



Hall Grange

A beautiful development of five luxury homes
nestled in the historic parkland of Hadnall Hall.

Countryside tranquillity combined with refined
contemporary living in – a truly distinguished
Shropshire address.

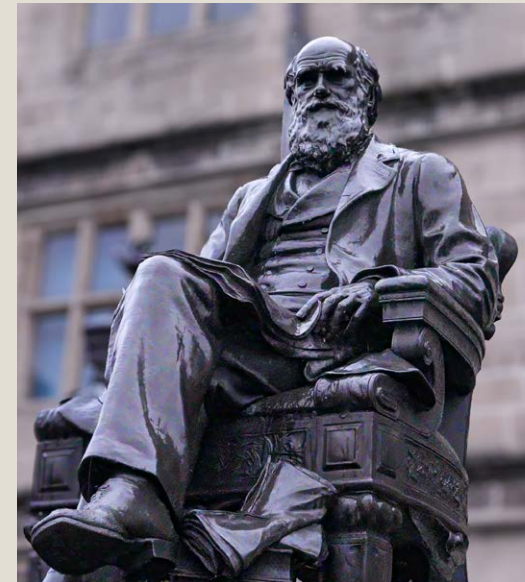


History... rewritten

Nestled within a charming village in the heart of Shropshire, Hall Grange perfectly balances rural living with easy access to amenities, both within the village and in nearby Shrewsbury, just 10 minutes' drive away. Hall Grange is tucked away in a secluded position behind Hadnall Hall, a historical home dating back to 1863 – a local landmark, built in a dramatic Gothic style.

The building's long and interesting history includes ownership by a shipping magnate, a vicarage, and as occupation for airborne forces during the Second World War. It presents a striking backdrop to a new development of stunning homes, which have been designed to complement the village setting in both size and materials.

The architecturally designed, detached executive homes are well suited to families, professionals or those looking to downsize in an unspoilt setting.



Built to last



Each one of the houses has been built to an exacting standard, designed to endure the demands of time and busy family life. While easily personalised to suit the tastes of each individual family, a feeling of quiet luxury suffuses each home: premium finishes include porcelain tiled and engineered wood floors in oak and walnut, antique brass ironmongery – reflective of the area’s industrial heritage, wool-rich carpets and state-of-the-art security systems. Bespoke kitchens feature hardwearing quartz work surfaces and high-end appliances, while bathrooms incorporate first-class sanitaryware, such as rainfall showers and freestanding baths.

With the future in mind, each house incorporates sustainable energy sources including air source heat pumps to provide underfloor heating, warming the house from the ground up, and mechanical ventilation and heat recovery systems. LED lighting, Cat 6 cabling and higher-than-average levels of insulation to floors, roof spaces and cavities ensures energy efficiency for many years to come.

Outside, great care has been taken to integrate the new properties within the well-established surroundings, utilising existing laurel and beech hedge and planting a

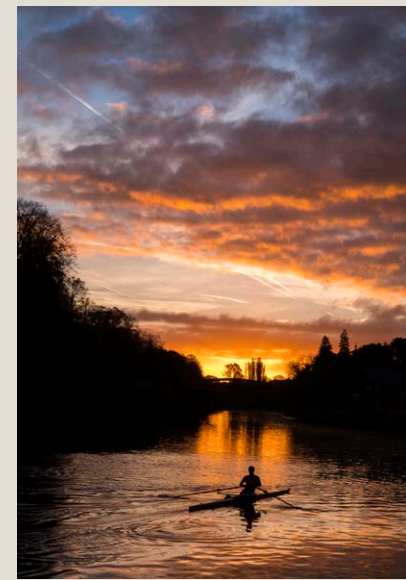
variety of native species, such as willow fencing, purple and copper beech hedging, and specimen trees such as copper beech, silver birch, hornbeam, magnolia and flowering cherry – the result will provide colour and interest through the seasons, much like the surrounding Shropshire countryside.

Houses blend with the older properties within the village, using old English brick elevations, slate tiled roofs and cedar cladding.

Welcome to Shropshire

A rich blend of natural beauty, industrial and social heritage, and both Welsh and English influences: Shropshire is one of the last remaining truly rural areas in Great Britain. The birthplace of the Industrial Revolution, Shropshire's contribution to Britain's success can be best seen at the UNESCO-listed Ironbridge Gorge – the world's first cast-iron bridge. The county town, Shrewsbury, is home to well-preserved medieval streets, a vibrant centre and modern amenities. Outside of its charming towns, the county offers magnificent rolling countryside in the form of the Shropshire Hills National Landscape, an area of outstanding natural beauty which once inspired J.R.R. Tolkien's Middle Earth and Shrewsbury-born Charles Darwin's studies of the natural world.

