



Aerial View - Preston Gubbals, North Shropshire

## Planning History

The old farmstead at Manor Farm, in the North Shropshire hamlet of Preston Gubbals, sits within a 5 acre site. Over a period of years 3 planning consents had been obtained incorporating the conversion of existing farm buildings, in two stages, and the demolition of a residence and re-siting of a new home toward the heart of the site.

An initial site appraisal highlighted the cumulative effect of the 3 consents added considerable difficulties in achieving a cost effective build, particularly so as the barns are grade 2 listed. In addition, the isolated nature of each consent had left connectivity with gardens and parking feeling uneasy both in terms of ongoing use, and visual amenity.

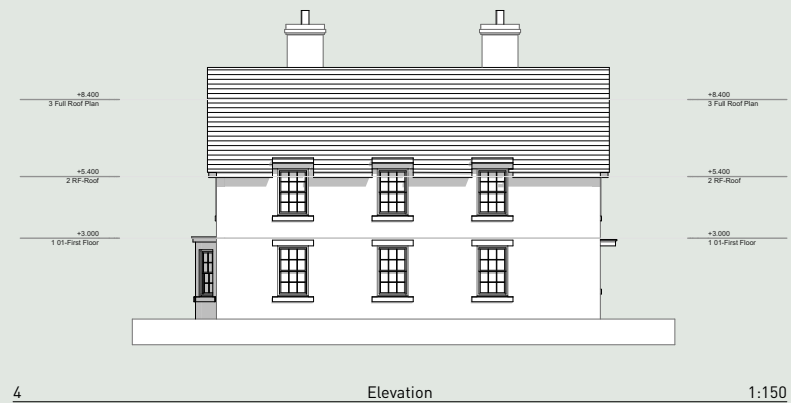
Picardy undertook a comprehensive reworking of the site, seeking a more cohesive development, simplifying the overall offering, thus reducing build costs, whilst maintaining sales values. Any site solution had to also deal with the relationships of buildings within the site, and those of neighbouring properties, which required specialist consultants.

A planning application and listed building consent were prepared, after discussions with the councils Conservation officer, and subsequently the nominated planning officer, submitted, and consent was granted autumn 2019.

In addition the rural nature of the site added ecological and wildlife challenges for roosting bats and Great Crested Newts. Picardy oversaw the required surveys and subsequent related consents that completed the planning campaign.



Grade II Listed Barns - Preston Gubbals, North Shropshire



Main House - Preston Gubbals, North Shropshire





Main Entrance - Preston Gubbals, North Shropshire

