



Longnor Historic Estate
35,000 sq ft covered space approx.
8.5 acres approx.
£1.788m

Wheaton Aston Road, Longnor, Staffs ST19 5QN

LONGNOR HALL
— 1726 —



Introduction

Welcome to Longnor Hall Estate. Nestled in a secluded spot near Penkridge, this estate presents an exceptional opportunity for those seeking the prestige of owning a piece of history. Recognised as a significant historic site, Longnor Hall Estate is both conveniently accessible and intimate in scale.

The centrepiece of the estate is the Hall, an early Georgian masterpiece built in 1726. Renowned for its distinctive architectural style, the Hall features symmetrical designs, spacious interiors, and classical detailing. The landscaped grounds, enhanced by a historic ha-ha, add to its charm. The estate was further developed in the late Victorian era by Henry Mitchell, of M&B fame, with no expense spared, reflecting his penchant for grandeur and meticulous attention to detail.

The Well Cottage, with origins dating back to medieval times, was later used by the Hall's servants. It retains valuable historic features and is directly accessible from the Hall.

Henry Mitchell's acquisition of the estate was a commercial venture, meticulously executed to support his enterprises. His legacy includes the Mitchell Barns, epitomising high Victorian architecture on a grand scale, and the Weighbridge Kiosk, ensuring accurate grain shipment records. The Gatehouse, bearing Mitchell's initials, and the Orchard View Stores, frame the estate's entrance, highlighting his dedication to quality and functionality.

Mitchell also implemented an impressive drainage system, cleared the brook, and reworked the area around the house, enhancing the estate's functionality and aesthetics. Spanning several acres, the estate is well-bounded by Wheaton Aston Road and Longnor Brook. The brook adds natural beauty, creating a serene backdrop that enhances the estate's environment.

The 20th century, marked by high taxes and economic decline, did not favour Longnor Hall. The days of Victorian grandeur have faded, and while the structures remain sound, they now require a person of vision and energy to restore them to their former glory with a new mission. Longnor Hall remains a place where history meets tranquility, waiting to be reinvigorated and brought back to life.





Value

The historic value of Longnor Hall Estate is best appreciated when considering each building and area in turn. This approach not only highlights the unique features and significance of each element but also ensures that the estate's true value is fully realised. The following valuations are based on estate agent valuations :

Longnor Hall: £890,000

The centrepiece of the estate, this early Georgian masterpiece features distinctive architectural style, spacious interiors, and classical detailing. Gross area 1,600 sq ft on each floor – total including basement 6,400 sq ft.

Well Cottage: £250,000

With origins dating back to medieval times, Well Cottage retains valuable historic features and offers direct access from the Hall. Gross area 960 sq ft on each floor total over 2 floors 1,920 sq ft.

Gatehouse: £100,000

The gatehouse bearing Henry Mitchell's initials, adds character and historical significance to the estate entrance. Gross area 620 sq ft.

Wall Workshops : £200,000

A charming combination that frames the estate's entrance, providing functional storage and picturesque orchard space. Wall Stores gross area 1,720 sq ft.

Weighbridge Kiosk: £25,000

A unique feature ensuring accurate historical grain shipment records, reflecting the estate's commercial heritage. Gross area 22 sq ft.

Pole Barns: £25,000

Simple yet functional structures, offering versatile utility space. Gross area 3,300 sq ft.

Tractor Shed: £5,000

A practical addition for agricultural storage and equipment housing. Gross area 590 sq ft.

Mitchell Barns: £890,000

Epitomising high Victorian architecture on a grand scale, these barns reflect Henry Mitchell's dedication to quality and grandeur. Gross covered area including stock yards and 1st floor areas 20,000 sq ft.

Exceptional Value

The combined value off the elements totals to **£2.385 million**. Recognising the unique value of purchasing the estate in its entirety, we are delighted to offer an exclusive 25% discount. This brings the total price down to just £1.788 million, representing outstanding value for money

£1.788m represents true value.