Wonderfully picturesque, the village of Hadnall sits on the A49 surrounded by rolling Shropshire countryside, ticking all the boxes for a charming village with its pretty duck pond, Grade II*-listed church dating back to the mid-1100s and a variety of useful amenities. The village store satisfies day-to-day needs, there is a well-regarded primary school, a village pub and an award-winning independent brewery. Shrewsbury is just three miles to the south, with extensive shopping and leisure facilities.





Life in Hadnall moves at a slower pace, centred around the rhythms of the seasons. Footpaths and bridleways radiate from the village into the surrounding farmland and the hills, connecting with a network of ancient rights of way and long-distance paths. Walking dogs, or stretching the legs after a long day, becomes a daily ritual.

Cafe culture

More exciting diversions can be found in neighbouring Shrewsbury, where café tables spill onto the streets, artisan eateries create a thriving restaurant scene and galleries, theatres and cultural attractions such as the castle offer plenty to entertain all ages. After dark, laughter, music and the clinking of glasses is the soundtrack to the town's varied bar scene – choose a pub by the river, a sophisticated cocktail bar, or an upscale restaurant, and watch the world go by.



Sporting pursuits

An energetic time can be had exploring Shropshire's excellent sporting and leisure facilities, from tennis and padel to cricket, and premium gyms in Shrewsbury such as David Lloyd and Bannantyne Health Club which offer luxury spa facilities, and an array of golf courses.



