



## 2 BENT LANE

Ditton Priors, Bridgnorth, Shropshire, WV16 6SY



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**Guide Price: £515,000**



**A SUPERB OPPORTUNITY TO ACQUIRE A  
FOUR-BEDROOM CHARACTER PROPERTY  
WITH LAND**

- Four bedroom detached property of period stone construction
- Requires modernisation and updating
- Large garden
- 4.18 acres of pasture land
- Agricultural barn
- Excellent potential for lifestyle and amenity purchasers
- Situated on the outskirts of a village with many local amenities

**FOR SALE BY PRIVATE TREATY**

**Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008**

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

## LOCATION

The property is located on Bent Lane, Ditton Priors. Situated at the foot of the Brown Clee, the highest point in Shropshire, Ditton Priors is within the Shropshire Hills Area of Outstanding Natural Beauty (AONB).

## THE PROPERTY

This property offers an excellent opportunity to acquire a renovation project set within 4.42 acre parcel of land. 2 Bent Lane is a four-bedroom, detached property of stone under tile construction. Whilst the property requires an element of modernisation and updating throughout, it provides an excellent opportunity for a purchaser to renovate the property to a family home. The property benefits from character features and views over the Shropshire countryside.

To the ground floor is a kitchen, dining room, conservatory, living room and WC. To the first floor are 3 double bedrooms, a single bedroom and the family bathroom.

The property in total extends to 4.42 acres (1.78ha). Of this, 4.18 acres (1.69 ha) is pasture land with the remainder being the house, garden and agricultural building. The land is permanent pasture and suitable for amenity and equestrian use. The barn also provides a useful storage area which could be used to house livestock or horses should it be required.

## TENURE AND POSSESSION

We are advised that the property is freehold and vacant possession will be granted upon completion.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## VIEWING

Strictly by prior appointment with the selling agents.

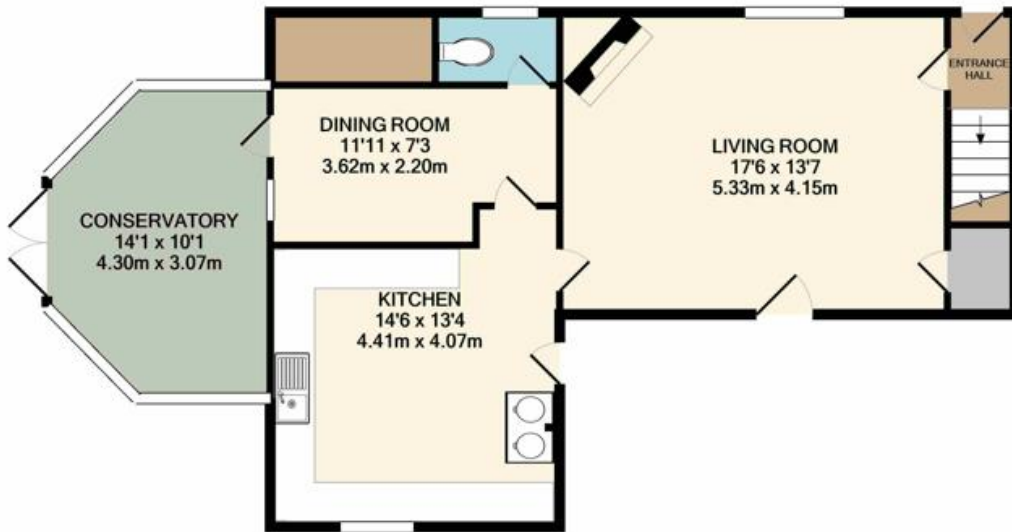
## DIRECTIONS

From Bridgnorth, take the B4364 Ludlow Road. At the Harpswood turn, just over a small hump-backed bridge, take a right turn towards Ditton Priors and Middleton Priors. Follow the narrow road through Middleton Priors and continue on the Brown Clee Road to Ditton Priors. Turn left at the Howard Arms pub and follow the road, where Bent Lane will be the second turning on the right. The property will be found on the left, identified by our For Sale board.

