



Building plot at Spring Cottage, Steventon Ludlow

---



## An outstanding building plot with detailed consent for a detached house and garaging set in about 1.5 acres of land that runs down to the River Teme.

---

### Location

Set in a leafy suburb on the edge of the market town of Ludlow about 1.25 miles from the town centre and easily accessible to the surrounding countryside. The plot is set back from the lane and is elevated above the River Teme which sits below on which there are fishing rights.

### Building plot adjoining Spring Cottage

A rare opportunity for a buyer to create a one-off home set in a desirable area on the edge of Ludlow. Accessed via a driveway (to be constructed) through a paddock, this remarkable plot is set in a field on the edge of Ludlow and is enclosed by mature hedges and trees with a gated access to the banks of the River Teme which sits below on which there are fishing rights.

Planning permission was granted in 2014 and a material start was made to ensure planning was kept live by the current owners. The proposed accommodation is for a substantial detached house under planning reference 13/01665/FUL which extends to a floor area of about 215 sq. meters and with a separate detached garage block with workshop attached.



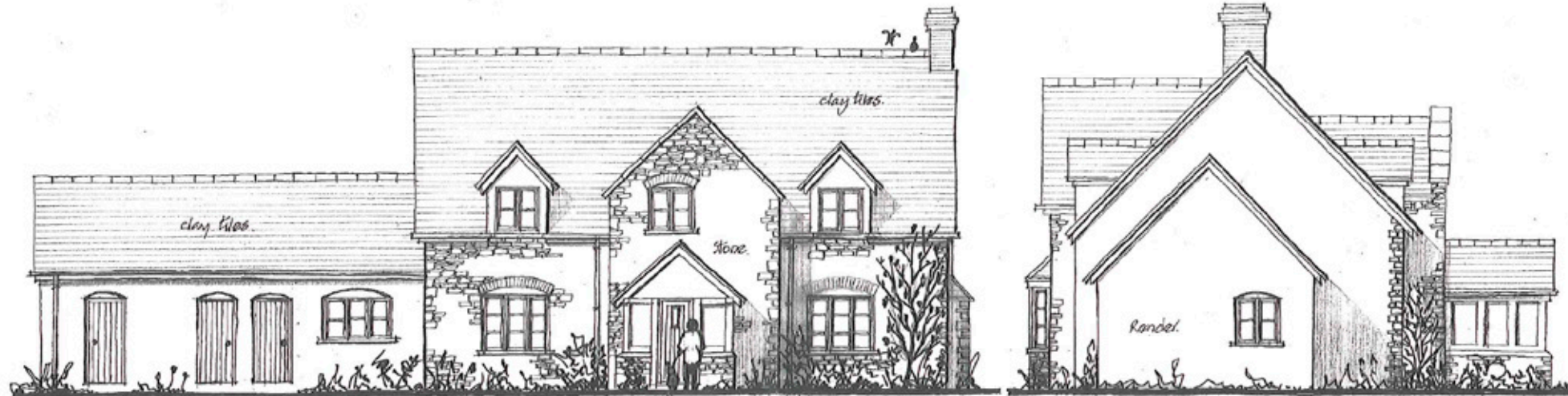
It is understood that mains water and electricity are available to connect to subject to the necessary fees paid to the service providers. The drainage system has already been installed and the CIL payment relating to the planning permission has been settled. The house is set on the top end of the site with the meadow sloping gently away toward the river below.

There would be scope, subject to a revised application being permitted for alterations to the existing scheme.



