



Cruckton Affordable Housing

Shrewsbury | Shropshire





Affordable Housing

Cruckton, Shropshire
Shrewsbury, SY5 8PW

Selection of two and three bedroom houses with landscaped gardens and off road parking.

80% OF MARKET VALUE

Local connection criteria applies

FOUR, TWO BEDROOM HOUSES

TYPE 1 – PLOTS 3-6

ACCOMMODATION IN BRIEF:

- Approx. 79sq meters gross internal area
- Entrance hall
- Kitchen/breakfast room, separate WC
- Living room with dining area
- Study
- Two bedrooms
- Family bathroom
- Landscaped gardens to the front
- Off road parking for two cars

TWO, THREE BEDROOM HOUSES

TYPE 2 – PLOTS 1-2

ACCOMMODATION IN BRIEF:

- Approx. 93sq meters gross internal area
- Entrance hall
- Kitchen/breakfast room, separate WC
- Living room with dining area
- Three bedrooms
- Family bathroom
- Landscaped gardens to the front
- Off road parking for two cars



Examples of previous work



HIGH SPECIFICATION INCLUDES:

- Mellow brick elevations with tiled roof
- White UPVC double glazed windows, French doors & front door
- LVT floor covering to the ground floor, carpeted stairs & first floor bedrooms, bathroom with LVT floor covering
- Bespoke fitted kitchen to include worktops, stainless steel sink with mixer taps and draining board, fan assisted oven, induction hob with extractor above, integrated fridge freezer, space for washer/dryer
- French doors from the living space to outside
- Under stairs storage cupboard
- Bathroom: to include; bath, WC and vanity unit with sink above, partially tiled walls
- Ground floor WC with basin & tiled splashback
- Fitted wardrobes to both bedrooms in Type 1 house
- Fitted wardrobes to bedrooms 1 & 2 in Type 2 house
- Landscaped front garden with level lawns
- Two tarmacked car parking spaces to the rear

Distances in approx. miles

Shrewsbury 4m | Oswestry 17m

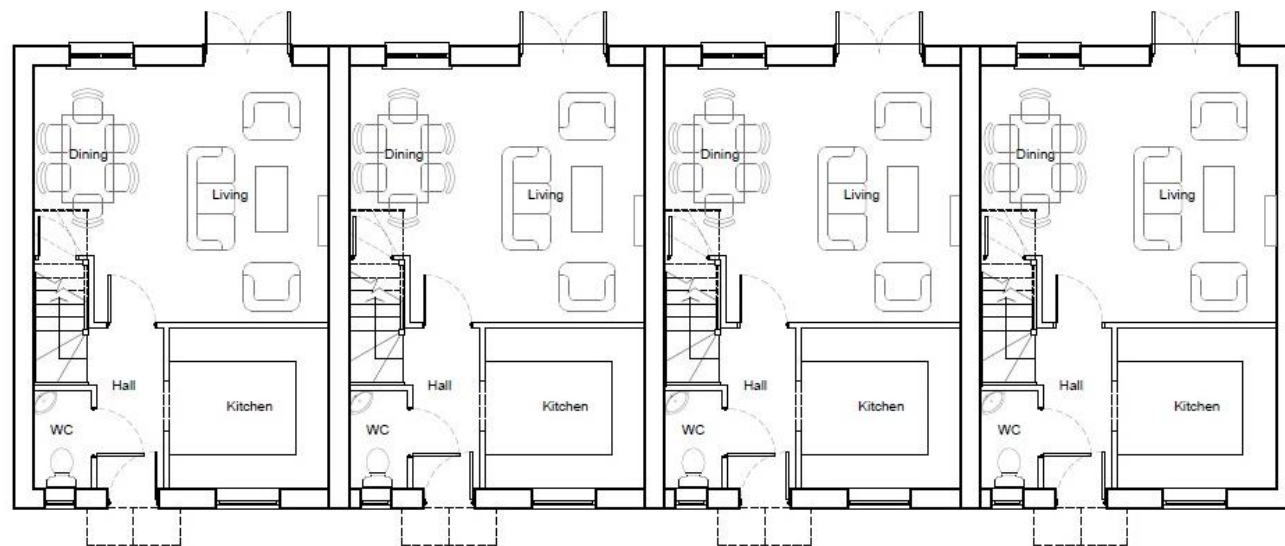
Telford 19m | Shifnal 21m | Bridgnorth 24m

