

Somerford Hall

18th Century Grade II* Mansion

To Let
or
Long Leasehold

Brewood | Staffordshire | ST19 9DQ

Fleurets

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GRAHAM + SIBBALD
Chartered Surveyors and Property Consultants





Description

Somerford Hall is an 18th century Grade II* mansion with substantial adjacent buildings set in 15 acres of historic parkland. The property belongs to an estate with substantial surrounding land and woodland holdings which are available by arrangement, as well as nearby residential and commercial property. Somerford benefits from a variety of uses (STPP) with a variety of tenure options available.

Pre application advice has been sought for a scheme covering a wide range of uses on the site and the response was supportive. This information is available on request from interested parties.



Location

- Sitting close to the South Staffordshire/Shropshire border, Somerford Hall holds a beautiful parkland setting just over a mile to the east of the affluent village of Brewood.
- A similar distance west is the A449 which gives excellent access to the A5 Watling Street (east to west) and Junction 12 of the M6 (north to south).
- Somerford benefits from close proximity to larger towns and conurbations. Wolverhampton lies 7 miles to the south, Stafford 10 miles to the north, Birmingham around 20 miles to south east, and Shrewsbury 25 miles west.



By train

- Birmingham**
- Penkridge 0hr 29m
 - Wolverhampton 0hr 16m
- London**
- Stafford 1hr 16m
 - Wolverhampton 1h37m
- Manchester**
- Stafford 0hr 54m
 - Wolverhampton 1hr 7m



Accommodation

The Main Hall

The central porch leads to a grand Entrance Hall, off which lies the front staircase and a series of public rooms.

The largest is the 100 cover Ballroom in the west wing.

Immediately adjacent to the Ballroom is the Bar, and to the other side are the Library and Sitting Room.

The 20 cover TV Room is to the eastern side of the Entrance Hall, and the 70 cover Drawing Room is to the rear.

Serving all rooms are the main catering kitchens, a guest kitchen, pantry / staff room, and lavatories.

Letting Rooms

The upper floors house letting rooms with six rooms to each level.

There is an en suite bedroom on the ground floor, six en suite bedrooms on the first floor, and five en suite bedrooms on the second floor.





Accommodation

The Coaching House

A two-storey red brick property to the side of the Main Hall has two self-contained flats to the ground floor (ideal for owners or staff) and a further four letting rooms to the first floor.

Three of the four rooms are king size with en suites, with the other being a twin with its own shower room.



Butler's Cottage

A further two-storey building comprising a large bedroom, sitting room, kitchen/diner and bathroom to the lower level and a further two twin bedrooms and dressing room above.





The Grounds

An attractive approach via a winding driveway provides a memorable arrival, opening onto the fabulous grounds including a rolling lawn, a lake and bridge, parkland and car parking to the front of the properties. To the rear, there is a spacious terrace, a large walled garden, two courtyards, and a series of outbuildings.

Other outbuildings may also be available including the magnificent Dutch Barn.

Potential Uses

Originally built as a manor house, the Hall was converted to apartments after World War II and incorporated a sports therapy and physiotherapy clinic in the 1970s.

In recent decades it was operated as a wedding and conference venue.

It remains well suited for this use but could, subject to planning, lend itself to any number of other uses ranging from a care home or school, to retreat or residential.