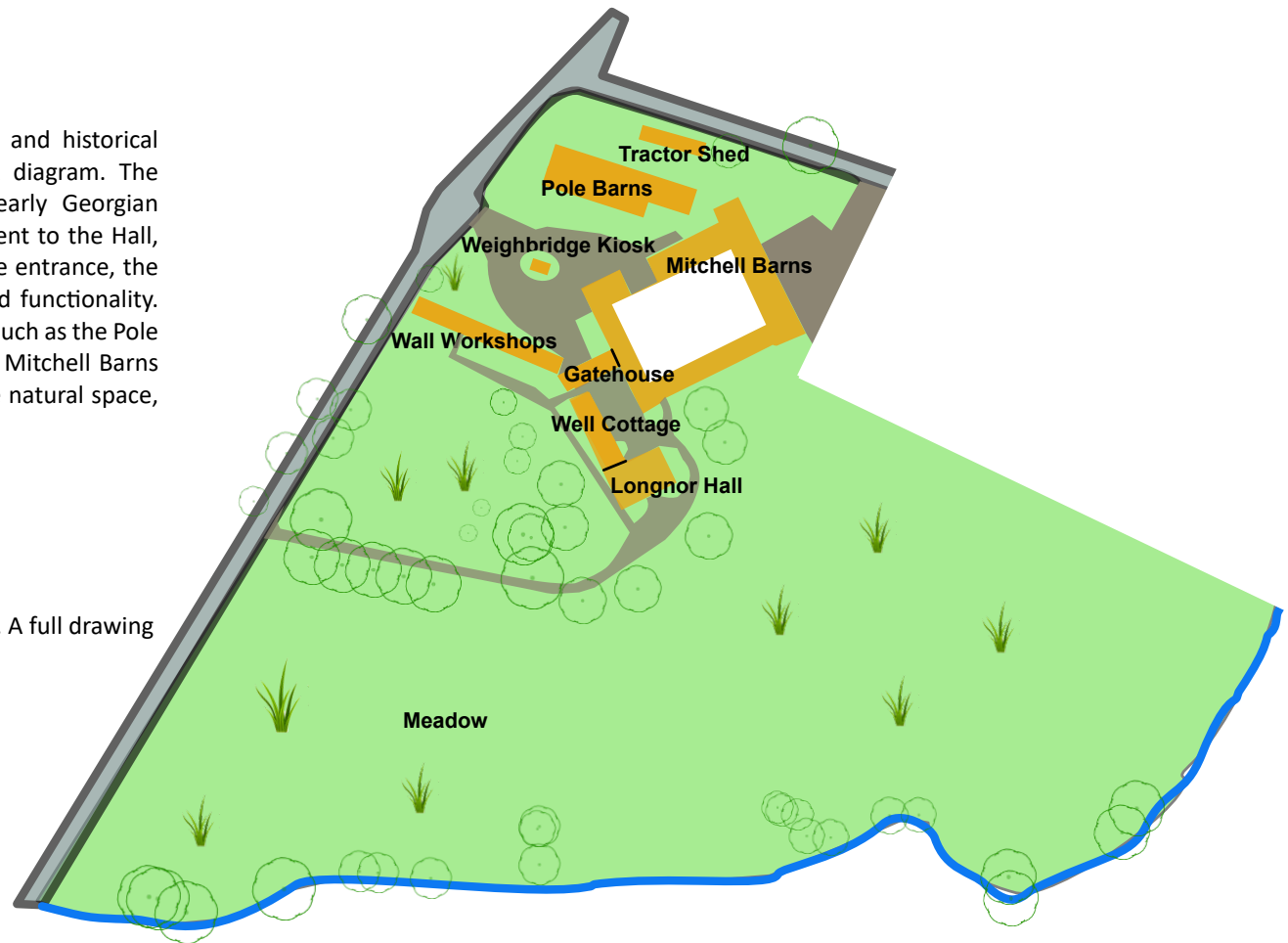
Block Diagram

Longnor Hall Historic Site boasts a rich tapestry of architectural and historical treasures, meticulously mapped out in the accompanying block diagram. The estate's centrepiece, Longnor Hall, stands as a testament to early Georgian elegance, offering spacious and classically detailed interiors. Adjacent to the Hall, Well Cottage showcases medieval origins and historic charm. At the entrance, the Gatehouse and Wall Stores frame the estate, adding character and functionality. Unique features like the Weighbridge Kiosk and practical structures such as the Pole Barns and Tractor Shed highlight the estate's agricultural heritage. Mitchell Barns represent Victorian grandeur, while the Meadow provides a serene natural space, enriching the estate's scenic beauty.

Areas

Total closed covered area gross 35,000 sq ft (approx).
Total land area 34409 sq m - 8.5 acres (approx).

These plans are for identification purposes only. Please do not scale. A full drawing is available upon request.





Location

Longnor Hall is not only a stunning historic estate but also ideally situated to take advantage of a variety of local amenities. Whether you are considering education, healthcare, leisure, or transport, this location offers excellent facilities to enhance your quality of life.

Education

Longnor Hall benefits from proximity to several highly regarded schools, ensuring that families have access to excellent educational options:

- 1. St. Michael's C of E (A) First School** (Ofsted Rating: Good)
 - Located in Penkridge, this school offers a nurturing environment with a strong focus on academic achievement and personal development.
- 2. Wolgarston High School** (Ofsted Rating: Good)
 - Also situated in Penkridge, Wolgarston High School provides comprehensive secondary education with a variety of extracurricular activities and a supportive learning atmosphere.
- 3. St. Dominic's Grammar School** (Independent School)
 - In Brewwood, a short drive away, this independent school offers high academic standards and a broad curriculum.

