



Barns at Brunslow
Lydbury North, Shropshire, SY7 8AD

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Price: Offers over £300,000

Shrewsbury 24 miles, Ludlow 17 miles, Craven Arms 7 miles, Bishops Castle 5miles
(All distances are approximate)

GENERAL REMARKS

The Barns at Brunslow comprise a super range of traditional farmbuildings in a courtyard setting with consent for conversion into 3 detached and individual homes.

The whole site extends to approximately half an acre. It is set back from the main road and accessed by a public lane. The barns are of traditional construction, being principally brick and stone with slated roofs with several original internal timbers

LOCATION

The Barns are located in a rural settlement of a handful of dwellings within the Shropshire Hills Area of Outstanding Beauty. It is set back from the B4385 road, accessed by what is a public lane which used to continue up towards the village of Egton.

The popular village of Lydbury North is just 1.6 miles to the west and has a good range of local services, including a primary school, pub, village hall and church. Bishops Castle and Craven Arms are the local towns to the east and west with the larger centres of Ludlow and Shrewsbury providing a wider range of amenities and access to the national rail and road network.

PLANNING

Full planning consent has been granted for the conversion of traditional barns into three dwellings, installation of package (sewage) treatment plant, demolition of steel buildings and creation of replacement structure.
Ref: 23/03498/FUL, approved 11/10/23.

SERVICES

Mains water and electricity are on site or close by. Drainage will be to a new private treatment plant, to be installed by purchaser.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

DIRECTIONS

From Bishops Castle proceed east on the B4385 through the village of Lydbury North and after 5 miles in total, the entrance to Brunslow is found on the left. Proceed up the drive and the barns are on your right after 100 yards.