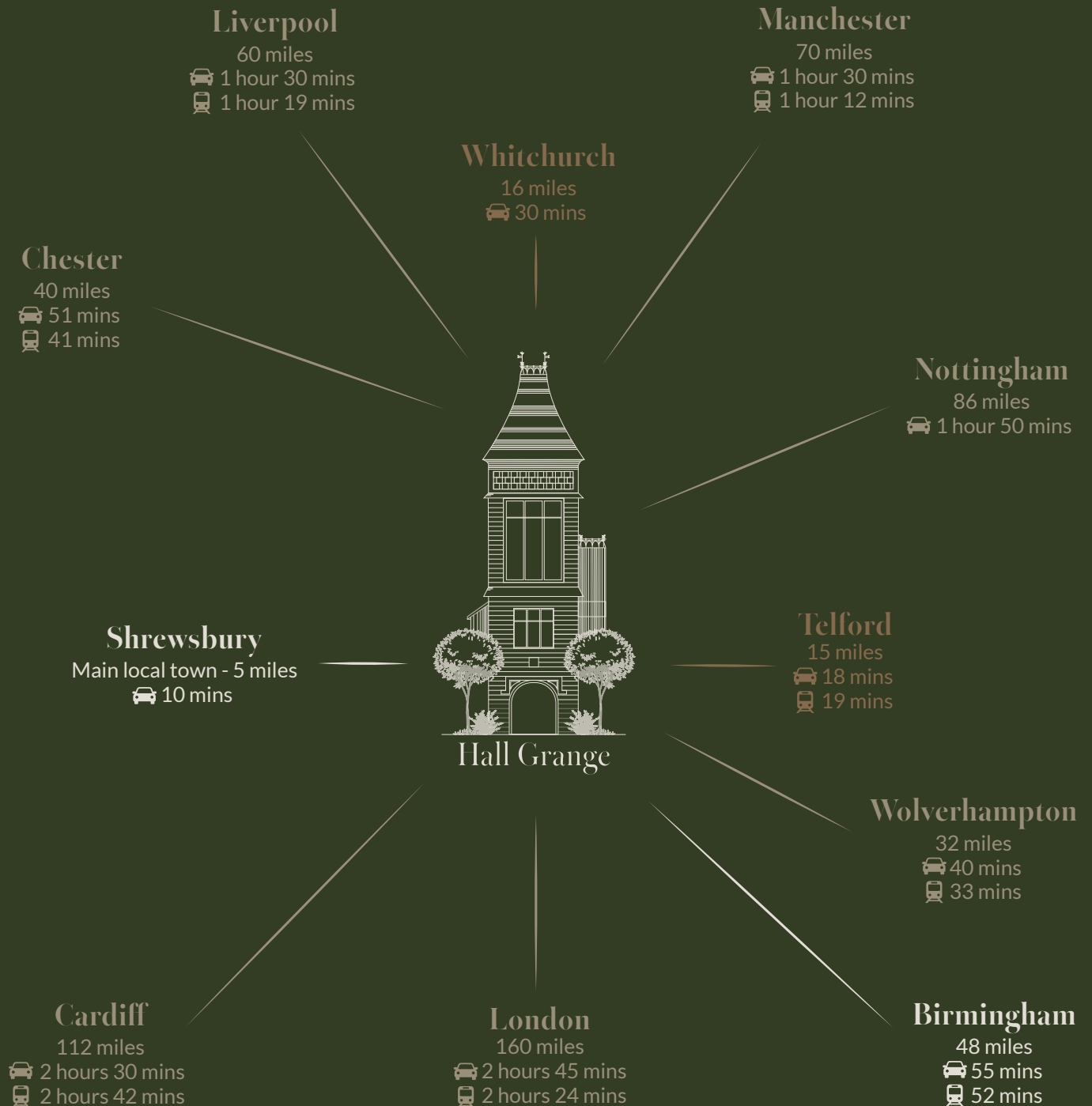
Education provisions

Locally there is an array of acclaimed independent schools, including Shrewsbury School, Shrewsbury High School, Prestfelde, Packwood and Adcote School for Girls. Haberdasher's Adams offers a grammar provision, while Shrewsbury College is rated 'Outstanding' for post-16 education.

Local area & transport links

Just 30 minutes to the south via the A49, the Shropshire Hills National Landscape is studded with fine medieval castles, country lanes, tranquil villages and forested valleys – all connected by ancient rights of way preserved for centuries.

Excellent transport links connect Hadnall to the surrounding countryside, so you're never more than a few minutes from rural areas to explore – both in Shropshire as well as over the border in Wales. The Clwydian Range and Snowdonia are accessible in under 90 minutes.



Hadnall Hall



- ① Blackthorn House
- ② Mulberry House
- ③ Juniper House
- ④ Lime Tree House
- ⑤ Copper Beech House



Plot 1 - Blackthorn House



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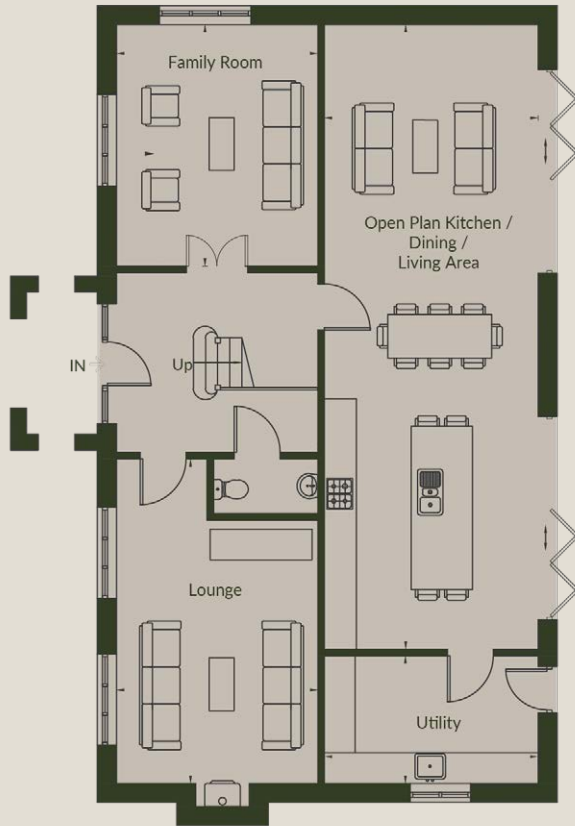
Beautifully designed bright & open family home

A light and open house with multiple reception spaces, offering ample space for the demands of busy family life. Thoughtfully imagined interiors create a home that you'll love to live in, whether you're entertaining or relaxing.