Medical Facilities

The area around Longnor Hall is well-served by a range of medical facilities, ensuring that residents have access to high-quality healthcare:

- 1. Penkridge Medical Practice**
 - A reputable practice providing general medical services, located conveniently in Penkridge.
- 2. Brewwood Medical Practice**
 - Another nearby option, offering a wide range of healthcare services to the local community.
- 3. Stafford County Hospital**
 - For more specialised care, Stafford County Hospital is easily accessible and provides comprehensive medical services, including emergency care.

Leisure Facilities

Residents of Longnor Hall can enjoy a variety of leisure activities, with numerous facilities catering to different interests:

- 1. Penkridge Leisure Centre**
 - This centre offers a well-equipped gym, swimming pool, sports courts, and a variety of fitness classes.
- 2. Cannock Chase Area of Outstanding Natural Beauty**
 - A short drive away, this area offers extensive outdoor recreational opportunities including walking, cycling, and horse riding.
- 3. South Staffordshire Golf Club**
 - For golf enthusiasts, this club provides a challenging course set in beautiful surroundings.

Communication Links

Longnor Hall boasts excellent communication links, making it easy to travel for both business and leisure:

- 1. Road Links**
 - The estate is conveniently located near the A449 and A5 roads, providing quick access to major motorways such as the M6 and M54. This makes commuting to nearby cities like Stafford, Wolverhampton, and Birmingham straightforward.
- 2. Rail Links**
 - Penkridge Railway Station offers regular services to Birmingham, Liverpool, and London, facilitating easy travel to major urban centres.
- 3. Air Travel**
 - Birmingham Airport is within easy reach, offering both domestic and international flights.

Summary

Longnor Hall, with its postcode ST19 5QN, is ideally situated to provide residents with access to top-notch educational institutions, comprehensive medical facilities, diverse leisure activities, and excellent communication links.



The Hall

Longnor Hall, built in 1726, is a Grade II* listed Georgian manor house steeped in history. It is constructed of red brick in a Flemish bond over three storeys. The symmetrical and decorative main façade boasts a central Gibbs surround doorway with a pediment and a range of sash windows with pronounced keystones and brick aprons.

Ground Floor

Entrance Hall: The front door leads to a hallway with a staircase to the first and second floors.

Drawing Room: Featuring three sash windows, a moulded ceiling, and a fireplace with a tiled surround and mantle.

Dining Room: Includes two sash windows, a moulded ceiling, two built-in butler's pantries, exposed beams, an open fireplace with a mantle, and a built-in display cabinet.

Pantry: Additional storage space.

Inner Hallway: With a quarry tiled floor and further doors to a closet.

Library: Oak panelled walls, sash window, closet, and a fireplace with a stone and marble surround.

Back Kitchen: Quarry tiled floor, built-in storage cupboard, and door to the cellar.

Cellar: Accessible via stone steps, divided into two areas, one with a vaulted ceiling and built-in wine storage.

Shower Room: With quarry tiled floor, W.C, basin, and shower.

First Floor

Galleried Landing: The main oak staircase leads to the first-floor landing and access to the bedrooms.

Bedroom 1: Oak panelled with exposed oak floorboards, original cast iron fireplace, three sash windows, and a second door to the landing.

Bedroom 2: Oak panelled with three sash windows, original fireplace with marble and tile surround, a second door to the landing, and a connecting door to Bedroom 3.

Bedroom 3: Single room with two sash windows and original fireplace.

Bedroom 4: Two sash windows, two closets, and original cast iron fireplace.

Bathroom: Bath, W.C, basin, and half stained glass sash window.

Second Floor

Landing Area: Stained glass window, exposed floorboards, and sash window leading to the attic rooms. Attic room 5 has access to the roof via wooden steps and a small door.

Attic Rooms: Five rooms, each with original cast iron fireplaces, sash windows, and exposed floorboards.

Tank Room: Exposed floorboards and tanks.



Layout



These plans are for identification purposes only. Please do not scale. A full CAD drawing is available upon request.