Birmingham Airport 60m

TYPE 1 – TWO BEDROOM HOUSES



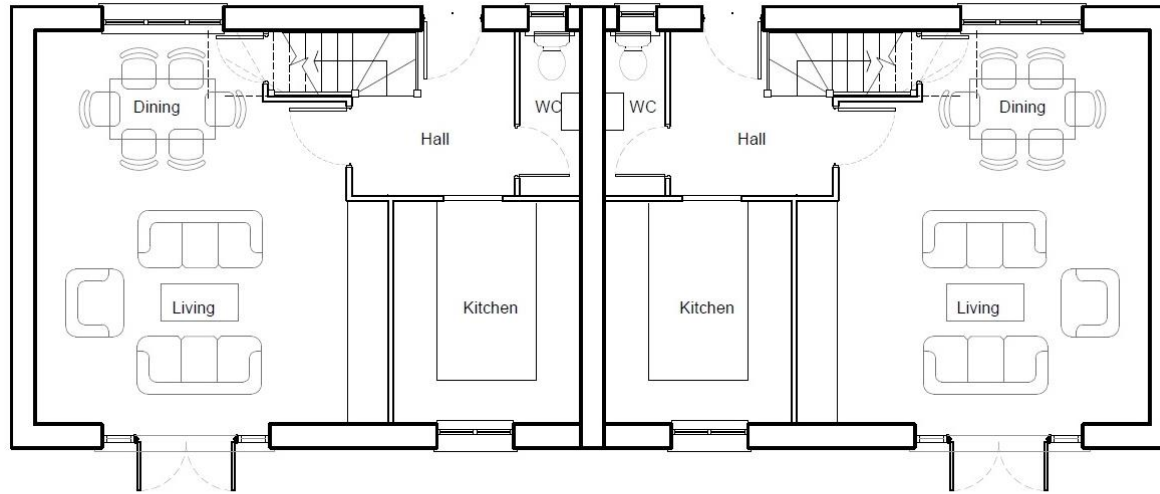
FIRST FLOOR



GROUND FLOOR

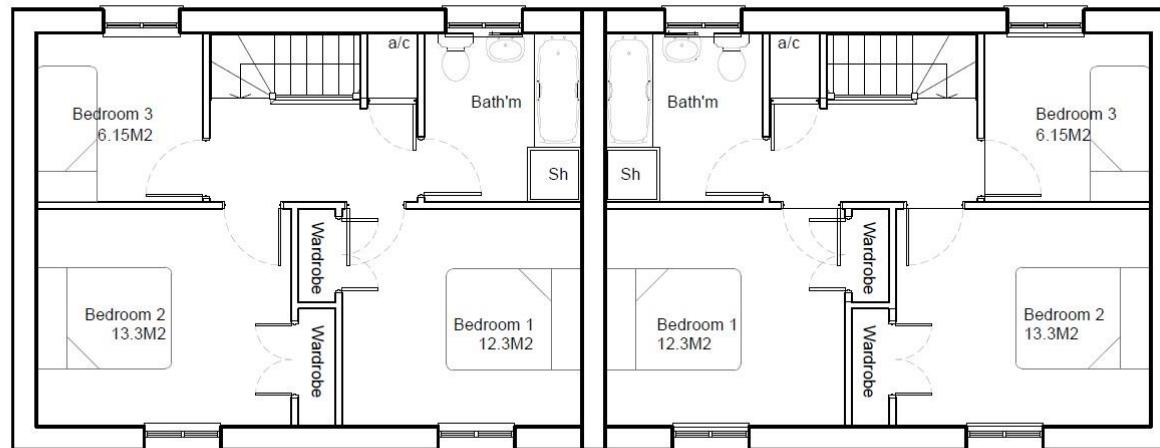
Gross Internal Area Approx. 79m2

TYPE 2 – THREE BEDROOM HOUSES



GROUND FLOOR

Gross Internal Area Approx. 93m²



FIRST FLOOR

LOCATION

The houses are located just two miles outside of the historic market town of Shrewsbury, benefitting from far reaching views over the surrounding Shropshire countryside. Shrewsbury is an idyllic market town which offers a wide range of amenities, including shops, pubs, restaurants and recreational facilities such as 18-hole golf course, as well boasting a high-quality cricket club, football team and rugby club. Shrewsbury has several pre-school nurseries as well as primary schools St Thomas and St Anne's Primary School in Hanwood and Mary Webb Secondary in Pontesbury. Details on catchment areas can be found at:

<https://shropshire.maps.arcgis.com/apps/webappviewer/index.html?id=d6ab15037ca741589b262f27170843c1>

The property enjoys its rural prominence, whilst also benefitting from excellent communication links, being just one mile from the A5 which will take you onto the M54 or A49 beyond. The property is within a 10-minute drive to Shrewsbury train station which has a wide variety of access to many other locations such as Birmingham New Street which can provide further connections to London Euston.

DIRECTIONS:

POSTCODE SY5 8PW

What three words: royally.spotty.freezers

From Shrewsbury ring road (A5), take the B4386 towards Westbury and after 1.2miles the plots/houses will be seen on your right-hand side, clearly marked by a for sale board.

PROPERTY INFORMATION

TENURE: Freehold

PREDICTED EPC: rating C

SERVICES: mains water, electricity, treatment plant which discharges into a natural water course,
air source heat pump

LOCAL AUTHORITY: Shropshire County Council

COUNCIL TAX BAND: yet to be assessed

FOR SALE TO LOCAL QUALIFYING PURCHASER

TWO OF THE QUALIFYING CRITERIA FOR AT LEAST ONE ADULT MEMBER OF THE HOUSEHOLD NEEDS TO BE MET.

See definitions below:-

QUALIFYING CRITERIA

- Their parents were permanently resident in the Pontesbury parish (local area) at the time of applicant's birth.