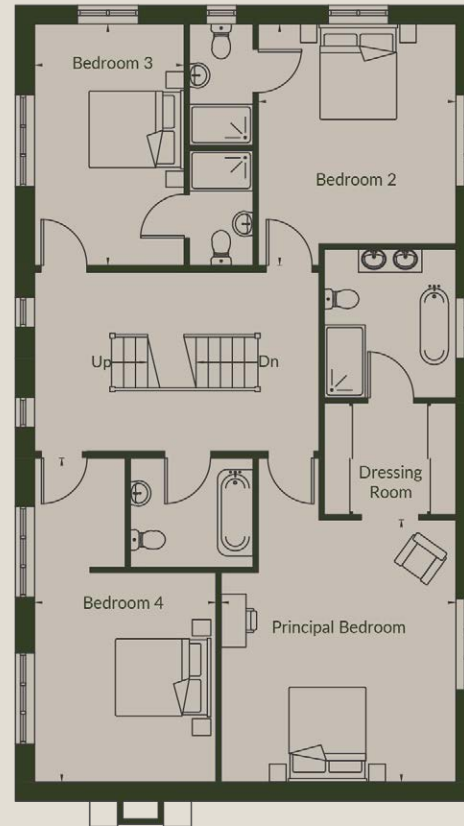
BLACKTHORN
HOUSE



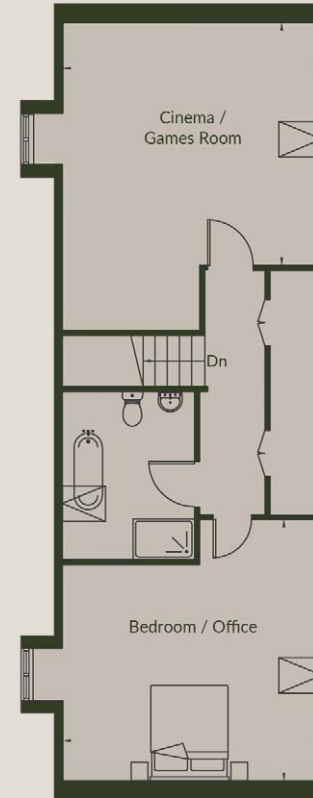
Plot 1 - Blackthorn House



Ground Floor



First Floor



Second Floor



Room	ft
Family Room	15'6 × 13'1
Lounge	20'10 × 13'0
Kitching/Dining/Living room	40'1 × 13'8
Utility	13'8 × 8'2
Principal Bedroom	16'10 × 15'1
Bedroom 2	15'5 × 12'8
Bedroom 3	15'5 × 9'7
Bedroom 4	20'10 × 11'7
Bedroom / Office	16'10 × 16'6
Cinema / Games Room	16'6 × 15'7
Garage	21'0 × 19'11
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Approx. total area (Including garage)	3,915 sq ft 363.8 sq m
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Plot size	0.25 acres

EPC rating	A
Projected yearly running costs*	£673

*Assessment date 13th Jan 2025 by Elmhurst Energy

Plot 2 - Mulberry House

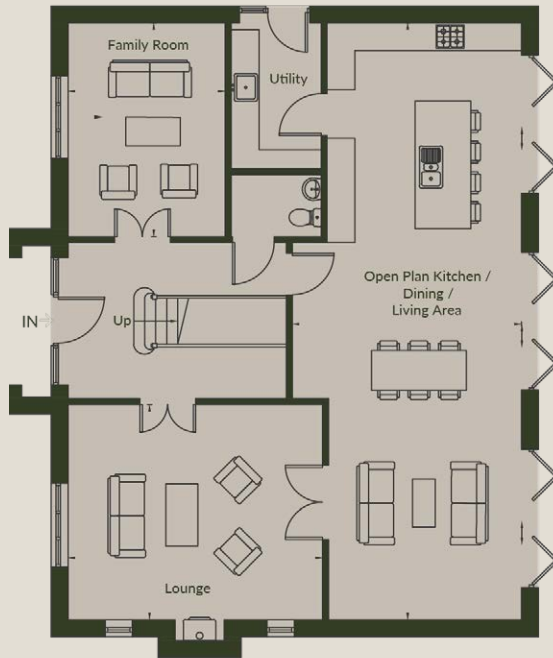


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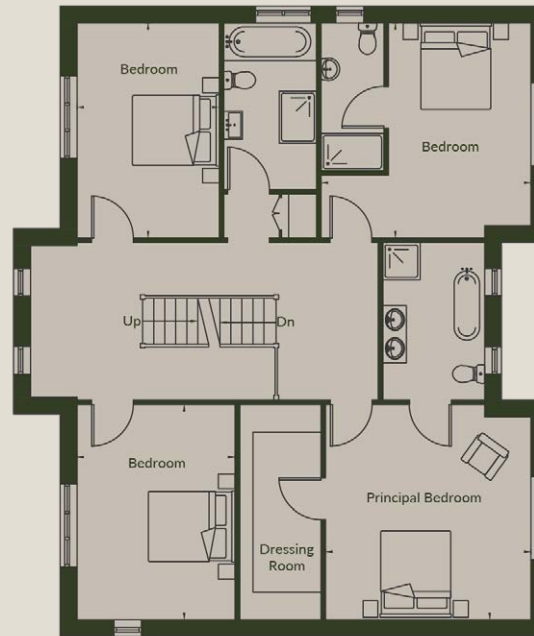
Superbly executed light, airy family living

A premium finish inside and out complements the spectacularly bright and open interiors, flooded with natural light by a wall of bifold doors along the main reception room – the perfect space for entertaining.