The Hall Ground Floor And Cellar



LONGNOR HALL
— 1726 —



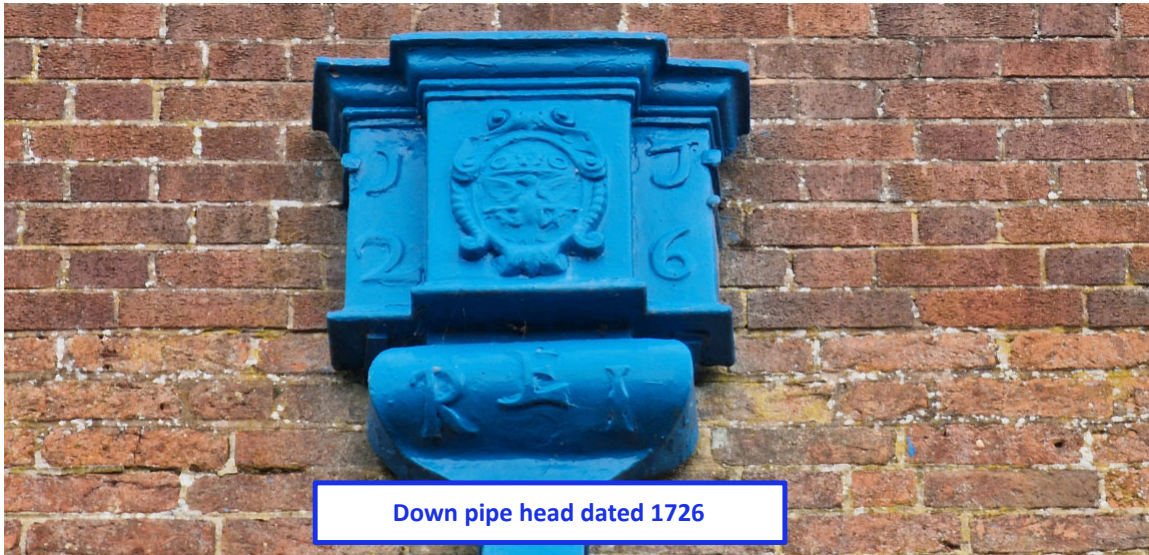
The Hall First Floor and Attic



LONGNOR HALL
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The Hall Historic Highlights



Down pipe head dated 1726



Original Delft tiles fireplace



Stain glass over stairs



Victorian stove in hall



Victorian storage in library



Servants call bells



Well Cottage





Well Cottage

Well Cottage, once the service wing of Longnor Hall, features a blend of historic charm and practical functionality. The cottage is rich in historical features, including an original bread oven with intricate brickwork, a non-operational water pump, and a well, believed to be medieval. The cottage has suffered from lack of maintenance and survey work has also marred its character.

Ground Floor

Boot Room/Back Kitchen: With a brick floor, built-in storage, stainless steel sink, boiler, and door to the rear courtyard, offering views over the courtyard. Includes original features and beam.

Utility Room: Overlooking the courtyard, this room provides additional functional space.

First Floor

Office: Featuring built-in shelving and an original cast iron fireplace, with windows overlooking the courtyard.

Bedroom: Includes an original fireplace and windows facing the courtyard, accessible via a staircase from the kitchen.

Outside

There are 2 storerooms facing the courtyard with concrete floors. There is a WC facing the orchard. External access to a fire place. The cottage opens up on to the courtyard which is finished in block cobbles.

Although the cottage is in need of repair in the right hands it would be a valuable historical gem. With careful attention and dedication, Well Cottage can be revitalised to not only preserve its unique heritage but also to enhance its charm and functionality, making it a cherished and significant part of Longnor Hall Estate.



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The Mitchell Barns

Built during H. Mitchell's ownership, these barns were designed for modern farming operations. These structures reflect the period of High Farming and technological advancements. They feature robust brickwork, tiled roofs, and massive wooden beams and trusses, reflecting superior construction practices.

The layout is both functional and innovative, embodying the principles of agricultural industrialisation. The barns were the hub of the estate's farming operations, supporting the farm manager at Longnor Hall. The complex includes machinery stores, wood stores, workshops, and extensive livestock pens. Stables, grain stores, and a tack room enhance farming efficiency and productivity.

Concrete walkways and spacious stock and machinery yards show the blend of modern agricultural infrastructure with traditional building techniques. The arrangement of spaces, from pigsties and livestock pens to machinery and electrical rooms, highlights a forward-thinking approach to farm management.

Key features include:

- Machinery Stores and Workshops: These areas house and maintain farming equipment, emphasising mechanisation and efficiency.
- Livestock Pens and Stables: These facilities provide robust construction and thoughtful design for animal welfare and ease of management.
- Grain Stores and Tack Rooms: Essential for storing produce and equipment, supporting the estate's self-sufficiency.

Mitchell Barns is part of the estate's heritage. They showcase the technological and architectural advancements of the period. Their construction and use illustrate trends in agricultural development and estate management during the late 19th and early 20th centuries.