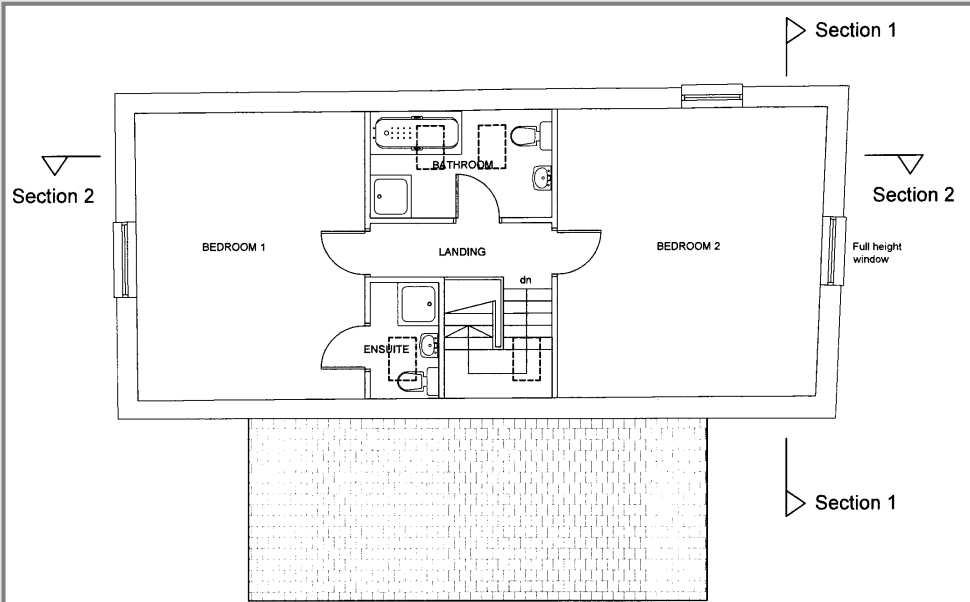
What3Words: spirit. ship.gravitare

MONEY LAUNDERING REGULATIONS

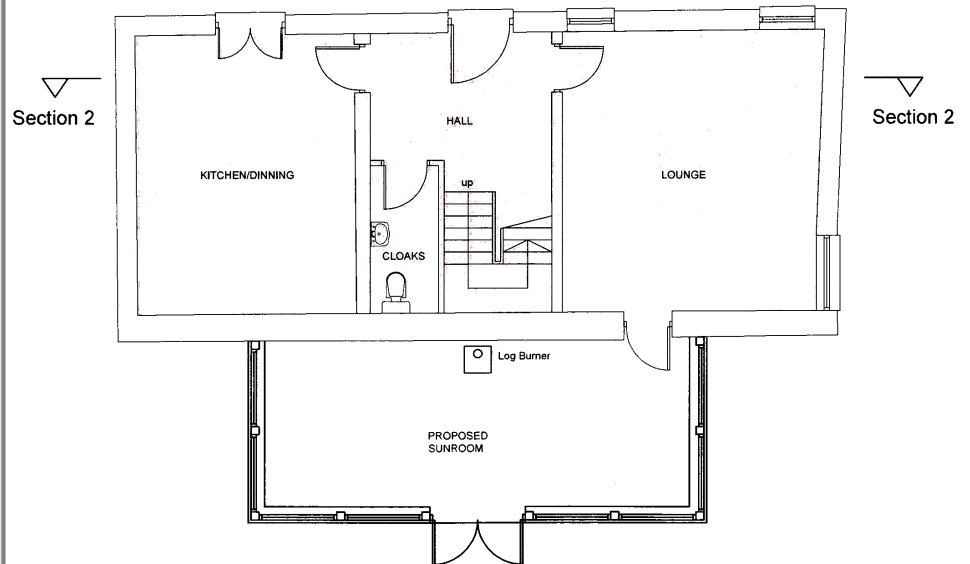
On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.