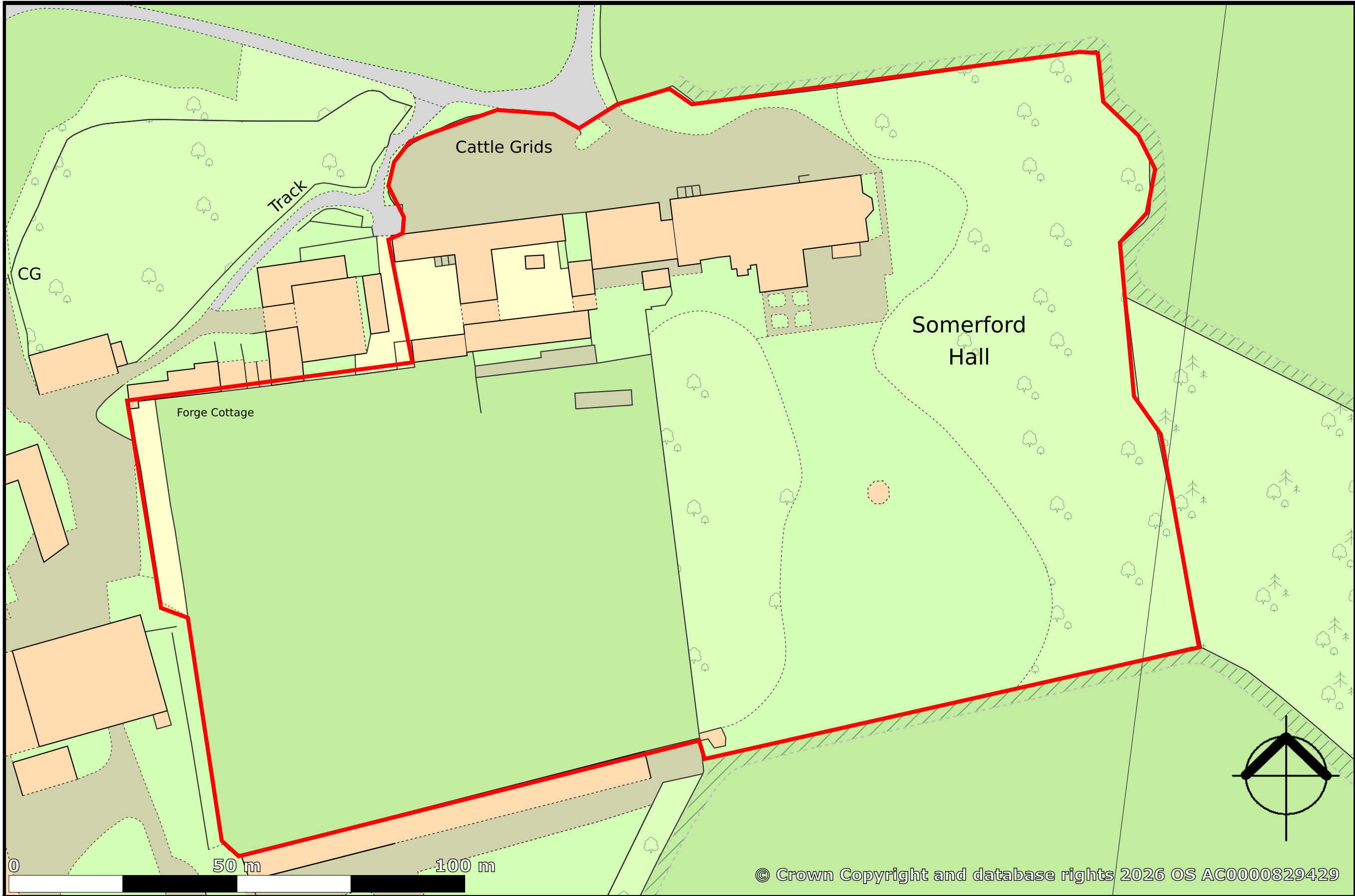




Somerford Hall, Somerford, Brewood, Stafford, ST19 9DQ

Site Plans

Somerford Hall,
Somerford,
Brewood,
Stafford,
ST19 9LQ.