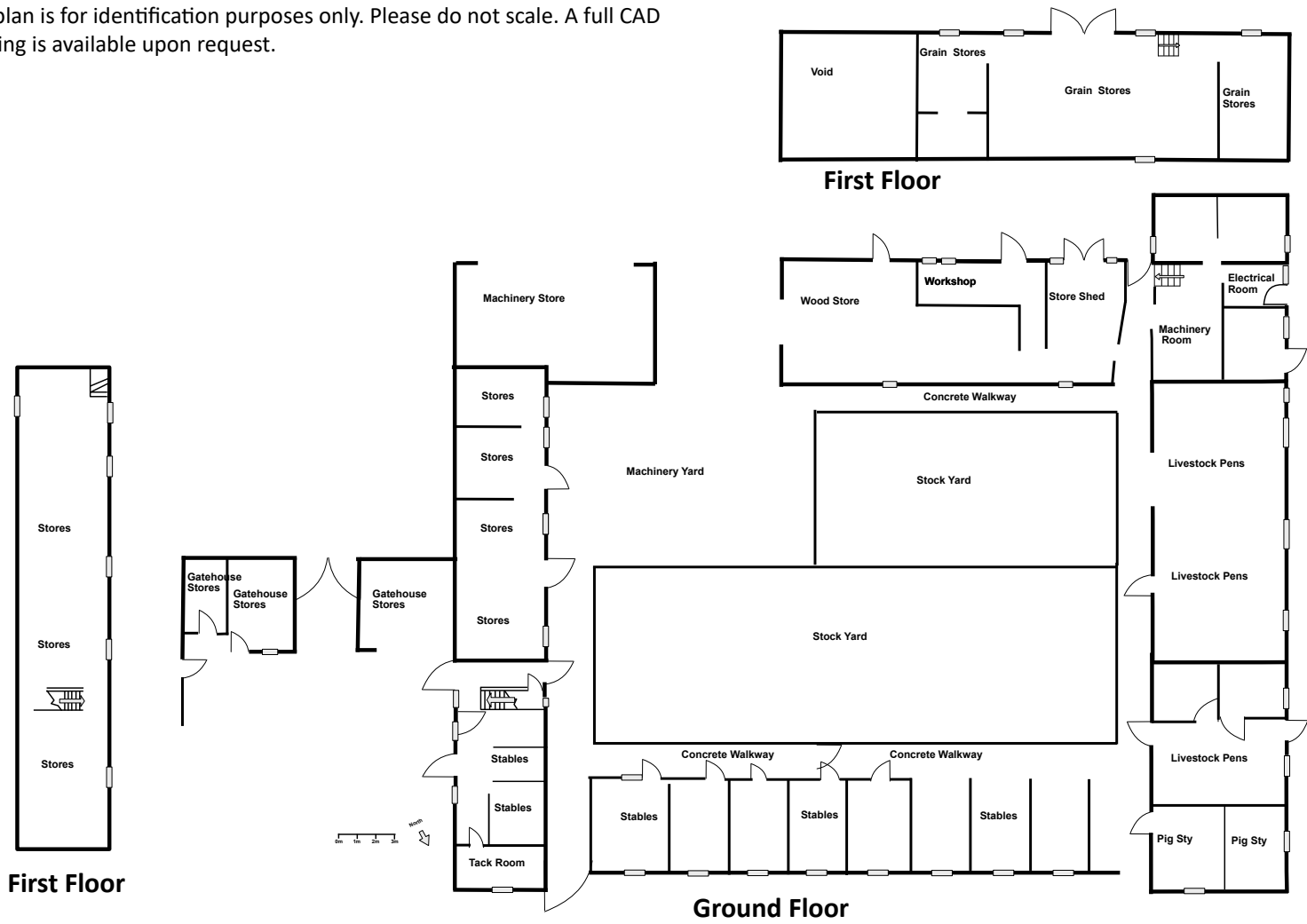
For prospective buyers, Mitchell Barns offers a unique opportunity to own a piece of agricultural history. They present a versatile space for modern use. Whether for preservation, adaptive reuse, or continued agricultural application, Mitchell Barns is a valuable asset. It remains a cornerstone of the Longnor Hall Estate's rich agricultural legacy.





The Mitchell Barns Identification Plan

This plan is for identification purposes only. Please do not scale. A full CAD drawing is available upon request.





The Mitchell Barns





The Mitchell Barns





Gatehouse

The gatehouse of Mitchell Barns, part of the Longnor Hall Estate in Staffordshire, was built in 1890. It features a tiled pitched roof and massive blue gates. An engraved block above the gates marks the date and initials "HM" for Henry Mitchell.

Inside, there is an open store and two enclosed stores, providing practical storage spaces. This gatehouse blends historical charm with functionality.



Weighbridge Kiosk

The weighbridge kiosk is an ornate red brick structure with intricate woodwork and a charming roof. Originally it was used in conjunction with a weighbridge to ensure that the outgoing wagon loads could be charged for properly. It is remarkably small, making it one of the tiniest listed buildings around. This gem is perfect as a bolthole for an artist or architect. Its unique character and historical significance add to its appeal, offering a quaint and inspiring space.





Pole Barns

The modern high pole barns feature a robust open steel frame painted black, supporting corrugated steel roofing. These structures extend to 3,300 square feet of covered open storage space. Their design is versatile, making them suitable for a variety of storage needs. The ample covered area provides excellent protection for equipment, vehicles, or agricultural produce, ensuring durability and utility in diverse conditions.



Tractor Shed

The tractor shed is an open structure painted black, featuring a sturdy steel wall at the rear. It is covered by a mono-pitch corrugated steel roof. Extending to 590 square feet, this shed offers ample space for storing tractors and other farming equipment. Its durable construction ensures reliable protection and easy access.