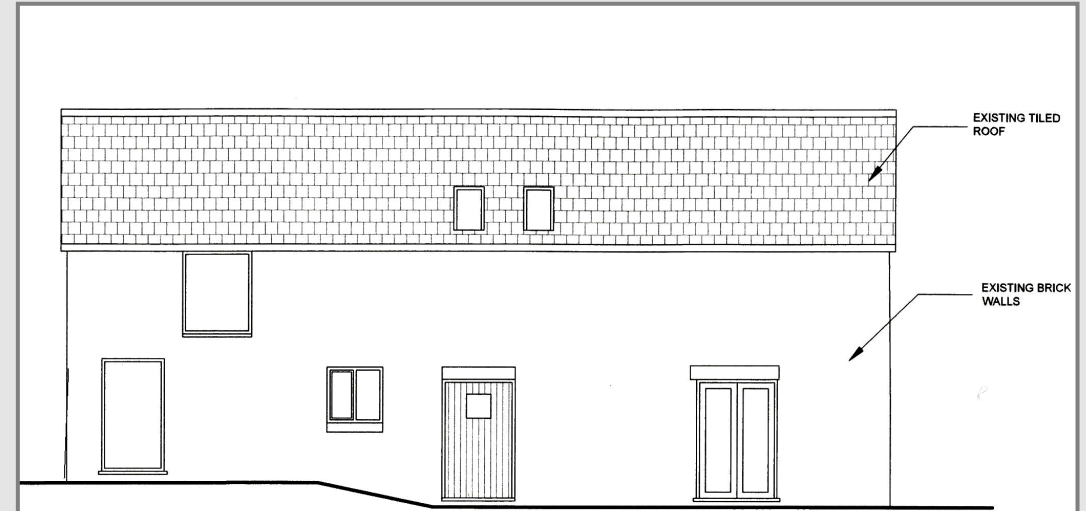
UNIT 1



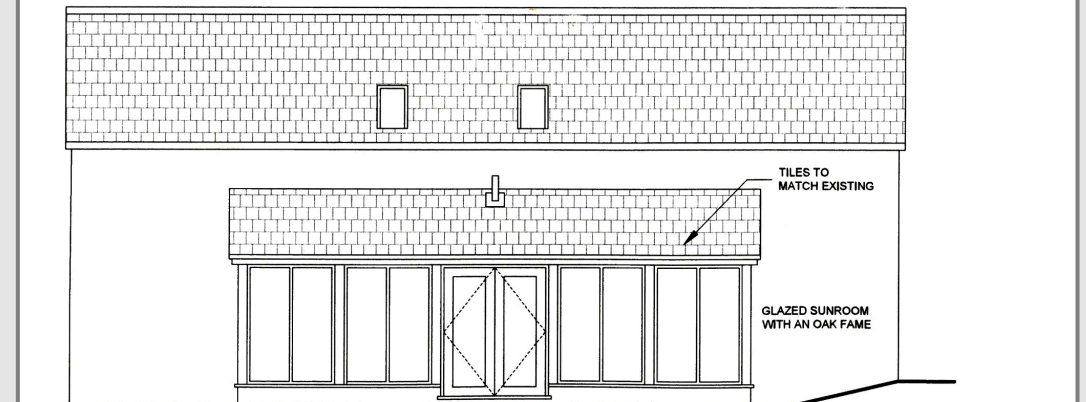
FIRST FLOOR PLAN 66m²