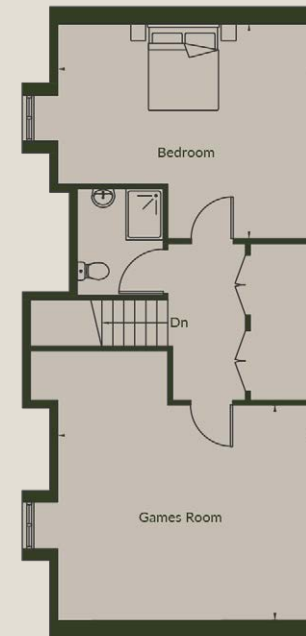
Plot 2 - Mulberry House



Ground Floor



First Floor



Second Floor

Room	ft
Family Room	15'1 × 11'1
Lounge	17'11 × 15'2
Kitching/Dining/Living room	42'2 × 16'2
Principal Bedroom	15'2 × 14'6
Bedroom 2	15'2 × 14'9
Bedroom 3	15'2 × 11'1
Bedroom 4	15'2 × 10'0
Bedroom / Office	18'4 × 15'2
Games Room	18'4 × 15'6
Garage	21'3 × 20'2
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Approx. total area (Including garage)	3,954 sq ft 367.4 sq m
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Plot size	0.26 acres
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EPC rating	A
Projected yearly running costs*	£739

*Assessment date 13th Jan 2025 by Elmhurst Energy



Plot 3 - Juniper House

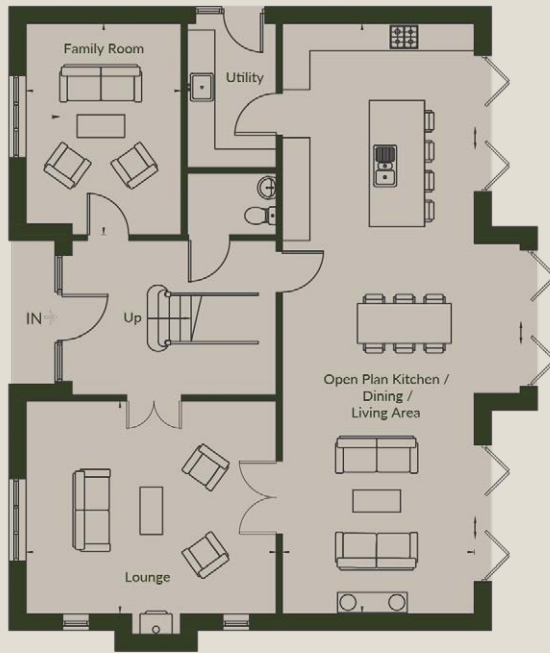


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Thoughtfully considered calm & contemporary design

Perfectly balancing warm and welcoming family spaces with stunning rooms designed for entertaining, this house offers wonderfully designed accommodation with modern living in mind – plus a high quality finish.

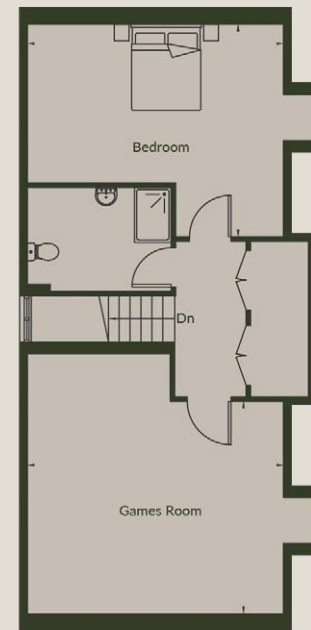
Plot 3 - Juniper House



Ground Floor



First Floor



Second Floor



Room	ft
Family Room	15'1 × 11'1
Lounge	17'11 × 15'2
Kitchen/Dining/Living room	42'2 × 13'8
Principal Bedroom	15'2 × 14'9
Bedroom 2	15'2 × 14'6
Bedroom 3	15'2 × 11'1
Bedroom 4	15'2 × 10'0
Bedroom / Office	18'3 × 15'2
Games Room	18'3 × 15'2
Garage	21'2 × 20'1
Approx. total area (Including garage)	3,954 sq ft
	367.4 sq m
Plot size	0.27 acres