created on **edozo**

Plotted Scale - 1:1,344

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

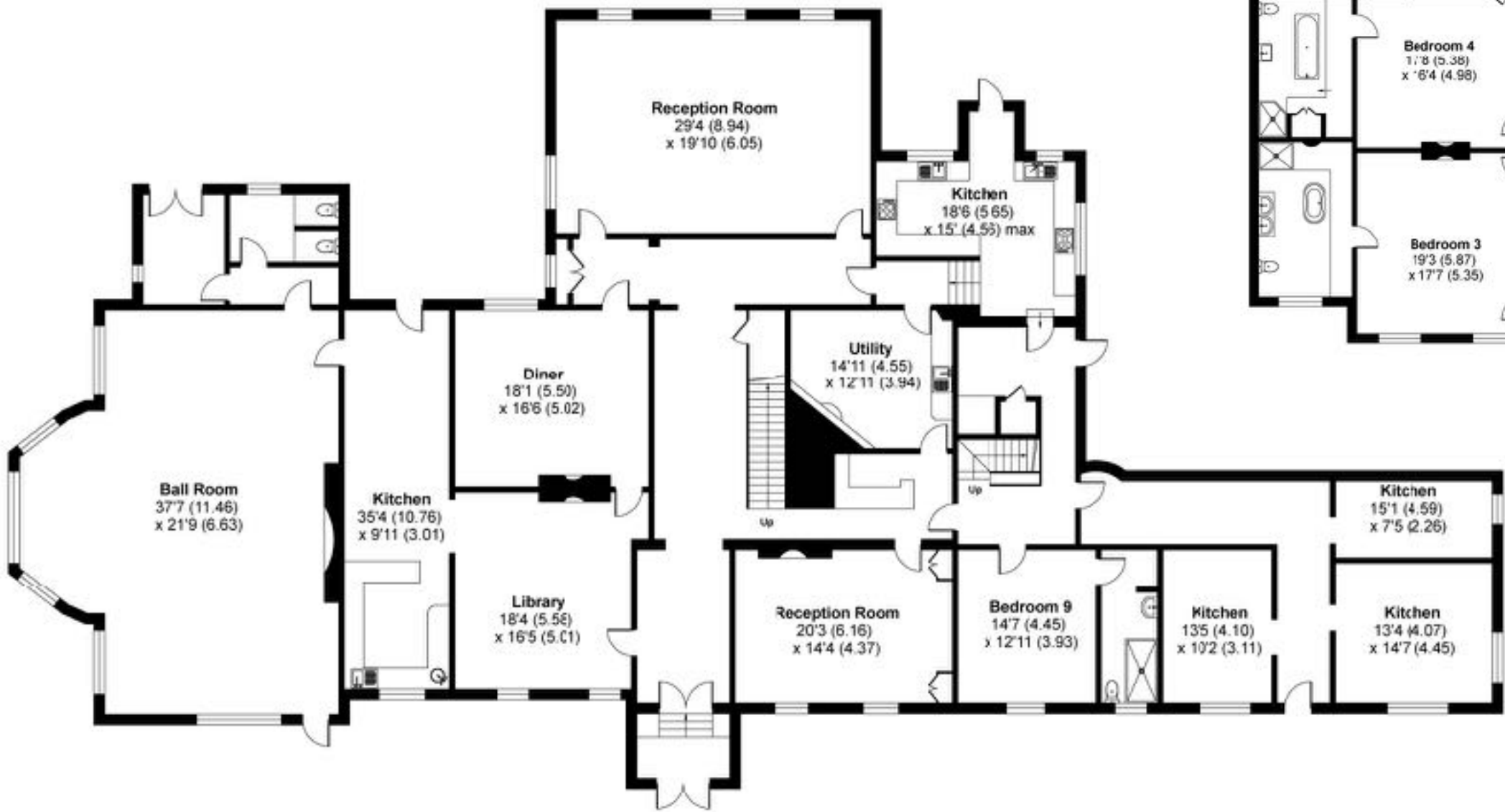
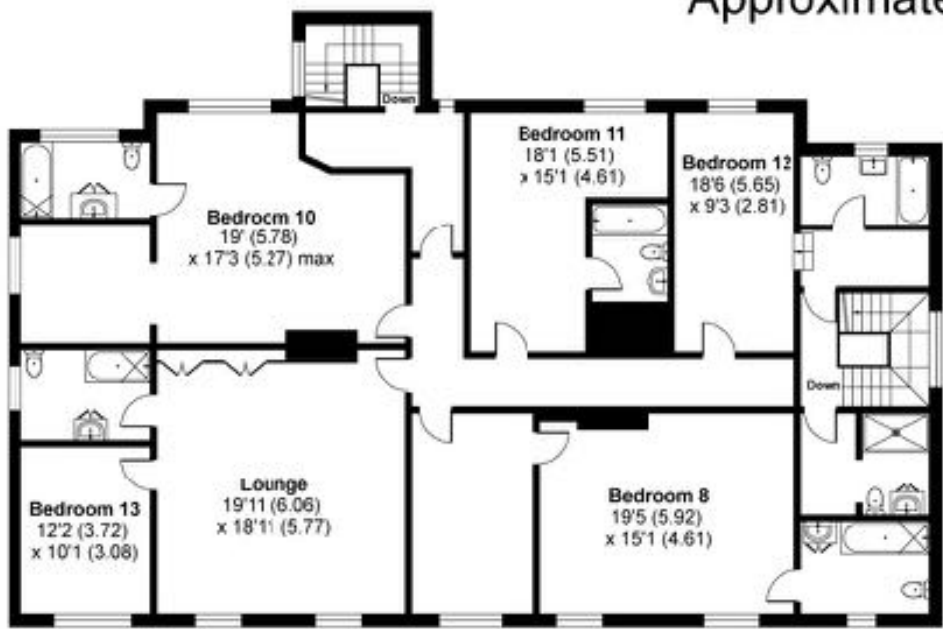
Main House Floor Plan