GROUND FLOOR PLAN 84m²

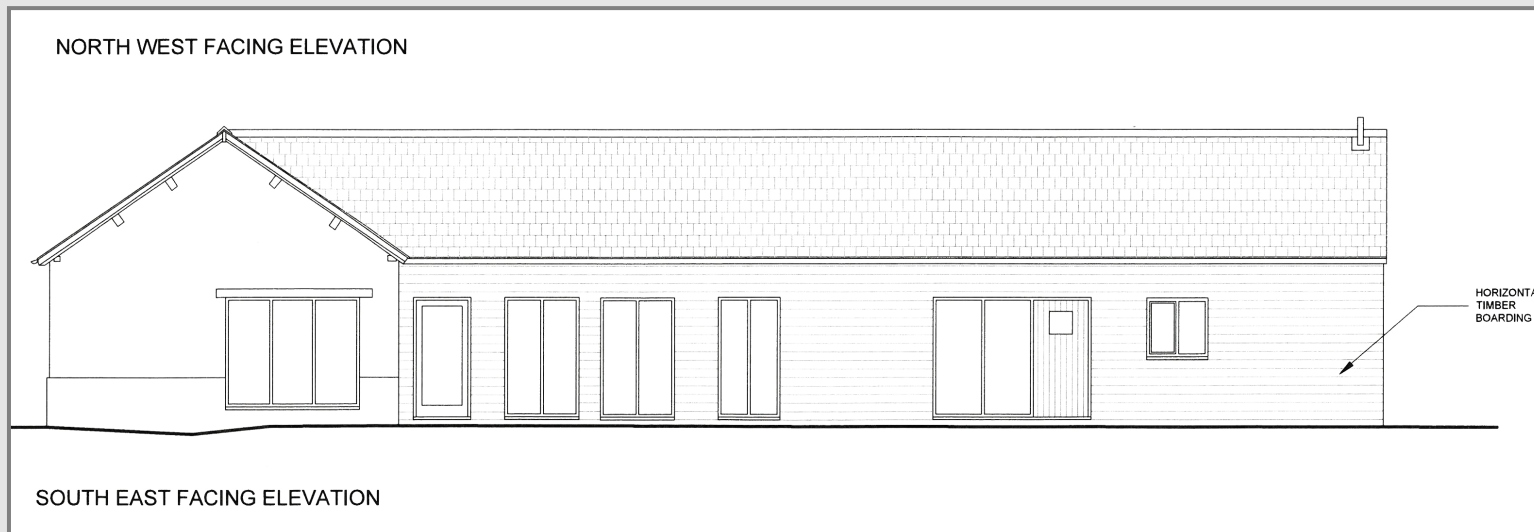
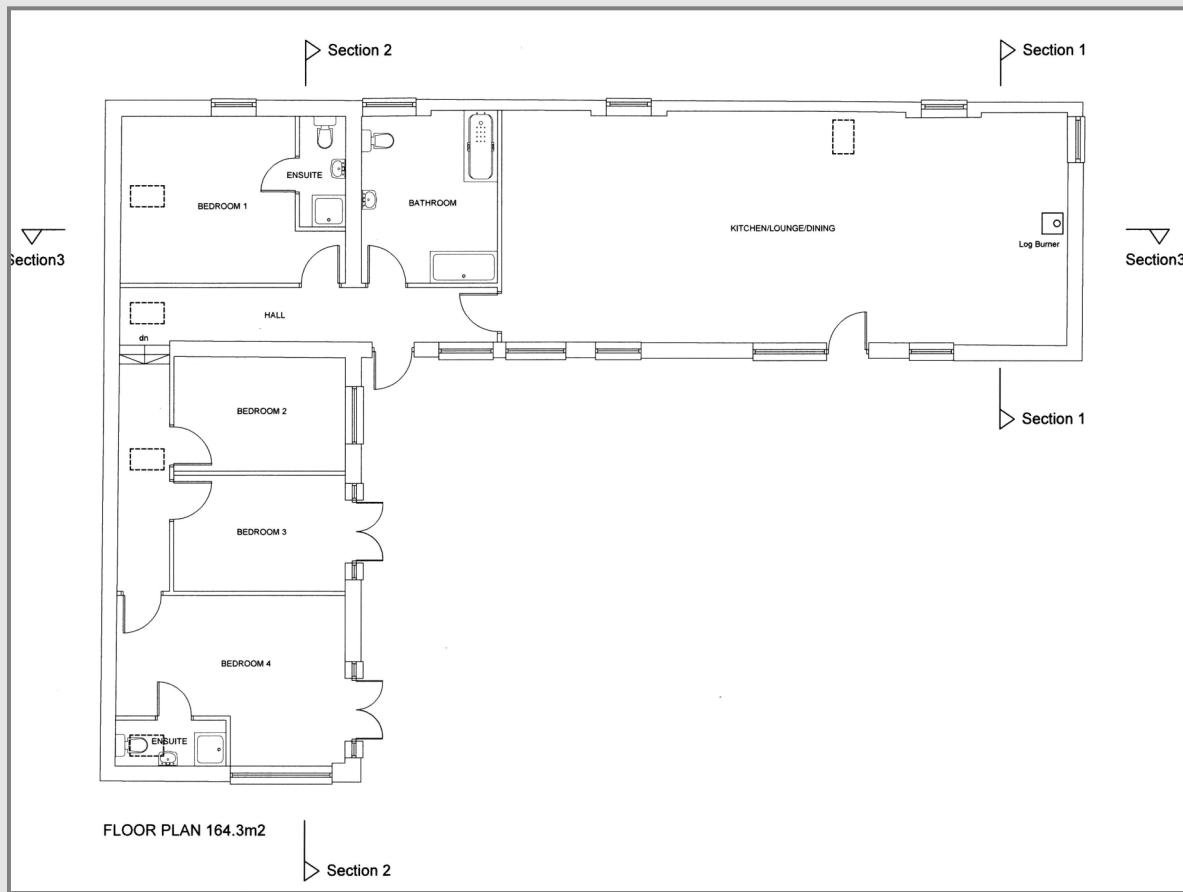