- They were in permanent residence in the Pontesbury parish for any period of five years as a child attending a school in the Pontesbury parish or who for special reasons attended a school outside of the Pontesbury parish but would have been expected to attend a local school but for those special reasons.
- They are currently lawfully resident in the Pontesbury parish and have lived there for at least the last three years.
- They don't currently live in the Pontesbury parish but have previously lived there at some point for 15 continuous years as an adult.



Examples of previous work





- They are currently employed or routinely carry out self-employed work within the Pontesbury parish or 5 km of the site.
- They have a confirmed written offer of permanent work within either the Pontesbury parish or 5km of the site.
- They can demonstrate active community involvement in the Pontesbury parish sustained for at least the previous two years or are determined by the Pontesbury Parish Council as having some other form of strong connection with the local community and or its hinterland. (Active is not just attending community events but taking an active part within the community for example key holder for local hall and having to lock up at the end of an evening).
- Their parents currently live in the Pontesbury parish or another close family member who provided or requires a substantial degree of support to someone who currently lives in the Pontesbury parish.
- If over 55 years of age they have a close family member currently living in the Pontesbury parish.
- A buyer will need to also confirm that the property will be their only or principal home, they are a first-time buyer or be able to show to Shropshire Councils satisfaction that their current home is unsuitable, they will also need to prove that they are unable to afford to purchase another property on the development an application pack will be provided by Shropshire Council and the interested purchaser will have to provide supporting information to show they have need and local connection.
- Please note: Shropshire Council will confirm potential buyer's local connections and provide confirmation for conveyancing and Land Registry purposes.





LARCH
PROPERTY

Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: larch-property.co.uk

Email: info@larch-property.co.uk

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