



Building Plot at Railway Gardens, Broome, Aston on Clun, SY7 0NU

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY — Guide Price: £165,000



2 reception rooms



4 bedrooms



2 bath/shower rooms

Craven Arms 3 miles, Shrewsbury 24 miles, Ludlow 12 miles. (All distances are approximate)



- **Exciting self build opportunity**
- **Consent for detached house**
- **Comprising 4 bedrooms, en-suite & family bathroom**
- **Kitchen/dining, lounge, study, hall**
- **Utility, wet room/WC, ample parking**
- **Spacious level plot in popular rural village setting**
- **Very accessible and convenient to local centres**

GENERAL REMARKS

An excellent opportunity to purchase an individual building plot which has full planning consent for the erection of a detached house in a delightful small village setting.

With an attractive design, the finished dwelling will provide family accommodation of around 1750 square feet with to the first floor, 4 bedrooms, one en-suite shower and family bathroom. Whilst to the ground floor will be an open plan kitchen/dining room with separate lounge, study, hallway, wet room/WC and utility.

Outside will be a private drive and parking area with sun deck, lawned garden and attenuation pond. The existing boundary hedges provide reasonable privacy with southerly views towards open countryside beyond the quiet heart of Wales railway line.



LOCATION

Broome is a delightful small village with its own community shop and the Kangaroo is just up the lane at Aston on Clun. A rural village with a strong community feel, Broome sits in a beautiful area of South Shropshire with the towns of Craven Arms and Ludlow within easy reach. The village also boasts its own small railway stop on the quiet heart of Wales line.





PLANNING

Full planning consent was granted on 28th July 2023 for the “erection of dwelling and installation of sealed cesspit”. Plans can be inspected on Shropshire Council planning portal Ref: 23/02073/FUL.

SERVICES

Mains water, electricity are located nearby. Drainage is to a sealed storage system which will require regular emptying.

DIRECTIONS

From Craven Arms proceed west on the B4368 to Long Meadowend and turn left onto the B4367 towards Clungunford and Hopton Heath. After one mile turn right for Broome and as soon as you go under the railway bridge turn left onto a track and the plot is 50 yards on the right.

MONEY LAUNDERING

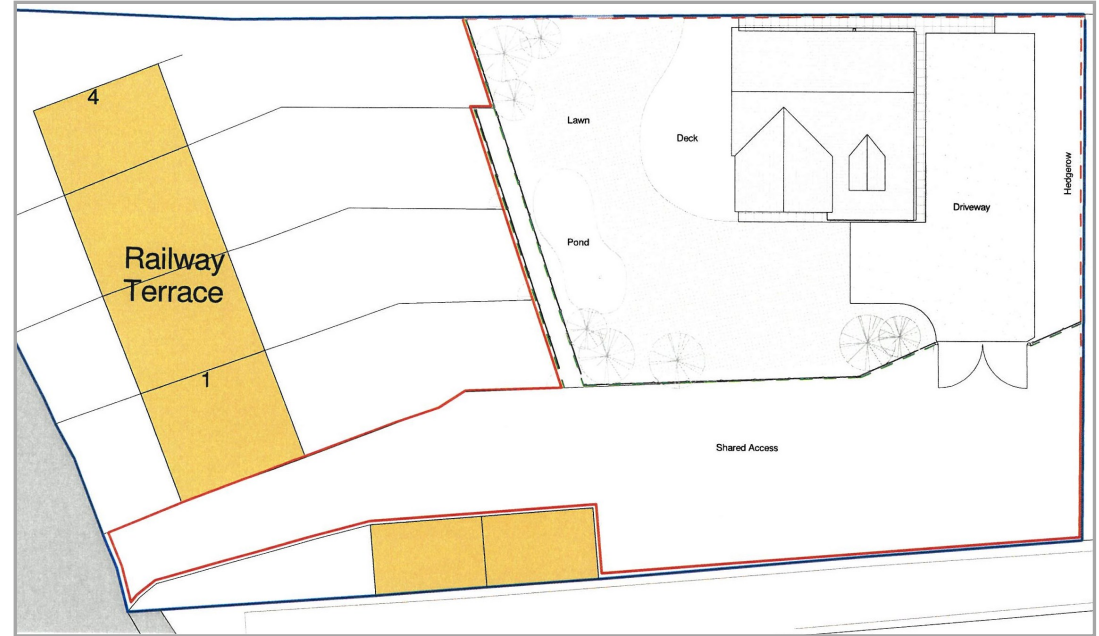
On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.



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Landscaping Plan



Halls ¹⁸⁴⁵

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