NORTH WEST FACING ELEVATION

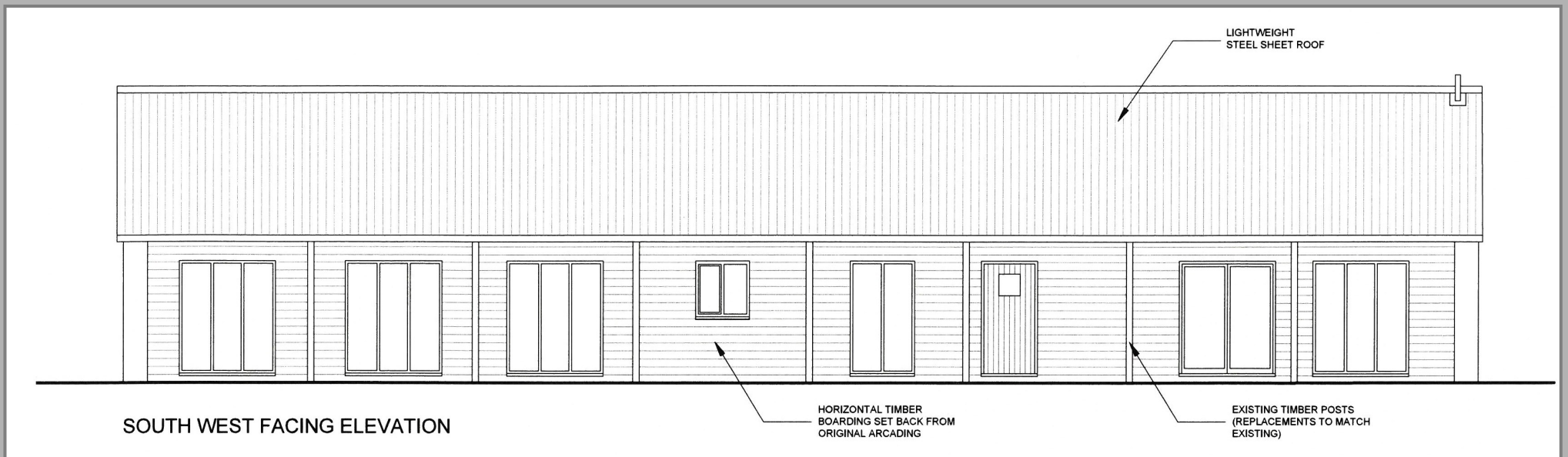
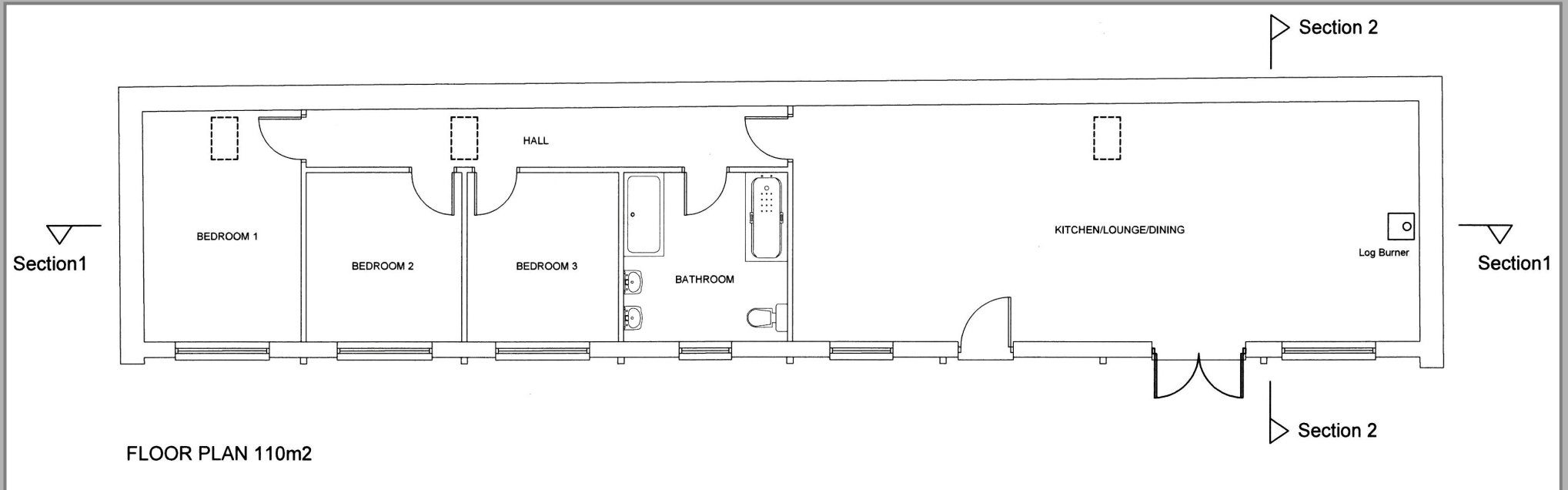


SOUTH EAST FACING ELEVATION

UNIT 2



UNIT 3





PROPOSED ACCOMMODATION

Detailed plans were approved to create three detached dwellings with proposed accommodation of:

Unit 1

2 double bedrooms, en-suite and family bathroom, kitchen/diner, lounge, hall, cloaks/WC, conservatory/sun room.

