



FOR SALE

Offers In The Region Of £525,000

31 Nibs Heath, Montford Bridge, Shrewsbury, Shropshire, SY4 1HL

An interesting opportunity to acquire a detached country house in a stunning location requiring complete renovation, extending or redevelopment (full planning permission granted), set in attractive grounds and land, whilst conveniently located from Shrewsbury town centre and the A5. IN ALL ABOUT 2.28 ACRES.





MILEAGES: Baschurch 2.8 miles, Shrewsbury 7.5 miles, Oswestry 12.8 miles, Wolverhampton 40.8 miles and Chester 38.2 miles. All mileages are approximate.



- Detached country house
- Needs redevelopment/renovation/extending
- Planning permission for replacement house
- Scope for outbuildings/stabling (s.t.p.p.)
- Beautiful rural location
- Barn and Grazing Land - about 2.28 acres

## DIRECTIONS

From Shrewsbury take the B4380 road to Montford Bridge, turn right for Forton at the crossroads. Carry on and then take the next turning left signed Little Ness. Follow this lane for about 1.8 miles and the entrance to the property will be seen on the left hand side noted by a fairly new set of post and rail fencing and gates, which are before the right turning to Adcote Girls School.

## SITUATION

The property occupies a most sought after location positioned in open countryside between Little Ness and Forton. The area is noted for its unspoilt farmlands, whilst the neighbouring village of Baschurch provides a basic range of amenities including shop, pubs and the popular Corbett school. The area provides a selection of schools, both private and state, including the nearby Adcote School, Packwood Haugh, Shrewsbury School and the Sixth Form College. Shrewsbury itself offers an excellent range of amenities with a very good shopping centre, range of international restaurants, leisure and social amenities. Alternatively there is Oswestry to the north and Chester thereon.

## DESCRIPTION

This interesting country property sits well within its plot, positioned unusually set back from the adjacent lane and surrounded by its own land. The house itself requires extensive modernisation and refurbishment, though lends itself to be either redeveloped or remodelled and extended subject to any necessary planning consents. The existing accommodation offers an entrance boot room with a store and separate WC off. The kitchen is located adjacent to the existing shower room, whilst there are two useful size reception rooms (both providing open fireplaces). On the first floor, there are three good size bedrooms providing a wonderful outlook over its own land.

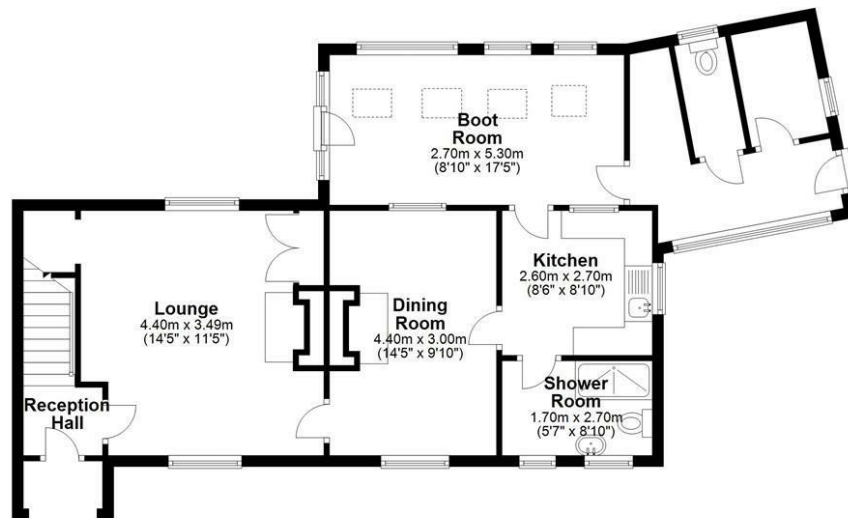
Externally, the long driveway provides ample space for the erection of outbuildings, stabling and barns which have been mainly demolished. The grounds and land are set around the cottage and are ideal for relandscaping and dividing into paddocks for those interested in equestrian pursuits or otherwise.

