



Holters

Local Agent, National Exposure

**The Old China Shop, Pepper Lane, Ludlow, Shropshire, SY8 1YW**

**Guide price £180,000**



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## The Old China Shop, Pepper Lane, Ludlow, Shropshire, SY8 1YW

The Old China Shop is ready for its next chapter, and it could be YOU who writes it! This charming space is a blank canvas and has the potential to be a masterpiece. Roll up your sleeves, unleash your inner designer, and prepare to transform this abode into the talk of the town!

### Key Features

- Partly Renovated Townhouse
- Full Planning Permission Granted
- An Exciting Opportunity
- Character Features Throughout
- 3 Double Bedrooms
- Bathroom & En-suite to Master Bedroom
- Sought After Town Centre Location
- Available With No Onward Chain

### The Property

Located in the heart of the beautiful and historic town of Ludlow you will find The Old China Shop, a partly renovated detached townhouse. Retaining its original features, such as the high vaulted ceilings and oak beams on the first floor, once finished this townhouse will offer a perfect fusion of historic charm and modern flair. The current design features a kitchen diner, living room, utility room, three bedrooms, an en-suite attached to the master bedroom, and a separate bathroom. Once the current plans are completed, this property would be well-suited as a holiday rental, especially considering its location in the town centre and private access. For an

astute property developer, exploring the potential of converting the property into two flats may be worthwhile, and interested parties are advised to make their own planning enquiries.

As shown in the photographs, extensive work has already been undertaken to include a new roof, exterior cladding, the foundations and overall groundworks, new windows and external door, along with first fix stud wall partitions on the ground floor, all just to mention a select few. Mains electricity, water and drainage connections are already established at the property and a complete ground floor slab including insulation and underfloor heating pipes have also been installed.

Ideally situated to take advantage of all that Ludlow has to offer, a short walk in any direction will take you to a place of interest. It could be something as functional as the 24 hour garage or maybe the supermarket, if you prefer to shop locally you could stop in at one of the many butchers or bakers, head across one of the majestic bridges for beautiful walks

through the countryside, or go a little further up the road to the leisure centre to make use of the spa, gymnasium or swimming pool. Whatever you need, you'll be sure to find close by. It may be worth noting if you commute that the A49 can be easily accessed and the property is approximately 1/4 of a mile from Ludlow train station.

### Planning Permission

Shropshire Council Planning Permission Reference No: 17/05883/FUL.  
Shropshire Council Building Control Reference No: 20/00412/OTHFPO

### The Location

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair, Ludlow Fringe and Green Fair there are events to keep you



entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

### Tenure

We are informed the property is of freehold tenure.

### Council Tax

Shropshire Council - Band TBC

### Agents Note

Please be advised that this property is unmortgageable in its current format.

### Services & Heating

We are informed the property is connected to mains water, electricity and drainage. This property also benefits from gas central heating and underfloor heating.

### Nearest Town/Cities

Leominster - 12 miles

Tenbury Wells - 10.5 miles

Church Stretton - 16.5 miles

Hereford - 24 miles

Kidderminster - 23 miles

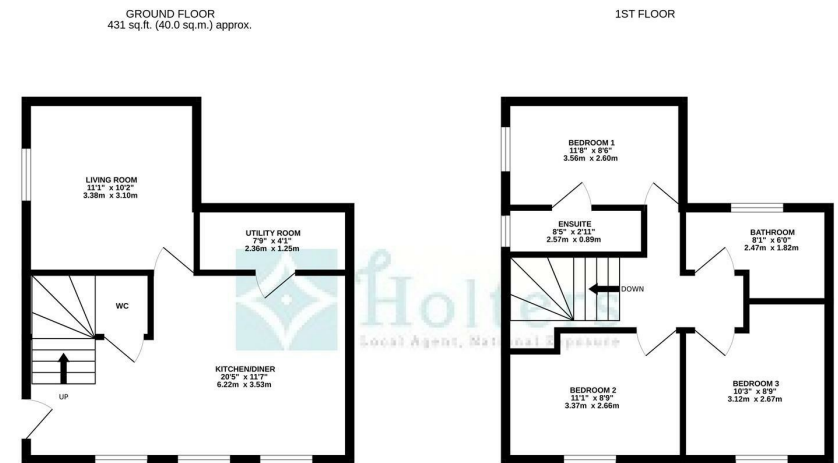
Shrewsbury - 28 miles

### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline on for the guidance of intended purchasers or les and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use or occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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