Somerford Hall,
Somerford,
Brewood,
Stafford,
ST19 9LQ.

Somerford Hall, Somerford, Brewood, Stafford, ST19

Approximate Area = 11562 sq ft / 1074.1 sq m

For identification only - Not to scale



GROUND FLOOR 5538 SQFT



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fleurets Limited. REF: 1451829



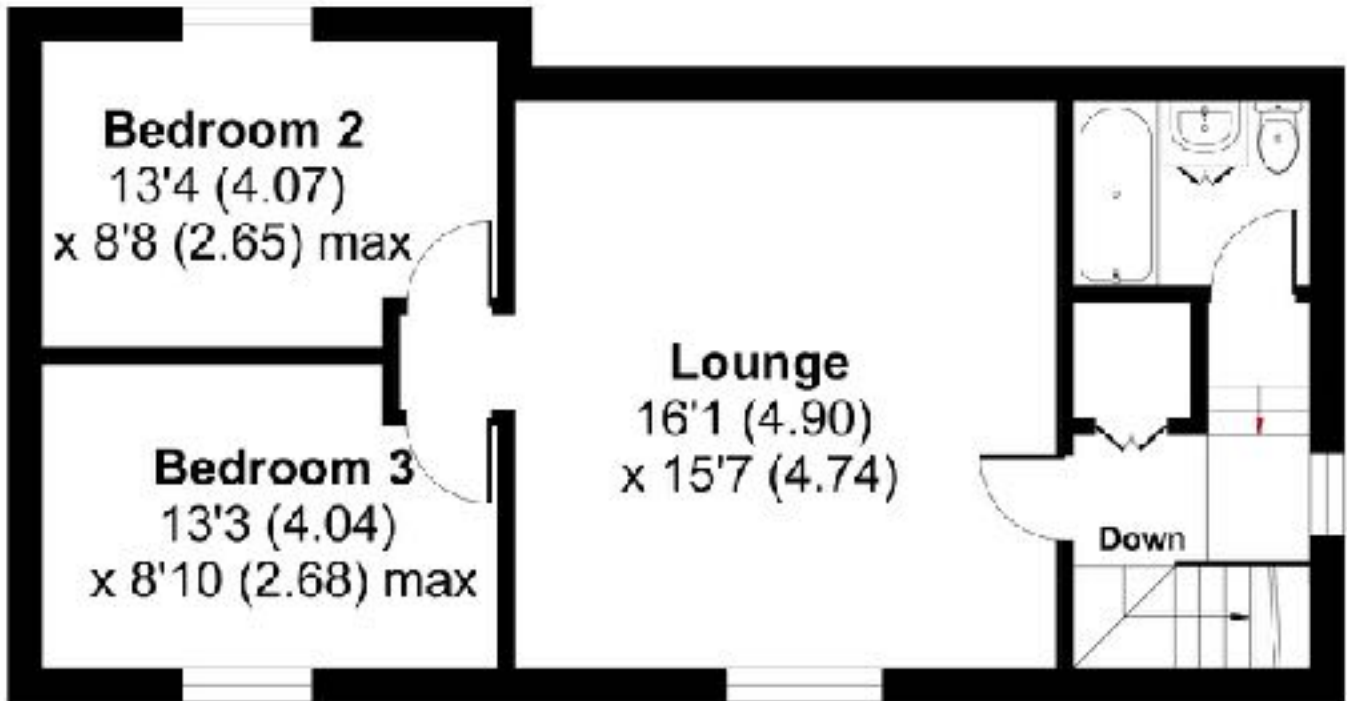
Somerford Hall, Somerford, Brewood, Stafford, ST19

