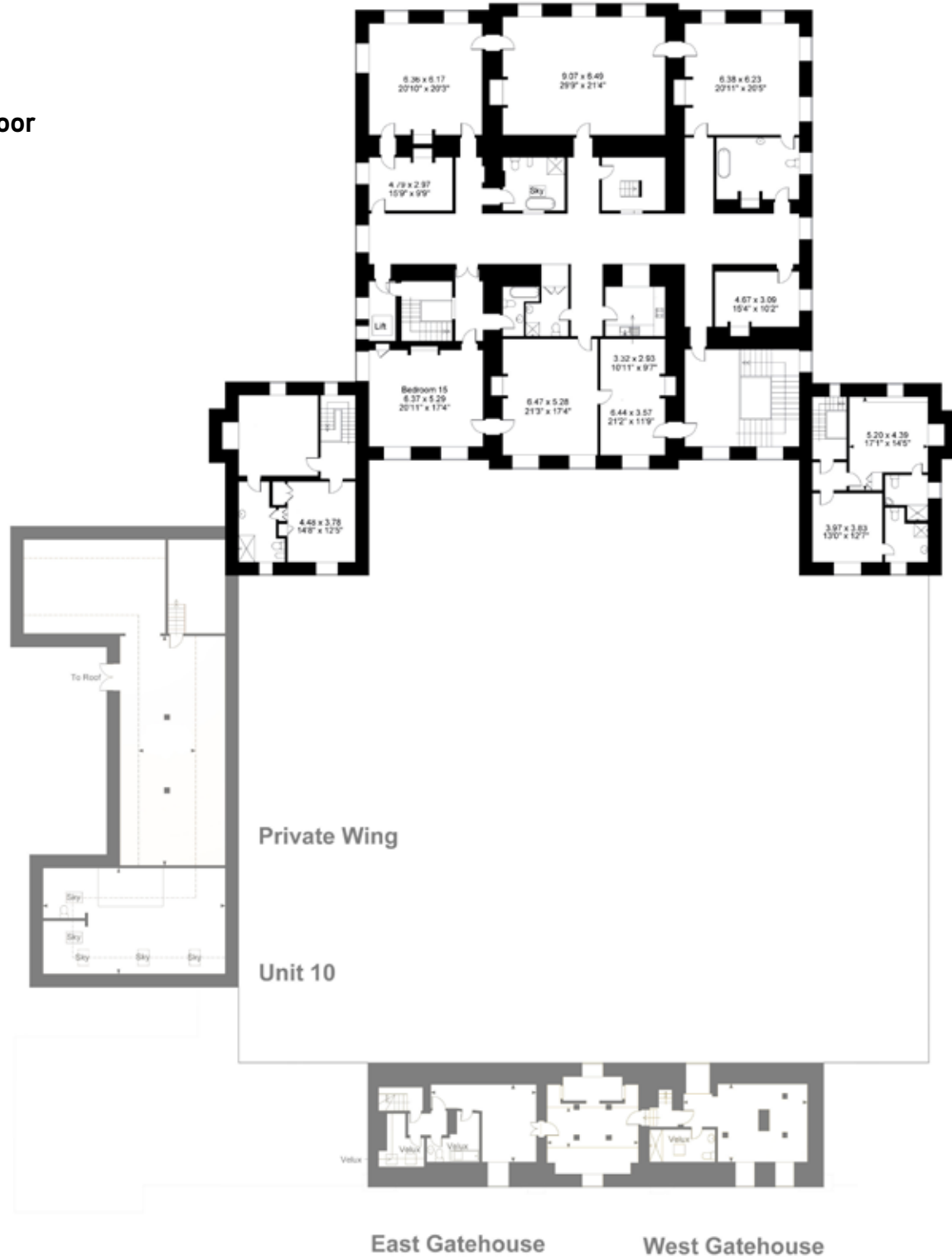


East Gatehouse

West Gatehouse



Second Floor



# Basement



## Tenure

The property itself and the majority of the grounds are freehold although part of the parkland at the northern end is held on a 999 year lease at a peppercorn rent. It should be noted that some parts of the original building have been sold off on a 200 year lease.

The sale comprises the core mansion house. A private wing and the two gate houses may be available by separate negotiation.

## Local Authority

South Staffordshire District Council – 01902 696000

## Services

Mains gas, electricity and water. Private sewage plant.

## Listing

Grade I Listed





## Price

Offers are invited for the core building and grounds.

## VAT

VAT, if applicable will be payable in addition to the purchase price.

## Fixture and fittings

All fixtures and fittings are specifically excluded from the sale with the exception of the fittings that form part of the Grade I Listing. For sale by private treaty.

## Legal costs

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

## Finance

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

## Directions

From the M54 at Junction 3 take the signs south, signposted Albrighton. Upon reaching Albrighton turn right opposite the Crown Inn and upon reaching the A464 turn slightly left and after a short while turn right into Patshull Lane. Proceed for approximately one mile and continue straight on into the drive past the lodge.

It is worth noting that unfortunately satellite navigation systems often direct visitors to an unmade road rather than Patshull Lane. We would therefore recommend that they are not used for the final part of the journey.

## Joint Selling Agents

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## To view

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

**REF 305959**

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