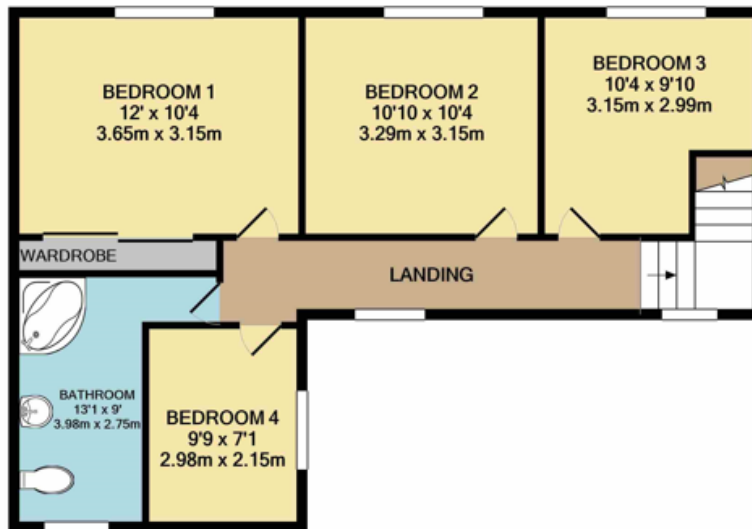
## SERVICES

The property is connected to mains water, and has its own septic tank. The property benefits from oil fired central heating.





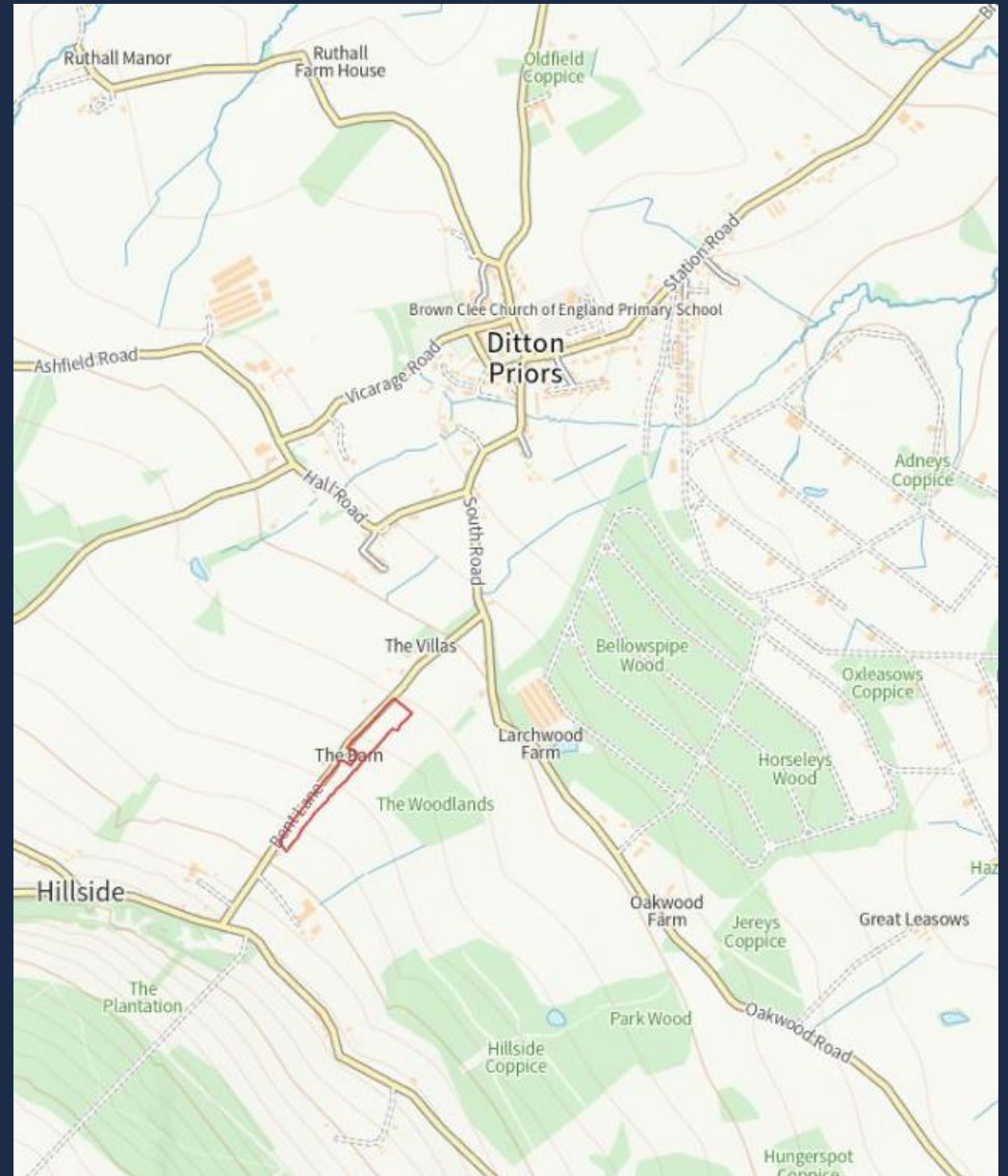
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 708 SQ.FT.  
 (65.8 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 582 SQ.FT.  
 (54.1 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1290 SQ.FT. (119.8 SQ.M.)







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