Butlers Cottage = 1415 sq ft / 131.4 sq m

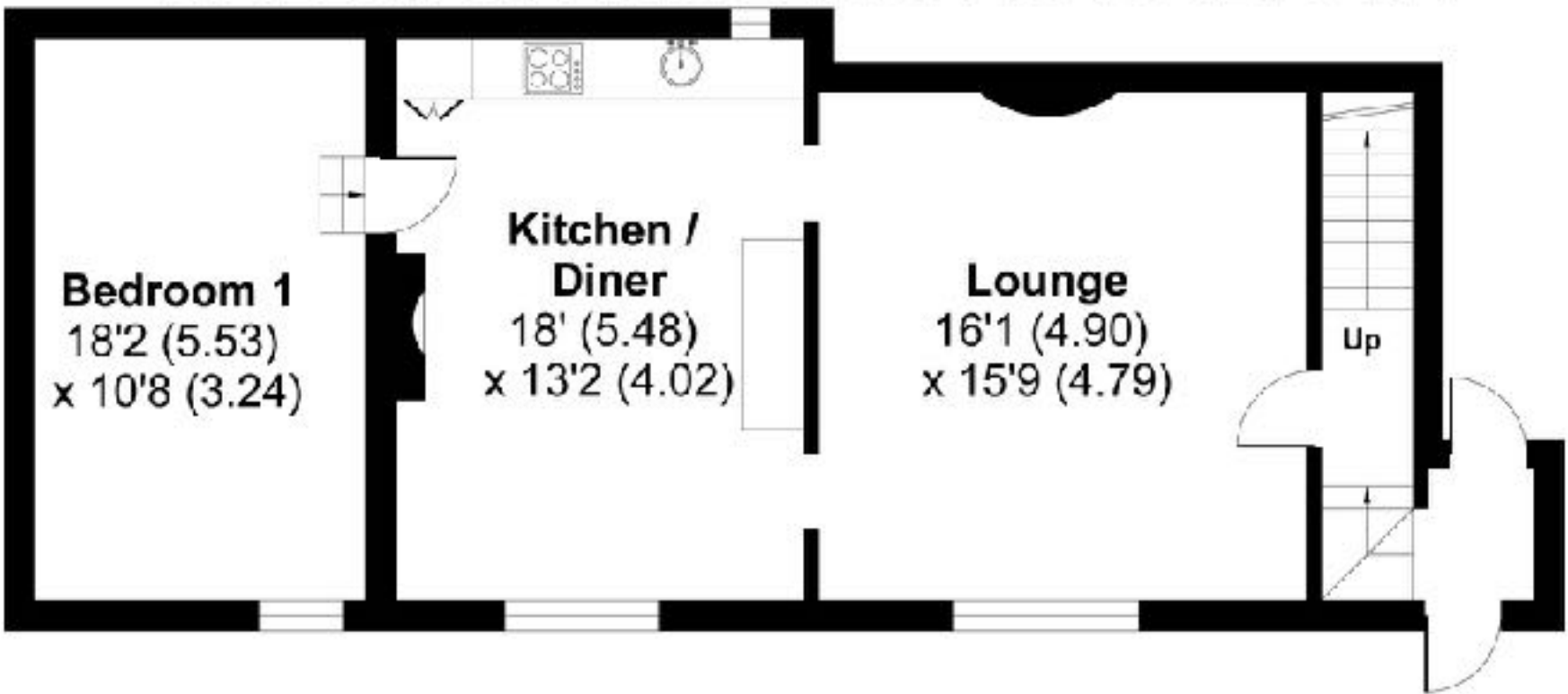
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Butler's Cottage Floor Plan