EPC rating	A
Projected yearly running costs*	£757

*Assessment date 13th Jan 2025 by Elmhurst Energy

Plot 4 - Lime Tree House

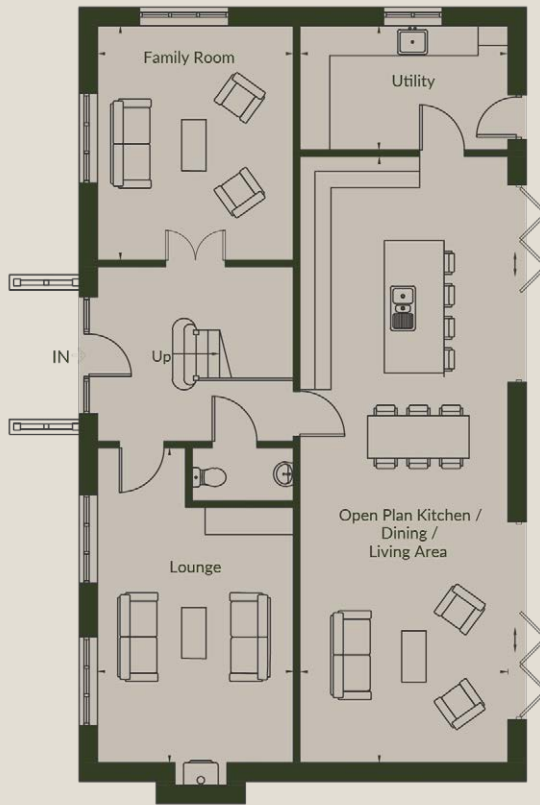


6  5  TREE

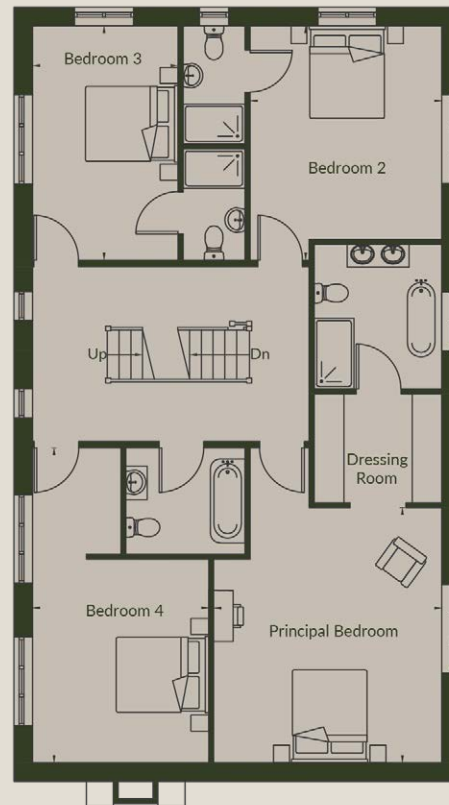
Space for everyone, open plan design for modern living

All of the six well-proportioned bedrooms has access to its own bath or shower room – so there's no queuing on busy mornings. Downstairs, three generous reception areas provide room for everyone to have their own space.

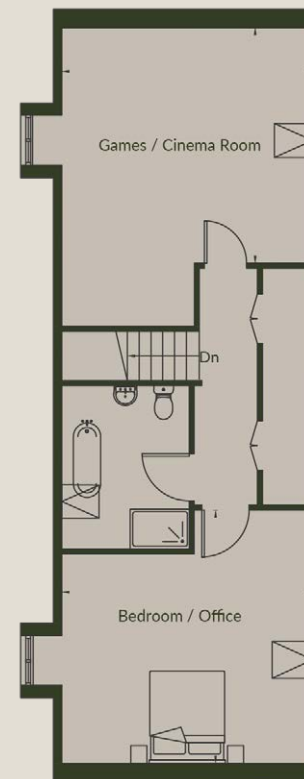
Plot 4 - Lime Tree House



Ground Floor



First Floor



Second Floor





Room	ft
Family Room	15'5 × 13'0
Lounge	20'10 × 13'0
Utility	13'8 × 8'2
Kitchen/Dining/Living room	40'1 × 13'8
Principal Bedroom	16'10 × 15'1
Bedroom 2	15'5 × 12'8
Bedroom 3	15'5 × 9'7
Bedroom 4	20'10 × 11'7
Bedroom / Office	16'6 × 15'7
Games / Cinema Room	16'9 × 16'6
Garage	21'1 × 20'1
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Approx. total area (Including garage)	3,912 sq ft
	323.8 sq m
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Plot size	0.29 acres