Approximately 150 square metres. Two storey.

Unit 2

4 bedrooms, two en-suite and one family bathroom, 13m long open plan kitchen/diner and lounge. Approximately 164 square metres. Single storey.

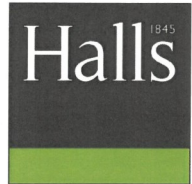
Unit 3

3 bedrooms, bathroom, hall, 12 metre open plan kitchen/lounge/diner. Approximately 110 square metres. Single storey.

OUTSIDE

Private garden areas and parking.



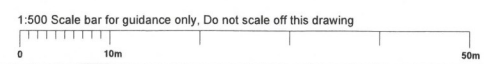
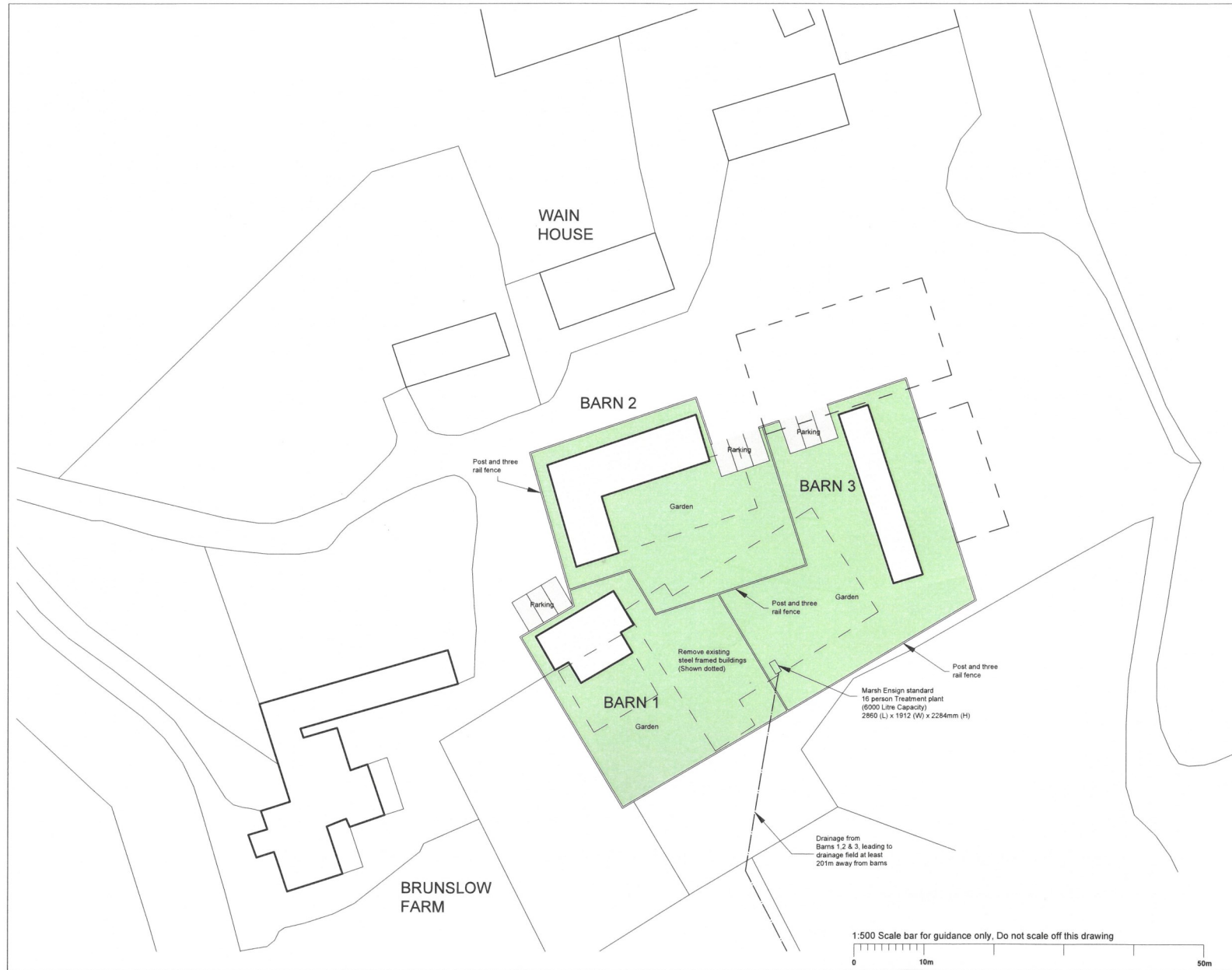


