



**6 The Square, Clun, Craven Arms, SY7 8JA**

**Offers in the region of £185,000**

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**\*INVESTMENT OPPORTUNITY!\*** A 3 storey property, currently with mixed commercial and residential use. Located in the centre of Clun, No.6 The Square has a good-sized garden, ground floor shop/office and store rooms, a 2 bedroom duplex apartment and is available with no upward chain!

## Key Features

- Mid-Terraced Property
- Set Over 3 Storeys
- Ground Floor Shop/Office & 2 Rear Store Rooms
- Duplex Apartment Across Second & Third Floors
- 2 Bedrooms, Kitchen, 1 Reception Room & 1 Bathroom
- Good-Sized Rear Garden
- Town Centre Location
- Countryside Views from Upper Floors
- **\*Investment Opportunity\***
- Available with No Upward Chain

## The Property

Introducing No.6 The Square, which is a 3 storey property located in the heart of historic Clun, which lies on the River Clun and nestled in the picturesque Clun Valley. Set amidst some of the most beautiful and scenic countryside England has to offer, Clun is a close knit and friendly community, which embraces the 'laid back' lifestyle and is found close to the Welsh/English border.

Available to buy with no upward chain, No.6 The Square, formerly The Midland Bank, is an ideal investment opportunity and is currently split into a ground floor shop/office space with 2 useful rear store rooms and a 2 bedroom duplex apartment set over the middle and top floors. At the back of the property there is a good-sized garden, while inside countryside views can be enjoyed from the upper floors. The property is just a mere stones throw from the local shop/post office, café, hairdressers and 2 traditional pubs, The White Horse and The Sun Inn. The

property does not have designated parking, but unrestricted parking is available directly out front. Offering a variety of purposes, the current mixed commercial and residential layout could remain, or potentially the property could be converted to one larger dwelling set over the 3 floors, or perhaps separated into 2 apartments, both with their own gardens areas, subject to all necessary permissions.

Approached from the roadside pavement, inside an entrance hallway provides access into the shop/office space, the 2 rear store rooms, which subsequently have doors allowing access out the rear garden. Stairs from the entrance hall rise to the middle floor where there is a landing, modern kitchen, bathroom and spacious living room complete with a feature fire. On the top floor, a small landing area gives way to 2 bedrooms.

Outside, the rear garden is worthy of particular note and can be accessed through the ground floor store rooms or via a door off the kitchen on the middle floor. Split into 2 tiers, the lower tiered courtyard garden area is paved for ease of maintenance, while the much larger upper tier which makes up the vast majority of the garden is largely laid to lawn, along with a vegetable patch and a west-facing, paved seating area. Overall the garden has walled, fenced and hedged borders, flowered beds, a variety of mature shrubs and trees and a useful shed.

## The Location

Located in the south of the rural county of Shropshire, Clun is a place steeped in history with the remains of a Norman castle, the town hall museum and the 15th century, famous Clun Bridge, just to mention a select few. The town offers plenty of useful facilities including a primary school, a SPAR convenience store with post office, a hair salon, antique shops, a tea room, a number of small business including a business park, a doctors surgery, a fire station, a community centre with a play park, a church, a community hall and 2 public houses called the The Sun Inn & The White Horse, which both offer wonderful home cooked meals as well as a wide selection of locally produced ales and ciders. You will also be able to enjoy the various groups and activities available in the village hall every week or soak up the local culture at one of the number of small festivals carried out in Clun throughout the year including the Green Man festival in May, the Clun Open Gardens in June, the Clun Carnival and Show at the beginning of August and the Clun Valley Beer Festival which takes place in the six open pubs in the valley (from Anchor to Aston on Clun) in October.

Situated within the most stunning countryside setting, Clun is a great place for you to invite visitors to, especially those of an active disposition owing to the famous Offas Dyke trail which runs to the west of the town and as a result presents a variety of outdoor pursuits and is popular with walkers and cyclists.



Rural, but by no means isolated Clun is centrally located just 6 miles from the larger market town of Bishops Castle, 7 miles from the border town of Knighton and 9 miles from the town of Craven Arms. Slightly further field finds historic Ludlow town, which is 16 miles away and the county town of Shropshire, Shrewsbury, which lies 25 miles away to the north.

#### Services

We are informed the property is connected to mains water, drainage and electricity.

#### Heating

Electric heating.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Shropshire Council - Band A (6 The Square) | Band A (The Flat)

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 36MB. Interested parties are advised to make their own enquiries.

#### Nearest Towns

Bishops Castle – Approximately 6 miles

Knighton - Approximately 7 miles

Craven Arms - Approximately 9 miles

Ludlow - Approximately 16 miles

Newtown - Approximately 17 miles

Shrewsbury - Approximately 25 miles

#### What3words

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#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

At the point of your offer being verbally

accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### 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 only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchasers must satisfy themselves as to the accuracy of these details and make their own enquiries. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G	51	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

