

Proposed 2Bed House

no. 9 St. Stephen's Close

RESIDENTIAL BUILDING PLOT WITH OUTLINE PLANNING CONSENT

PROPOSED DWELLING TO EAST OF ST STEPHENS CLOSE, LUDLOW, SHROPSHIRE, SY8 1QQ

- An outline planning consent for erection of a residential house including means of access
- Located in an established residential area in sought after town of Ludlow
- Total Gross Internal Floor Area of proposed dwelling is 75.5 m sq (813 ft sq)
- Currently arranged to provide domestic garages

PRICE: Offers in excess of £75,000 (Exclusive)

FOR SALE

RESIDENTIAL BUILDING PLOT

LOCATION

The property is situated on the eastern side of St Stephens Close in the town of Ludlow. The property forms part of an established residential area situated approximately 0.2 miles from the town centre of Ludlow, where all local amenities are available.

Ludlow is an established market town and administrative centre serving the south of the county of Shropshire. The town also benefits from a strong tourist trade due to it's wealth of historic buildings and annual events including the acclaimed Food Festival, the Medieval Festival and Classic and Historic Car Rally.

Ludlow is situated approximately 30 miles from the county town of Shrewsbury and approximately 24 miles from the City of Hereford, which is to the south.

DESCRIPTION

The property comprises of a site benefitting from outline planning consent for a residential house including means of access under Planning Reference 22/01152/OUT.

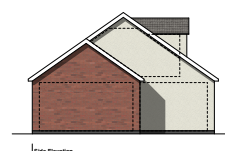
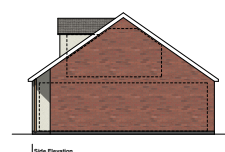
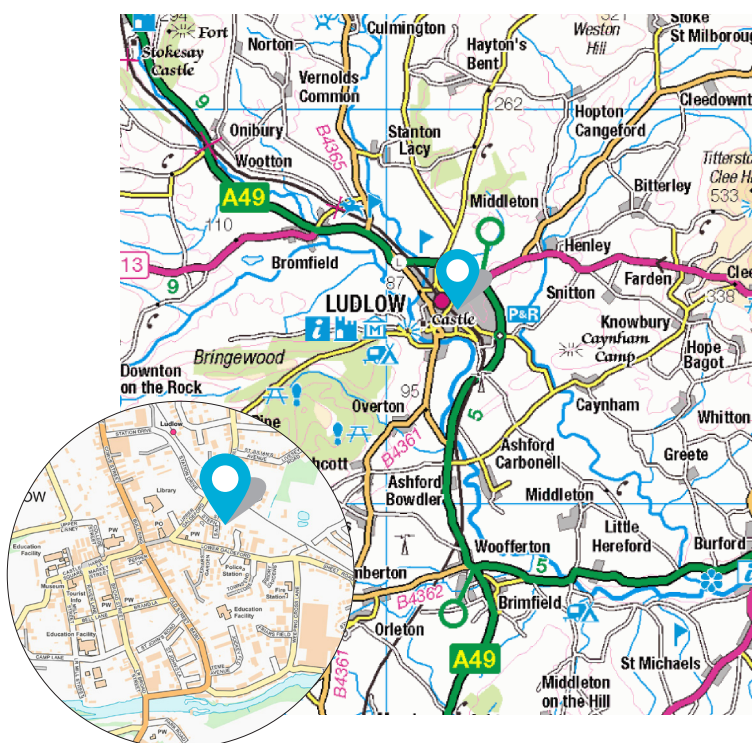
The site is accessed directly off St Stephens Close and has a site area of approximately 0.07 acres(0.028 acres). There are currently a variety of domestic garages constructed on the property.

A copy of the planning consent and plans relating to the same are available from the selling agents upon request.

ACCOMMODATION

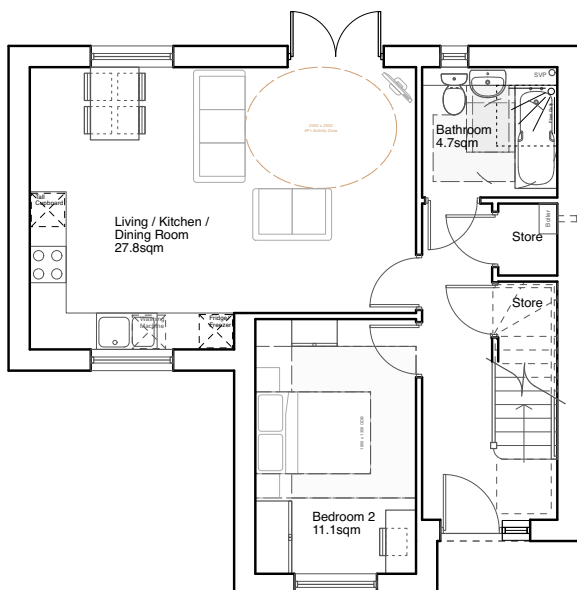
(All measurements are approximate only)

	SQ M	SQ FT
TOTAL GROSS INTERNAL FLOOR AREA	75.5	813
	ACRES	HECTARES
TOTAL SITE AREA	0.07	0.028

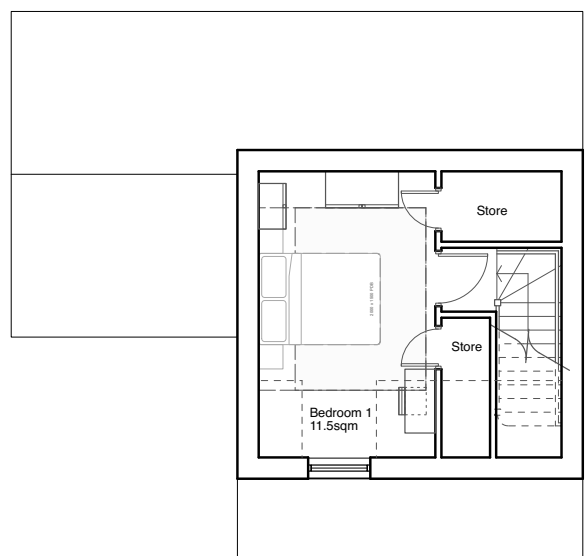


FOR SALE

RESIDENTIAL BUILDING PLOT



Ground Floor
75.5sqm GIA



First Floor

FOR SALE

RESIDENTIAL BUILDING PLOT

COUNCIL TAX/RATEABLE VALUE

To be assessed

EPC

To order

TENURE

The property is offered for sale Freehold with vacant possession. The property is owned under part of Property Title Number SL76345.

PLANNING

Prospective purchasers should make their own enquiries to the local planning authority

The site is understood to benefit from outline planning consent for a residential house including means of access under Planning Reference 22/01152/OUT.

A copy of the planning consent and plans relating to the same are available from the selling agents upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of the transaction.

SERVICES

(Not tested at the time of inspection)

All mains services are understood to be available for connection subject to the normal connection charges. Prospective purchasers should rely on their own enquiries.

VAT

The property is understood not to be elected for VAT

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

PRICE

Offers in excess of £75,000 (Exclusive)

VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: james.evans@hallsgb.com

Harriet Shakeshaft

07538 912 096

E: harriets@hallsgb.com

Commercial Department

01743 450 700

E: commercialmarketing@hallsgb.com



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own

enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

hallsgb.com

01743 450 700