Somerford Hall,
Somerford,
Brewood,
Stafford,
ST19 9LQ.



BUTLERS COTTAGE FIRST FLOOR 626 SQFT



BUTLERS COTTAGE GROUND FLOOR 789 SQFT



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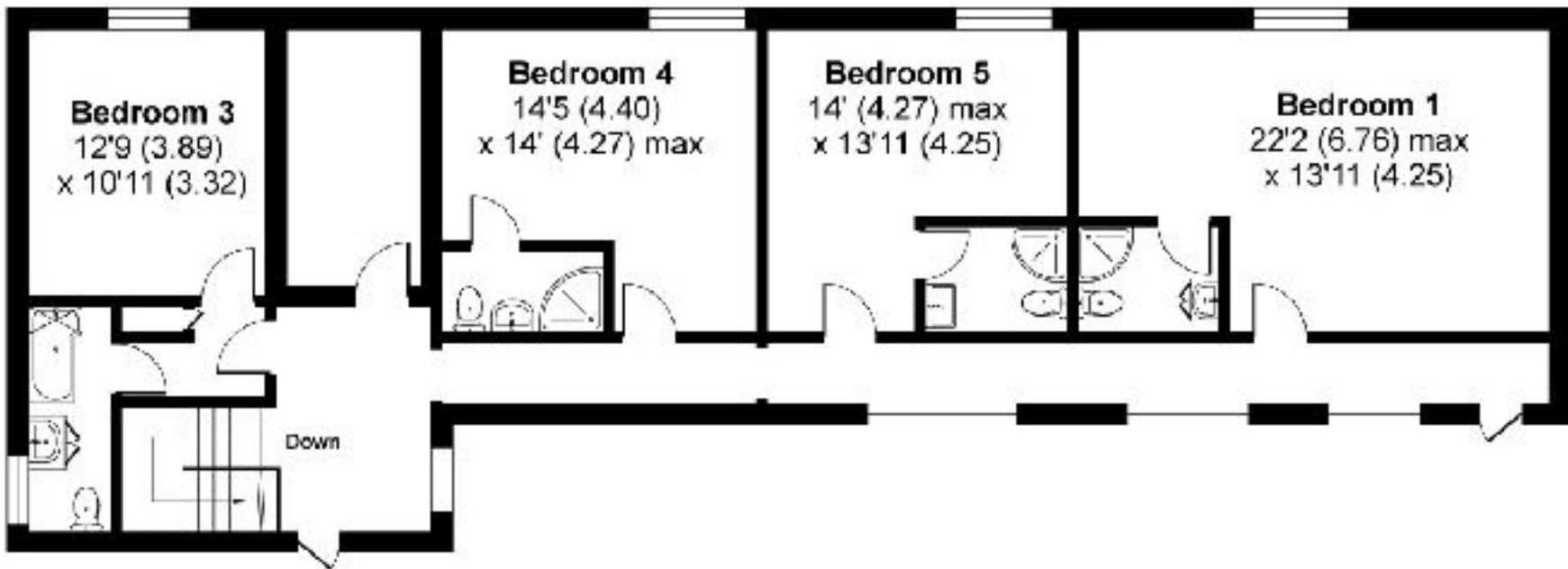
Coaching House Floor Plan

Somerford Hall,
Somerford,
Brewood,
Stafford,
ST19 9LQ.