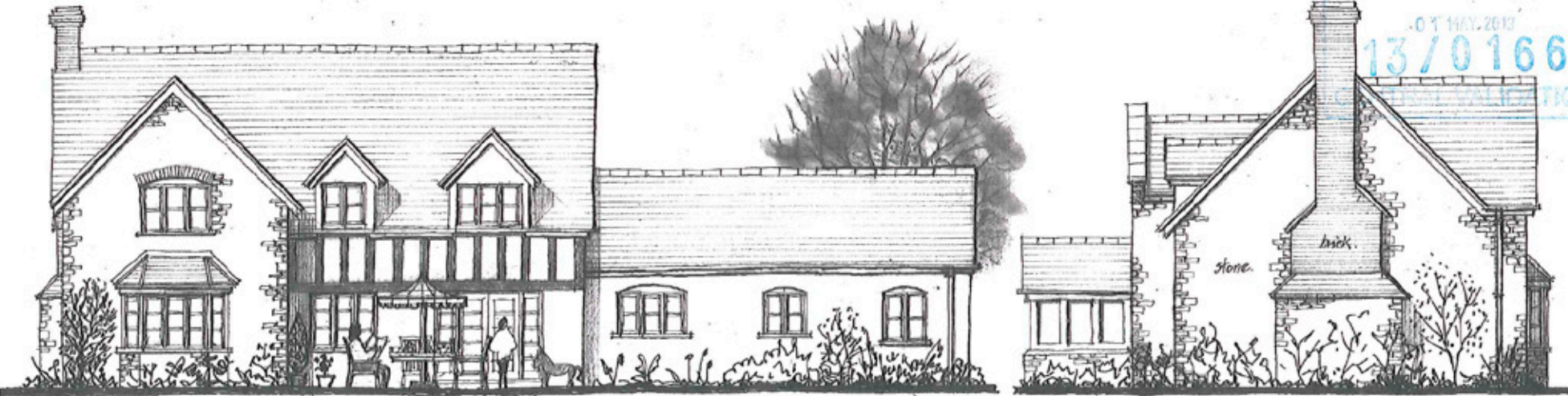


LAND AT STEVENTON



~ EAST ELEVATION ~

~ SOUTH ELEVATION ~



~ WEST ELEVATION ~

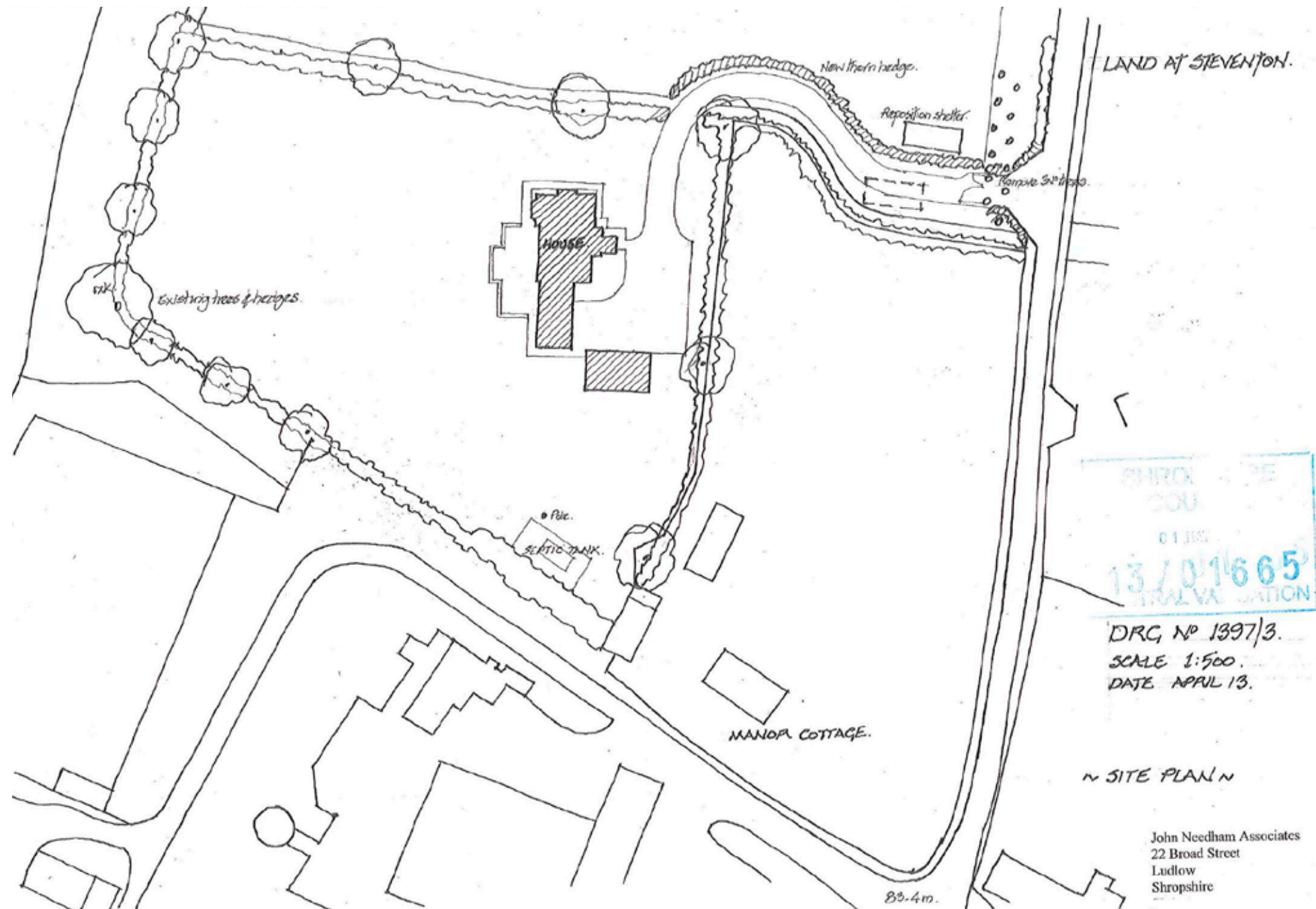
~ NORTH ELEVATION ~

DRG NO 1397/2.  
SCALE 1:100.  
DATE APRIL 13.

SHROPSHIRE COUNCIL  
07 MAY 2017  
13/0166  
COUNCIL PLANNING

John Needham Associates  
22 Broad Street  
Ludlow  
Shropshire





## Property information

Tenure Freehold.