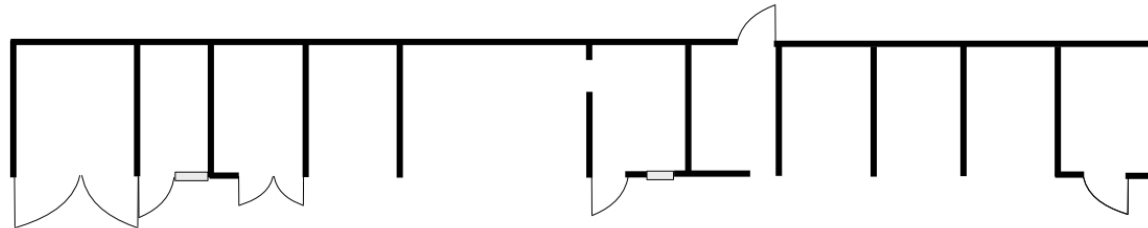
Orchard View Stores

Orchard View Stores is a long brick building featuring 11 bays, each thoughtfully designed to serve various storage needs. Some bays are open for easy access, while others are securely gated. The structure is supported by sturdy wooden beams and topped with a traditional tiled roof, reflecting the high-quality craftsmanship of the Mitchell era. This blend of open and enclosed spaces offers flexibility for a range of uses, from equipment storage to protected work spaces

The rear of Orchard View Stores forms the border of a picturesque orchard garden. Historic plantings were elegantly trained along the building's length, creating a beautiful and practical feature.

Block Plan

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The Grounds



LONGNOR HALL
— 1726 —



The Grounds





History - The Early Years

Longnor Hall was built by Ralph Edge, marking a pivotal moment in the architectural landscape of the region. With the initials "R.E.I." gracefully inscribed on a cast iron rainwater head, the hall's construction heralds the meticulous craftsmanship and attention to detail that define the era. The hall's design, characterised by its red brick construction in Flemish bond, symmetrical and decorative main façade, and the elegant proportion of its interiors, reflects a harmonious blend of formality with the functionality of a high-status estate hall. This timeline encapsulates the pivotal moments:

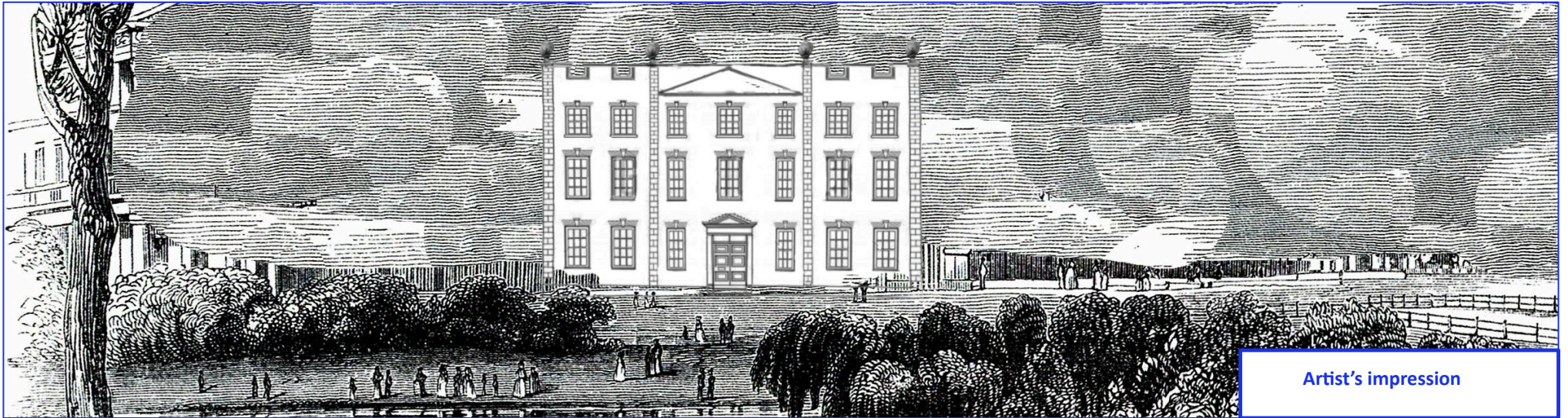
Early Medieval Period: The name Longnor originates from Old English, meaning 'the long alder copse'. This period marked the establishment of Longnor as a settlement, situated near the main Roman road from London to Wroxeter, hinting at its longstanding significance in the region.

1086: Documented in the Domesday Book, Longnor was part of the manor of Bradley, showcasing its early agricultural roots and its role within the local feudal system.

15th - 16th Century: Longnor remained under the auspices of the manor of Bradley, governed by the Lords of Stafford. The Aston family, through strategic marriages, came to own Longnor, integrating it into their broader estate holdings.