THE WHOLE EXTENDS TO APPROXIMATELY 2.28 ACRES.



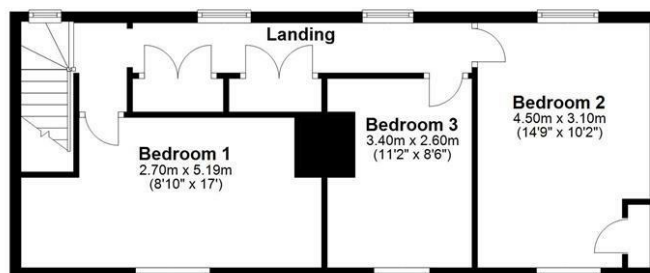
**Ground Floor**

Approx. 78.4 sq. metres (843.9 sq. feet)



**First Floor**

Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 128.4 sq. metres (1382.4 sq. feet)

**31 Nibs Heath**

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



#### PLANNING PERMISSION

Full planning permission has been granted by Shropshire Council 'for erection of one replacement dwelling' Application No. 23/02790/FUL. Dated 21 August 2023. Full details of the planning permission, including plans and associated documents, can be seen on the Shropshire Planning Portal <https://next.shropshire.gov.uk/planning-and-development/planning/applications/viewing-planning-applications>. The proposed attached dwelling is to comprise:

Porch, Reception Hall, Living Room, Open plan Kitchen/Dining/Garden Room, Utility Room, Larder, Separate WC.

First Floor Landing, 4 Bedrooms (Bedroom 1 with sun balcony and En-suite Shower Room) Main Family Bath/Shower Room

#### ACCOMMODATION

##### PORCH

##### ENTRANCE HALL

With staircase rising to the first floor.

##### SITTING ROOM

With mock stone fireplace having open grate with tiled hearth and hardwood mantle. Recess display alcove to one side with glazed shelving and double storage cupboard under. Exposed beamed ceiling.

##### DINING ROOM

With mock stone fireplace having open grate with quarry tiled hearth and hardwood mantle.

##### KITCHEN

With fitted work surfaces, tiled splash and built in sink unit, a selection of base and eye level cupboards, tiled floor. Oil fired MISTRAL central heating boiler.

#### SHOWER ROOM

With tiled floor. Wide tiled shower cubicle with wall mounted electric shower unit. Pedestal wash hand basin. Close coupled WC.

#### REAR ENTRANCE BOOT ROOM/UTILITY

With fitted storage unit. Space and plumbing for washing machine. Rear entrance door.

#### REAR LOBBY

With access to separate WC.

#### SEPARATE WC

With low flush suite.

#### STORE ROOM

With cold water tap and power.

#### FIRST FLOOR LANDING

With fitted storage cupboard having two double doors.

#### BEDROOM 1

With front and rear window aspects. Fitted airing cupboard.

#### BEDROOM 2

With front window aspect.