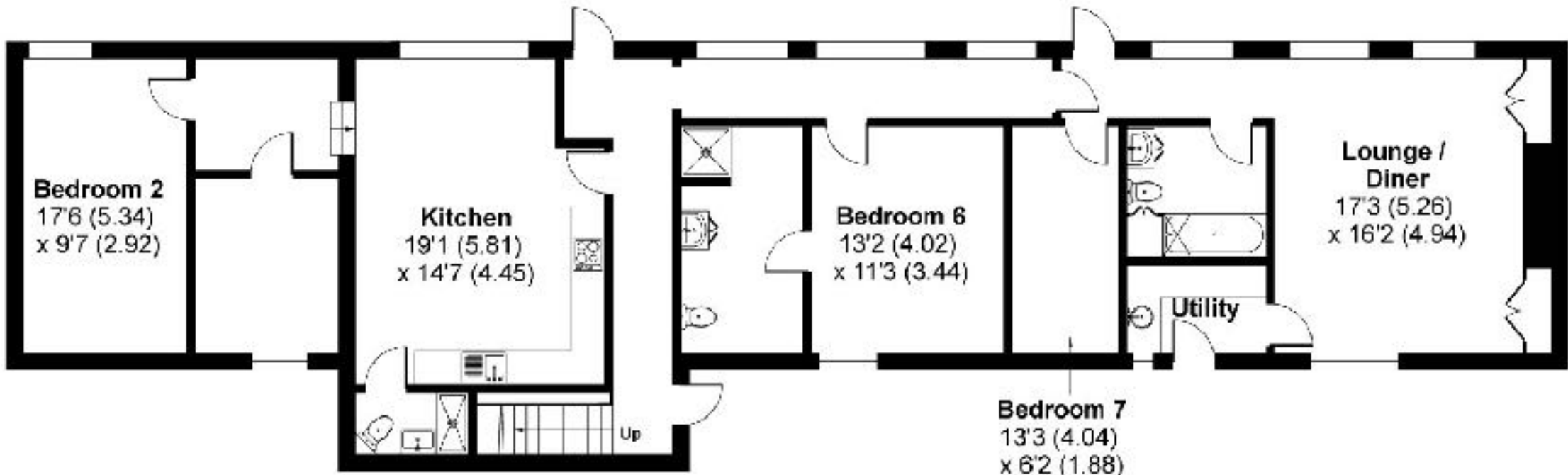
Somerford Hall, Somerford, Brewood, Stafford, ST19

Coaching House = 2866 sq ft / 266.2 sq m

For identification only - Not to scale



COACHING HOUSE FIRST FLOOR 1213 SQFT



COACHING HOUSE GROUND FLOOR 1653 SQFT



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Fleurets
Leisure Property Specialists



Statutory Listing

Somerford Hall is a Grade II* Listed building having first been listed in 1953.

Tenure

Our clients would consider all sensible proposals including:

- Long Lease (i.e. 125 years)
- Short Lease (i.e. 25 years but subject to agreement)
- Management Agreement

Services

The property benefits from mains electricity and water with drainage being by way of a septic tank.

Cooking is by LPG gas with the heating via a biomass boiler.

Licences

Having ceased trading, Somerford Hall’s licence was suspended in October 2024.

Prior to that, the permitted hours were:

- Sale of Alcohol - Monday to Sunday 9:00 am to 2:00 am
- Late Night Refreshment; Performance of Dance & Live Music and Playing of Recorded Music (all indoors) - Monday to Sunday 9:00 am to 3:00 am

Business Rates

The property is an area administered by South Staffordshire Council.

The Rateable Value for 2026 is £42,000.

Confirmation of actual rates payable should be obtained from the Local Authority.

EPC

The property has an EPC of B.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





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Now part of
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