**Planning reference** 13/01665/FUL | Erection of a dwelling and detached garage | Land South of Spring Cottage Steventon Road Ludlow Shropshire

**Services** A private drainage system has been installed on the site. We understand that mains water and electricity are located nearby for connection. Buyers are advised to confirm the costs, availability and suitability for connections to these services.

**Local Authority & Council Tax Band** Shropshire Council 03456789000 – No council tax band exists, and it will be assessed upon completion.

**Agents notes 1** – The site will be restricted to one residential dwelling unless written consent is given by the current owner.

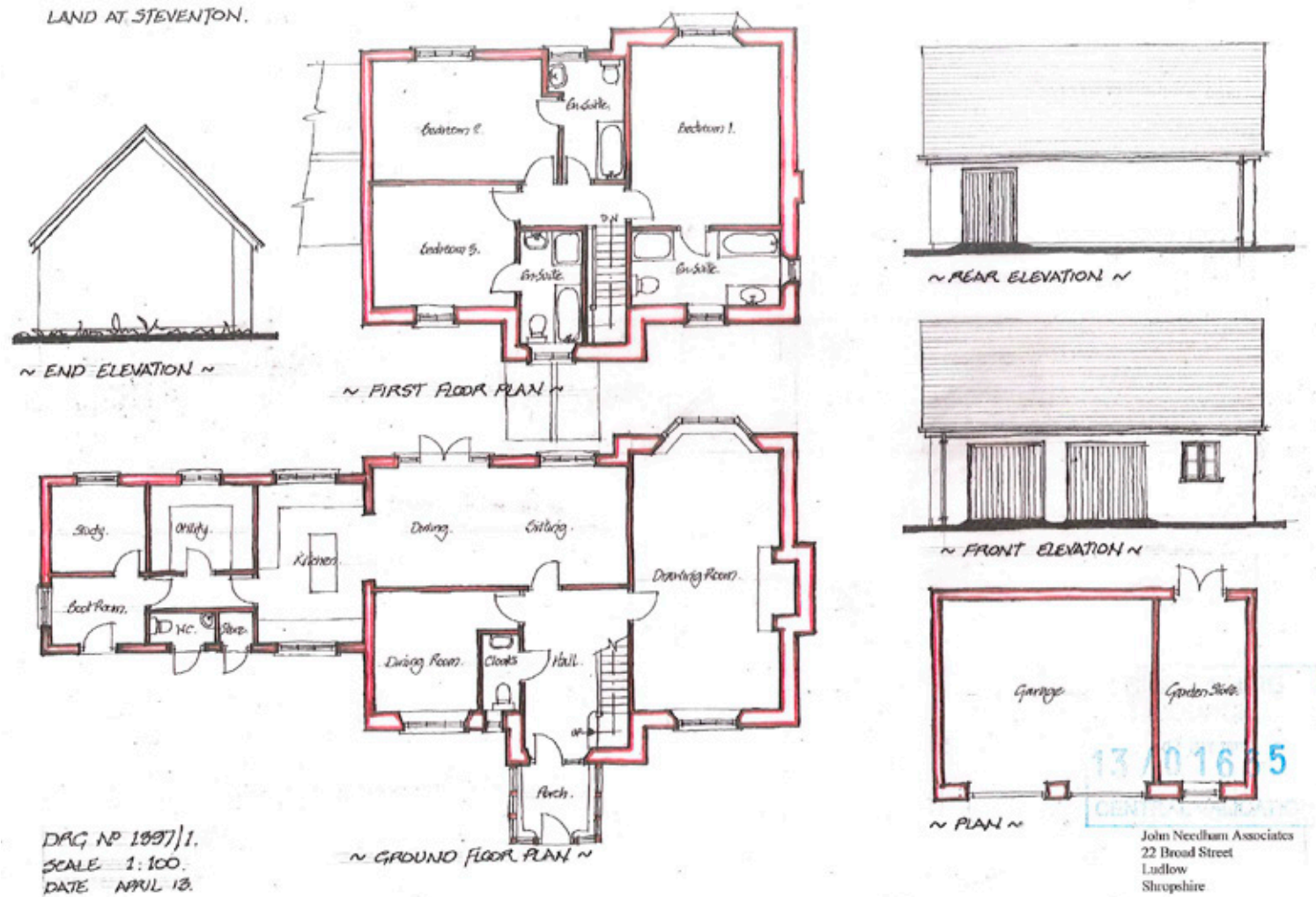
**2** – The access driveway will be across the land retained by the current owner. The plot will be responsible for a fair share of the laying of the access and its upkeep.

**Viewings** All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.

## Directions (Postcode SY8 9DE)

From the town centre head down Old Street and turn left into Temeside before turning right before McConnells and following the road along the river. At the junction at the end of this road, turn right and up the bank staying on this tree lined lane and shortly before the bend, the gate providing Access is on the right-hand side.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank Shrewsbury**  
9 College Hill  
Shrewsbury  
SY1 1LZ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Kevin Boulton**  
01743 664202  
[Kevin.Boulton@knightfrank.com](mailto:Kevin.Boulton@knightfrank.com)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