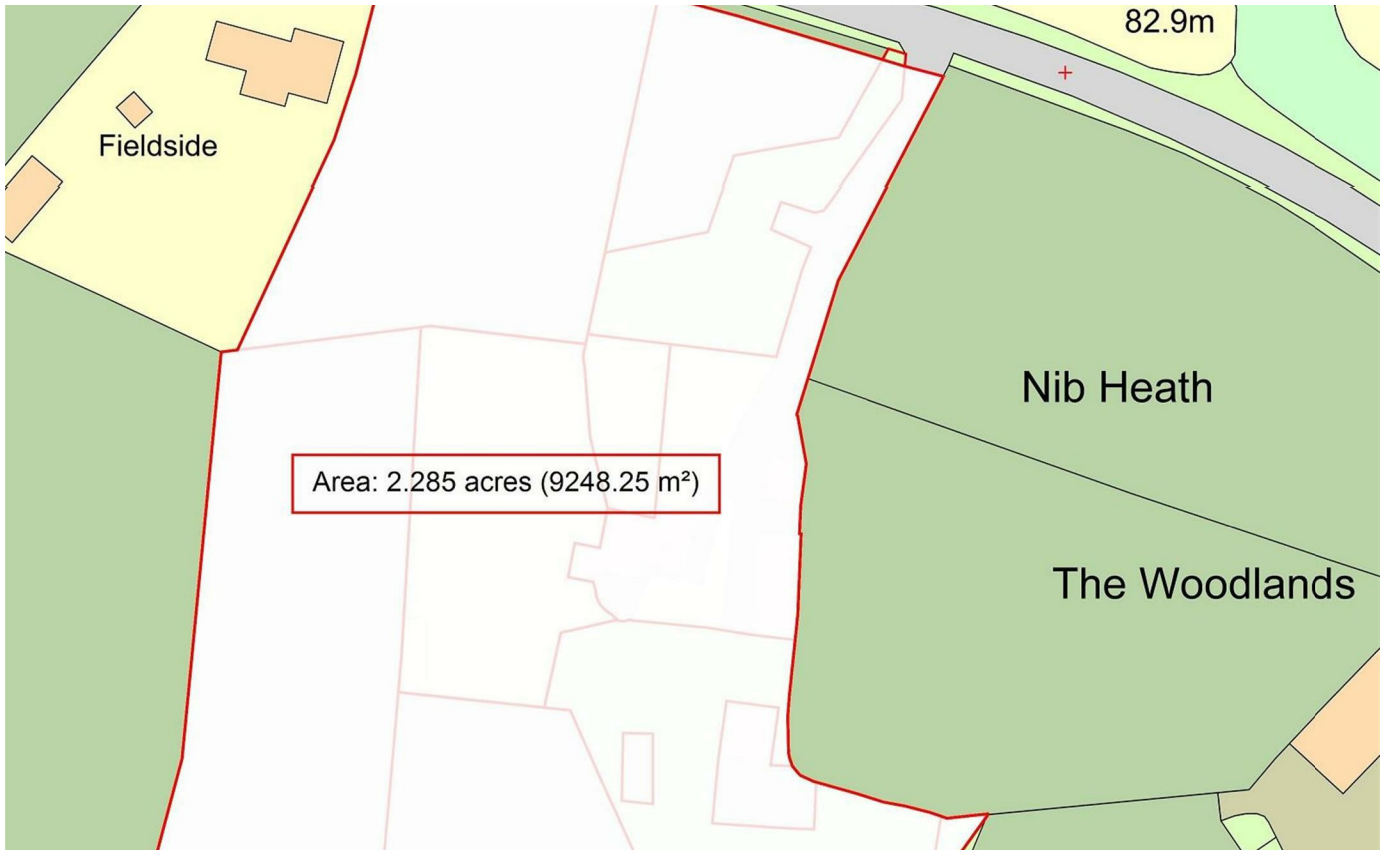
#### BEDROOM 3

With front window aspect.

#### OUTSIDE

The property is approached through a double gated entrance with a stoned driveway extending to a parking area. Timber galvanised iron and tiled BARN approx 21'0 x 14'0. To the side is a large stoned area which may be a suitable position for the construction of a garage and stable block having water and drainage available. (Former site of outbuilding).





#### **THE GARDENS**

The garden area surrounds the house on three sides, laid predominantly to lawn requiring landscaping, planting out and fencing/hedging off. External oil storage tank.

#### **THE LAND**

This is positioned adjacent to the gardens, sweeping around the house. Down to pasture - part reseeded - within a single enclosure, however, with ample scope to be subdivided into a smaller paddocks.

THE WHOLE EXTENDS TO ABOUT 2.28 ACRES.

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

#### **SERVICES**

Mains water and electricity are understood to be connected. Foul drainage to a septic tank. Oil fired central heating system. None of these services have been tested.

#### **RESTRICTIVE COVENANT**

The property is subject to a restrictive covenant, which prohibits development of more than one property.

#### **COUNCIL TAX**

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

FOR SALE

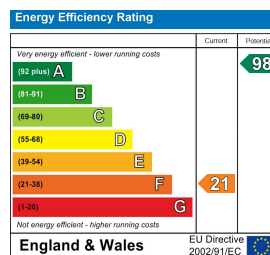
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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