EPC rating	A
Projected yearly running costs*	£632

*Assessment date 13th Jan 2025 by Elmhurst Energy

Plot 5 - Copper Beech House

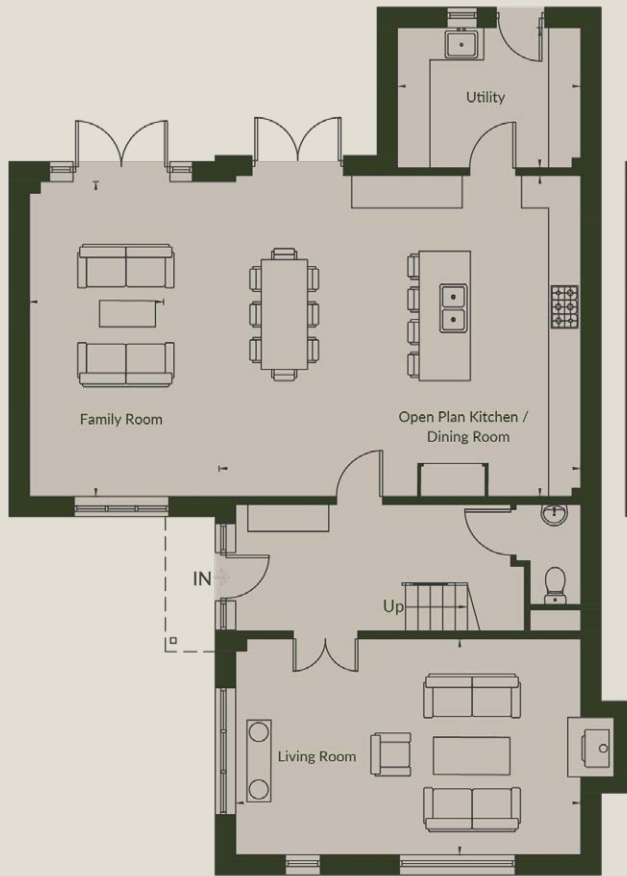


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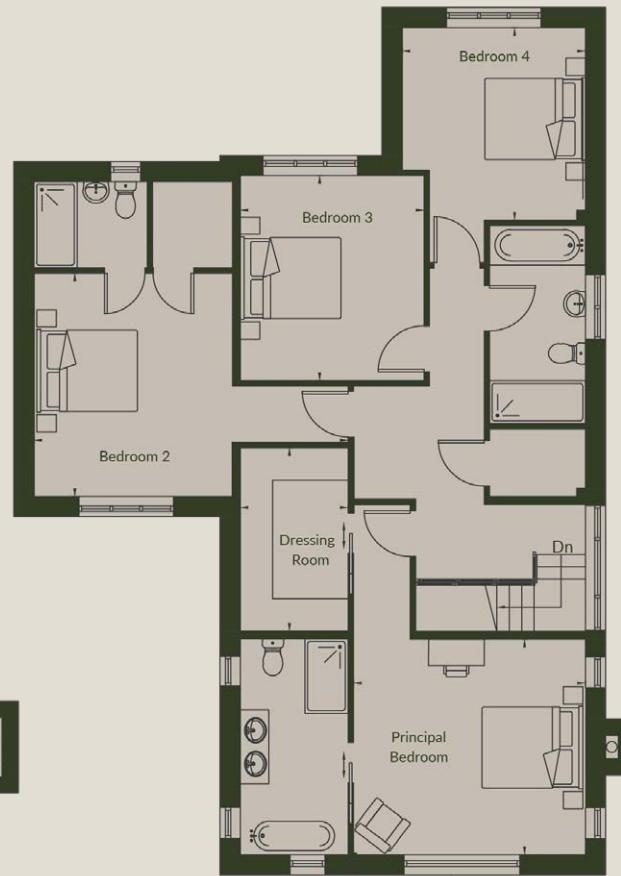
Exceptionally private, spacious home suited to family life

Set apart from the other four houses, this detached house feels fantastically secluded. The individual layout prioritises space for living: generous open plan spaces with separate areas for work and entertaining.

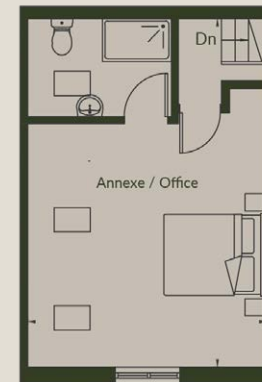
Plot 5 - Copper Beech House



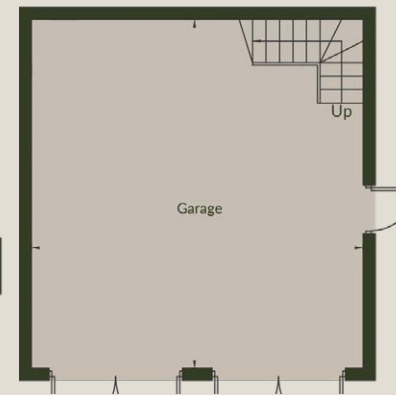
Ground Floor



First Floor



Garage First Floor



Garage Ground Floor

Room	ft
Family Room	19'1 × 8'2 ft
Living Room	20'11 × 13'1 ft
Utility	11'1 × 8'6 ft
Kitchen/Dining/Living room	22'0 × 19'6 ft
Principal Bedroom	14'1 × 13'1 ft
Dressing Room	11'1 × 6'6 ft
Bedroom 2	19'1 × 13'6 ft
Bedroom 3	12'5 × 11'2 ft
Bedroom 4	11'8 × 11'1 ft
Annexe / Office	20'1 × 14'6 ft
Garage	21'2 × 20'2 ft
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Approx. total area (Including garage)	3,183 sq ft 295.7 sq m
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Plot size	0.25 acres

