

# FOR SALE

**FORMER BUTTERHILL HOUSE RESIDENTIAL HOME**  
CHURCH LN, COPPENHALL, STAFFORD ST18 9BU



## RESIDENTIAL PROPERTY

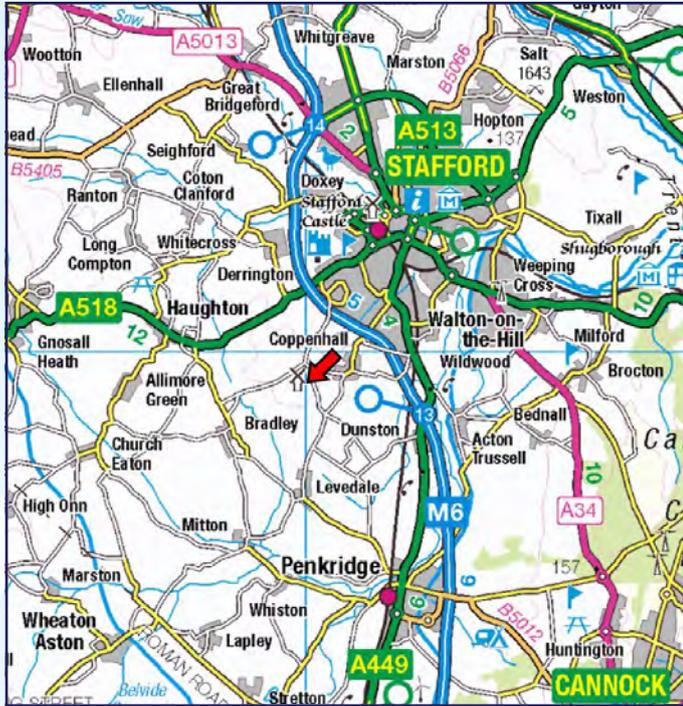
**Total floor area circa 9,235 sq ft (860 sq m)**

**Site area circa 1.19 acres**

- Substantial former manor house in countryside setting
- Currently within C2 Planning Use Class
- Conversion/ Development Opportunity STP

## LOCATION

The property is located in the tiny hamlet of Butterhill, which possesses a historically important semi-derelict red-brick Grade II listed windmill standing on a small hill. Butterhill is under 1 mile from Coppenhall and 1.2 miles from Hyde Lea, which are two small affluent settlements in Staffordshire. Coppenhall is a small village in Staffordshire and lies 2 kilometres (1 mile) southwest of Stafford and 4 miles (6.4 km) northwest of Penkridge. The village is accessed by single lane rural roads but is only three miles from the M6 motorway.



## DESCRIPTION

Butterhill House is a 3-storey Georgian house with a large south-facing glasshouse or Orangery and ancillary outbuildings, most recently used as care home accommodation. It is a mid-19th-century brick building with gabled dormers, ornamental bargeboards, and stone bay windows. It also has a large walled garden to the north. The property has previously been used as flats when it was first converted from a residential property in the 1950s.



## TENURE

The property is available freehold.

## PRICE

Price on Application- unconditional offers only.

## PLANNING

The current use class for the property is C2 however it has previously been flats and a residential property in its entirety. No discussions have been had with South Staffordshire as to the return of it to a dwelling/ dwellings. Enquiries with the local authority planning department should be sought by applicants to determine any future uses.

## SERVICES

Interested parties are advised to make their own enquiries, although we understand all usual mains services are available.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## VAT

All figures quoted are exclusive of VAT which may be payable.



**VIEWING** Strictly via sole agents

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**SUBJECT TO CONTRACT** Ref: RAH119 Date: 07/23

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