1687: The manor saw a change of hands from John Fennihouse to William Saunders, setting the stage for the construction of Longnor Hall.

1719: Ralph Edge acquired the manor through marriage to Saunders' daughter, Jane. This union led to the construction of Longnor Hall in 1726, with its architecture possibly influenced by Francis Smith of Warwick, a prominent architect of the time.



Artist's impression

History - To Modernity

1839: Henry Leaver purchased the estate, initiating a series of substantial modifications that enhanced its stature and prestige. This era marked the demolition of earlier structures and the construction of new farm buildings, shaping the estate's current form.

1890: H. Mitchell acquired the estate, contributing further to its legacy through significant upgrades, including the addition of the Grade II listed Coach House and Weighbridge House.

Early 20th Century: W.J. Shuker, a notable local agriculturist, tenanted the hall, expanding its agricultural operations significantly.

1921: The Holt family, under James Holt, purchased the estate, continuing to influence its development and ensuring its preservation into the modern era.

1962: The Ministry of Housing listed Longnor Hall, recognising its historical and architectural significance.

2019: The passing of Robert Stuart Holt marked the end of an era but also a continued commitment to preserving the legacy of Longnor Hall.

The story of Longnor Hall stands as a testament to the resilience, innovation, and heritage of rural England. From its origins in the early 18th century to its role in the 20th century and beyond, Longnor Hall has not only been a witness to history but has actively participated in the shaping of the local landscape and community. Each owner, from Ralph Edge to the Holt family, has left an indelible mark, contributing to the hall's rich tapestry of history, architecture, and agriculture.

For those interested in a more detailed exploration of Longnor Hall's storied past, a comprehensive historical perspective document and a heritage statement are available upon request.



1839 Auction Bills

VALUABLE

FREEHOLD ESTATE, LONGNOR HALL, South Staffordshire.

To be Sold by Auction,
BY
Mr. JAMES DAVISON,
AT THE
LITTLETON ARMS INN, PENKRIDGE.
On Thursday, February 14, 1839,
At Five o'Clock in the Afternoon, subject to such Conditions as will then be protacted, (unless disposed of in the mean time by Private Contract, of which due notice will be given.)

All that the Manor, or reputed
MANOR OF LONGNOR,
IN THE PARISH OF BRADLEY,
IN THE COUNTY OF STAFFORD,

With the Rights, Royalties, and Appurtenances thereunto belonging.

And also, all that capital
MANSION OR MANOR HOUSE,
With the Yards, Gardens, Orchards,
Stabling for Twelve Horses, convenient Barns, Cow-sheds, Piggeries, Dovecote, Smithy, and Appurtenances thereunto belonging, containing

315 ACRES, 2 ROODS, AND 14 PERCHES, of
Rich Arable, Meadow, and Pasture Land,
In a high state of Cultivation, (100 Acres of which is Turnip and Barley soil,) and most respectably tenanted.

The Estate lies well to a southern aspect; is bounded for a mile and three quarters southerly by the celebrated Trent Stream, called, "LAVENOR BRIDGE," possesses a fair quantity of fine Timber and thriving Plantations; Poor and other Rates are very moderate; and there is an excellent Pew in the south side of Bradley Church belonging to the Premises. A portion of the Estate is Tithed free.

The Birmingham and Liverpool Junction Canal passes within a mile of the Estate, thus affording a supply of Lime, Coals, and Manure, at a cheap rate.

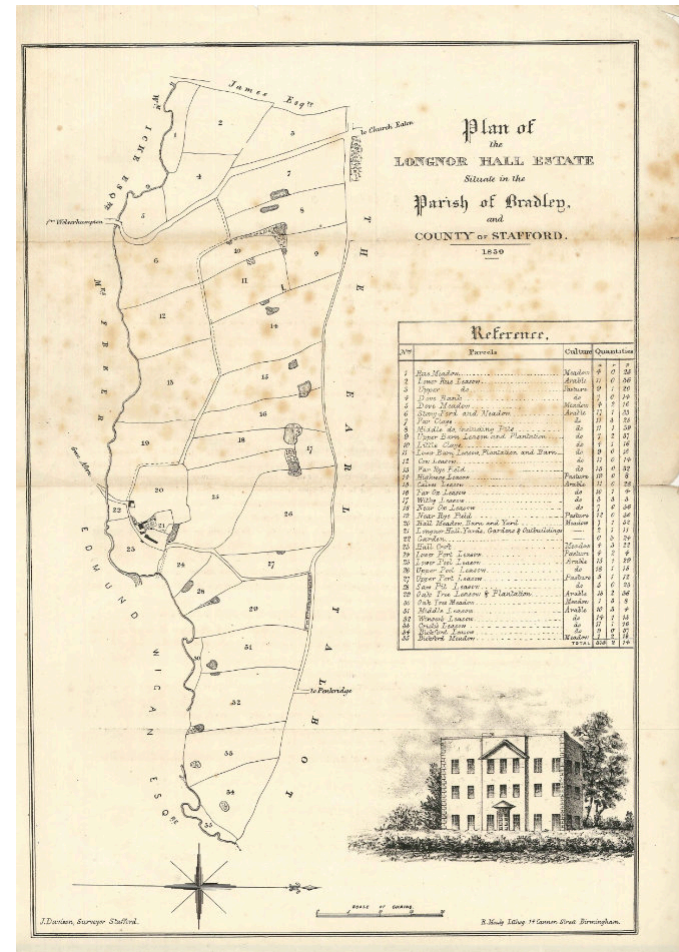
LONGNOR HALL is situate about four miles from Penkridge, and nine from Stafford, both of which Towns have Stations on the Liverpool and Birmingham Railway.

