

FOR SALE

ATTRACTIVE SMALL HOLDING IN PLEASANT RURAL SETTING



The Hatch | Hatch Lane | Astley | Shrewsbury |
Shropshire | SY4 4BN

TSR
TOWLER SHAW ROBERTS



LOCATION

The property occupies a pleasant rural setting on the outskirts of Astley, just off the main A53. Astley is a popular rural village located 6 miles from Shrewsbury Town Centre with good connections to the main road network, being within convenient travelling distance from both the A49 to the north west, and A53 to the south east. Access to the property is down a long driveway.

Shrewsbury is the county town and main administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 18 miles west of Telford, 30 miles from Wolverhampton and 50 Miles from Birmingham.

The town offers a unique blend of cultural, educational and economic opportunities and is well served by rail connections to neighbouring towns and beyond to the national rail network.

DESCRIPTION

The property offers a very attractive and desirable small holding extending to approximately 11.21 Acres (4.54 hectares) and comprising a detached chalet bungalow, separate annex with double garage, stabling, glass house, poly tunnel and a large paddock area. The bungalow provides spacious and well appointed accommodation having 3 bedrooms, modern fitted kitchen, separate dining and living rooms and bathroom. The bungalow benefits from a great level of natural lighting having far reaching views of the Shropshire countryside.

The separate annex has been converted to provide further residential accommodation with 2 bedrooms, living room and kitchen/dining room, with the added benefit of a double garage to the front.

The developed portion of the site extends to approximately 1.3 acres (0.53 hectares) with the grassed paddocks extending to a further 9.91 acres (4.01 hectares).



ACCOMODATION

Chalet Bungalow

Ground Floor

Hallway

Living Room – 4.41m x 3.66m

Study – 3.68m x 2.39m

Dining Room/Living Room – 5.94m x 4.90m

Fitted Kitchen – 5.0m x 2.41m

Shower Room with low level w.c. and wash hand basin.

First Floor

Bedroom 1 – 4.58m x 3.64m

Bedroom 2 – 3.96m x 2.83m

Bedroom 3 – 4.59m x 2.76m

Fitted Bathroom comprising panelled bath, wash hand basin and low level w.c.

Detached Annex

Ground Floor

Double Garage – 6.26m x 5.93m

Kitchen/Diner – 5.91m x 3.64m

Living Room – 3.19m x 6.44m

Conservatory – 3.39m x 2.93m

Bedroom 1 – 3.03m x 5.90m

Bedroom 2 – 4.78m x 2.60m

Fitted Bathroom comprising panelled bath, wash hand basin and low level w.c.

Timber Framed Stabling comprising 2 stables, tack & feed room and workshop with central hay barn.

Glass House – 30m x 7m

Poly Tunnel – 16m x 5m



SERVICES

The property is understood to have mains electricity, private water supply with drainage by way of a septic tank. Interested parties are advised to make their own enquiries with the relevant utility companies.

EPC

Chalet Bungalow: 30 F
The Annex: 62 D

COUNCIL TAX

The property is currently assessed under Council Tax Band E

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

TENURE

The property is understood to be of freehold tenure and is offered For Sale with the benefit of vacant possession upon completion.

GUIDE PRICE

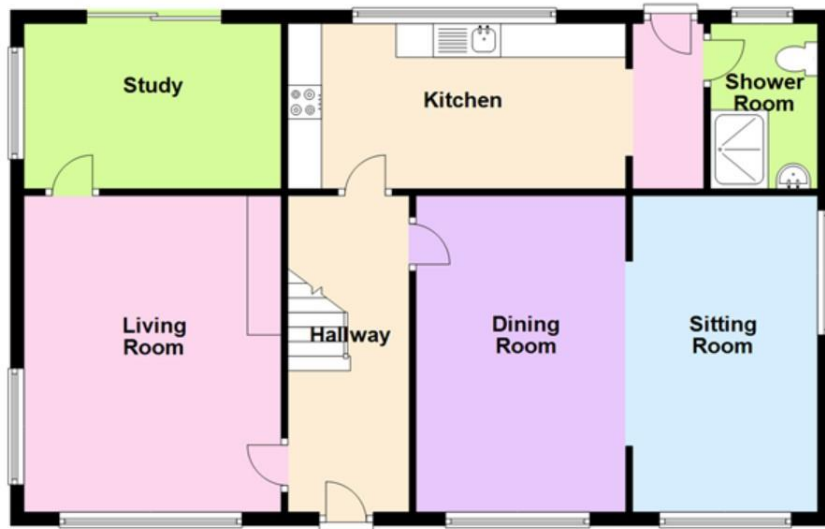
Offers in excess of **£750,000** are invited.

INFORMATION PACK

A comprehensive information pack is available to interested parties upon request via a data room.



Ground Floor
Approx. 916.8 sq. feet



Total area: approx. 1743.8 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

First Floor
Approx. 827.0 sq. feet



Ground Floor
Approx. 1369.2 sq. feet



Total area: approx. 1369.2 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

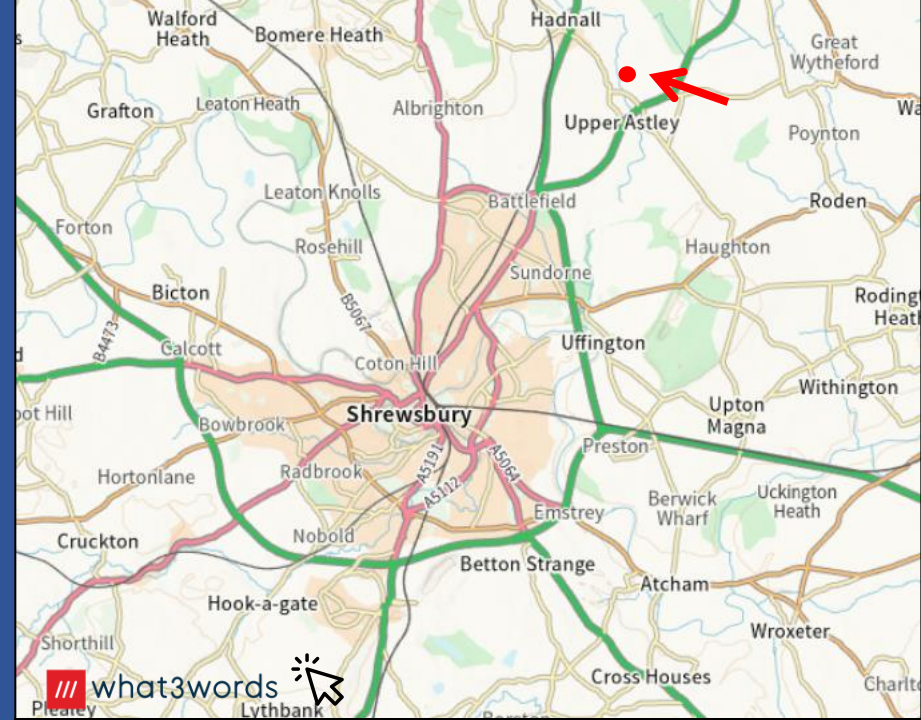
Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brasseley Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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