EPC rating	A
Projected yearly running costs*	£304

*Assessment date 13th Jan 2025 by Elmhurst Energy



Design features



Exterior design

- Clay tiles or natural slate to roofs
- Monocouche through colour silicon render to plots 1 & 4
- Timber cladding to plots 4 & 5 garages
- Handcrafted oak porches to plots 4 & 5
- Deep stone plinths to plots 1 & 4
- Brick plinths to plots 2, 3 & 5

Energy efficiency and technology

- Triple glazed argon filled flush-fit casement windows
- ASHP with UFH to ground floor. Radiators to first and second floors
- 2 EV fast-charge terminals to each plot
- 4.8 kw solar PV fitted to each plot
- 9.5KWHr renewable energy battery storage to each plot

- Enhanced insulation to ground floor, cavity walls and roof space
- Log burner installed to each plot
- Smoke and CO detection system to each plot
- Full Fibre to the premises (FFTP) ultra-high speed broadband to each plot

Security and convenience features

- Colour coordinated composite Safer By Design front doors with side lights to all plots
- Detached double garages to all plots
- Colour coordinated electrically operated sectional garage doors (Bluetooth operated)
- CCTV to external areas and alarm system fitted as standard

- All plots have a full complement of external lighting, security lighting, power sockets and water connections

Landscaping

- Turf to front and rear garden areas
- Landscape planting to each plot including trees, shrubs and estate railings
- Gravel driveway with granite cobble edging
- Cobbled edging to estate road and plot thresholds
- Oak lighting bollards on access road
- Access road is fully landscaped
- Large patio areas covered in porcelain tiles



Interior specifications



Interior design

- Bespoke staircase design in oak with glass balustrading or metal spindles
- Bifold doors/ French windows or large format sliding windows installed to each plot
- Porcelonosa or Mandarin Stone floor and wall tiling
- Premium 80% wool carpets to remaining areas
- Panelled painted doors with premium ironmongery
- Deep moulded architrave and skirting
- All timberwork and walls painted in coordinated colour palette
- All principal suites come with large en suites and dressing rooms

Kitchen

- Hand - painted shaker style wooden kitchens
- Quartz worktop to kitchen and utility
- Large feature island to each plot with seating for four
- 30mm quartz worktop to all islands
- Premium appliances to all properties to include dishwasher, wine chiller, full height larder fridge, full height larder freezer and extractor
- 1100mm or 1200mm professional grade stainless steel induction range cooker
- Butler sink to main kitchen area and utility
- Boiling water tap to main kitchen
- Large utility room with boot room area complete with washer and dryer

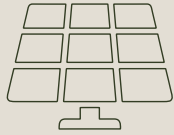
Bathrooms

- Double vanities to all principal en suites
- Grohe concealed smart shower to all principal en suites with rainwater head
- Crosswater Belgravia mixer shower systems with rainwater heads to remaining areas
- Luxury Crosswater Belgravia bath and basin mixer taps throughout
- Coordinated floor and wall tiling to all bathrooms
- Heated towel rails to all bathrooms
- Wall mounted rimless WCs to all bathrooms with slimline soft close seats

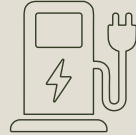


Energy-efficient by design

All our homes at Hall Grange are built for modern living, combining cutting-edge sustainability with exceptional comfort. Every property is packed with future-ready technology that keeps energy use low and running costs down.



Solar panels harness renewable energy directly from your roof



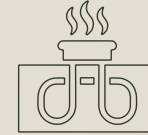
Electric vehicle charging points make sustainable travel effortless



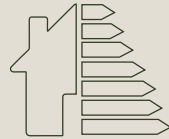
Renewable energy battery storage 9.5kwh per house as standard



Underfloor heating delivers consistent, comfortable warmth throughout



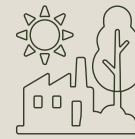
Air source heat pumps provide low-carbon heating and hot water



"A" rated EPCs with low projected operating costs (see individual plot pages for details)



Smart battery storage ensures you make the most of the energy your home generates



Ecologically friendly with considered landscaping, rainwater soakaways and wildlife accommodation



FFTP - super high speed broadband

Built to the highest standard

Every home at Hall Grange achieves an EPC rating of A, the highest possible classification, reflecting exceptional energy efficiency and a commitment to sustainable living.



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HOME BUILDERS
www.consumercode.co.uk



HBF Home
Builders
Federation

ATSPACE





Find us

Directions

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Shropshire, SY4 4FJ

what3words: ///defenders.craft.polka (estate entrance)

Register your interest

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The Savills logo consists of a solid yellow square positioned above the word "savills" in a lowercase, red, sans-serif font.

www.hallgrange.com



Hall Grange

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