

## Ranton, Staffordshire



A rare opportunity to recreate this superb Estate - potential to build a new principal house or renovate existing mansion house (subject to necessary planning). Note- Computer generated images used.

- House site- 23,000sq ft
- Lodge cottage, Coach House
- Traditional park, Farmland
- Woodland, Lake, Shoot
- 304 acres

Guide price £3,500,000

Freehold

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### Mileage

Newport 8 miles, Stafford 6.6 miles, Telford 18 miles, Birmingham 37 miles, Birmingham International Airport 47 miles, Manchester Airport 57 miles (All mileages are approximate)

### Situation

The Ranton Estate is located within beautiful mature parkland, about 4 miles to the south of the popular market town of Eccleshall, and enjoys easy access to the major West Midland conurbations via Junction 14 of the M6 motorway which is about 4 miles to the East. There are fast and regular train times from Stafford to the major centres of Birmingham (33 minutes), Manchester (66 minutes) and London (80 minutes).

### Description

A pretty lodge house borders the formal entrance, and the principal drive sweeps through attractive parkland with mature oak, beech and chestnut trees. Before reaching the site of the house, the drive skirts close to the idyllic, landscaped lake with mature specimen trees, and the park is surrounded by mature woodland which gives a great sense of privacy and seclusion. The sale presents a rare opportunity to recreate this superb Estate by offering the potential to build a new principal house or renovating the existing mansion house (subject to all the necessary planning consents). NOTE- Computer generated images used.

### Accommodation

The house site offers a purchaser the unique opportunity to create a substantial new country house in a wonderful mature setting. The planning permission offers the ability to build a house of exceptional quality and extending to approximately 23,000 sqft. Planning permission has been granted by Stafford Borough Council (planning application number 03/01166/FUL) for a replacement house for the Ranton Estate. The location of the new main house to the east of the ruin will take full advantage of the mature setting with wonderful views of the lake and the surrounding Estate. The current design that we have illustrated is for a Palladian style house, extending to approximately 23,000 sqft, reflecting the grandeur of the setting, whilst taking full advantage of modern construction techniques. The materials are yet to be specified so give flexibility to the purchaser subject to Local Authority agreement. Alternatively, English Heritage have confirmed the potential to retain the existing building as a frame within which to develop a new house. Whilst English Heritage would welcome retaining the original structure, planning permission would need to be obtained from Stafford Borough Council. The planning permission dictates that the new house must remain within at least the 304 acres as per the boundary plan within the brochure. The permission was granted on 23rd December 2005 for a period of 5 years from that date.

**Tenure:** Freehold

**Outgoings:** Council Tax

**Services:** Mains Water, Private Drainage

**Energy Performance:** A copy of the full Energy Performance Certificate is available on request.

**Local Authority:** Staffordshire County Council, Stafford

Borough Council

### Directions

From the M6, leave at junction 14 and at the roundabout take the first left onto the A5013. After approx 1 mile turn left onto the B5405. After approximately 3 miles the drive to The Ranton Estate is found on the left, shortly after the left hand turning to Gnosall.

**Viewing:** Strictly by appointment with Savills

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