The House, which is a handsome structure, consists of Entrance Hall, Dining and Drawing Rooms, six good Bed Rooms on the first Floor, and Attics above, with suitable Cellars, Kitchens, Brew-houses, and other out offices.

Sir Thomas Boughay's Honours hunt in the immediate neighbourhood, and the Estate always affords a plentiful supply of Game.

For further Information apply, (if by Letter, post paid,) at the Offices of Messrs. Froeth and Rawson, Solicitors, Nottingham; Messrs. Park and Froeth, 68, Lincoln's Inn Fields, London; or of Mr. Davison, Land Agent, Stafford, where Plans and Particulars may be obtained.

Printed at H. Moody's Lithographic Establishment, Cannon-street, Birmingham.



Facsimile copies are available on request.

LONGNOR HALL
1726



Listing Details

LONGNOR HALL, ATTACHED WALL TO NORTH EAST, AND GATE PIERS GV II* Listing NGR: SJ8672814137

Small Country House, dated 1726 on rainwater head. Red brick with stone dressings; flat roof invisible behind re-built parapet. Provincial Baroque with 'U' shaped plan to rear. South elevation 3 storey, 2-3-2 bays, glazing bar sashes, shorter to second floor, in stone keyed heads and with brick aprons; stone quoins to angles and central 3 bay break, with stone moulded pediment below parapet coping, narrower windows below; parapet capped by stone urns at angles. Stone pedimented central doorway with Gibbsian surround and double, four panelled front door. Widely spaced 2 bay sides with similar windows and central rainwater pipe; formed lead head inscribed 1726 R.E.A. Lower kitchen range to North West; late C19 serlian window to first floor, rear.

Interior: Largely late C19 re-modelling including central entrance hall and stairway. Room to left of front door in early C18 panelling, fielded with dado rail and moulded cornice; C19 fireplace.

Curved wall to North East enclosing stable yard from garden. Red brick with stone dressings 2 m high, taken to gate piers with brick plinth and moulded stone string and capping. Gates not included.

Weighbridge House, GV II Listing NGR: SJ8670414189

Weighbridge House, circa 1890. Red brick, blue brick plinth and gabled, red tiled roof with centre finial. Single cell plan, small circular window with cast iron radial glazing bars to front, stone dressed embrasure to side, door to rear with segmental gauged brick head and elaborate strap hinges. Toothed brick eaves and verge, implying pediment over circular window and other gables.

Planning History

There have been 2 recent planning applications. The local authority responsible for planning applications is South Staffordshire Council. Full details of the applications are on their website with the postcode ST19 5QN with all of the documents available for free download.

There is a previous planning consent for conversion of the existing Mitchell Barn to five residential units, under planning reference 17/00314/FULL which has now lapsed.

There is also a planning application for conversion of the house and barns to 9 residential units under planning reference 22/00911/LBC. We understand that the application was viewed favourably but due to other commitments the application was withdrawn in December 2023.

Buyer Information

Vendor

Longnor Hall Estate is owned by a special purpose vehicle called Longnor Development Ltd. who will be the legal vendor on this project. The project is run by Warm Beautiful Homes Operations Ltd.

Legal Rights And Covenants

Vacant possession will be given on completion. The sale is freehold. The purchaser will be granted freehold rights and the necessary rights to access, enjoy and maintain the property. The contract documentation will also contain any pre-existing covenants. The vendors will not impose any new covenants. Specifically for the avoidance of doubt there will not be any overage clauses imposed. Each party will be responsible for any legal costs incurred.

Utilities

The site has 3 phase mains electricity and mains water. Sewage is dealt with by means of a septic tank. The central heating to the hall is by oil. There is a large tank to the rear of the Hall.



LONGNOR HALL ESTATE

1726

Wheaton Aston Road, Longnor, Staffs ST19 5QN



A development by:
Warm Beautiful Homes Operations Ltd.

34 Green Lane, Walsall WS2 8JH
01922 324060
www.wbh1.co.uk
sales@wbh1.co.uk



Disclaimer

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Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. Photographs may have been altered to give a more realistic impression. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to proceeding.