NOTES
 These drawings have been prepared for the purpose of obtaining Planning Permission only. Any discrepancies found should be immediately communicated to the designer for further consideration.
 Any boundaries shown on the drawing are indicative only and should not be used to signify ownership.

DO NOT SCALE FROM THIS DRAWING.

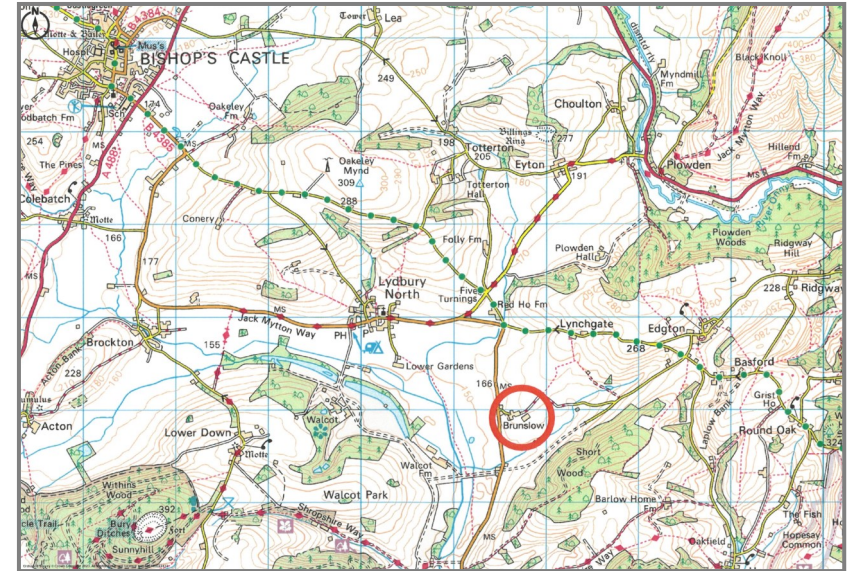
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C.	Minor alterations to drainage	DH/SJ	12.9.22
B.	Minor alterations to drainage	DH/SJ	27.7.22
A.	Minor alterations to drainage	DH/SJ	7.7.22
Rev.	Comments	Drawn	Date
Site Area		2450m ²	
Agent Halls Holdings Ltd Halls Holdings House Bowman Way Battlefield Shrewsbury SY4 3DR Tel: 01743 450700 Fax: 01743 443759 web: www.halls.gb.com			
Site Address BRUNSLow FARM LYDBURY NORTH SHROPSHIRE SY7 8AD			
Client Mr R Evans			
Contact SHAUN JONES shaunj@halls.gb.com			
Title PROPOSED SITE PLAN			
Drawn by D Haughton buildingdesign@halls.gb.com			
Scale	1:500 (@A3)	Date	MAR 22
Dwg. No.	9596-002	Rev.	C

Barns at Brunslow, Lydbury North, Shropshire, SY7 8 AD



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Halls¹⁸⁴⁵

01588 638755

Bishops Castle Office:
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E: bishopscastle@halls.gb.com

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