

NEWLY COMPLETED HOLIDAY HOMES IN FORMER STABLE YARD

**Tedsmore Estate, Tedsmore, West Felton,
Oswestry, SY11 4HD**



- 10 x holiday homes for sale
- Located in the idyllic countryside of Shropshire
- Ideal for use as a holiday home or holiday let
 - Ground source heating

STARTING PRICES FROM £340,000

01691 610317

Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

www.forgeproperty.co.uk • admin@forgeproperty.co.uk

DESCRIPTION

10 x newly converted 4 bed holiday homes located in a stunning rural location on the Tedsmore Estate with far reaching views.

Each home is spacious and has been completed to a high standard throughout arranged over two floors.

The properties each have the benefit of 2 car parking spaces, with an overflow visitor car park also available. Furthermore, access will also be available to the Estate amenities including a 1-mile-long woodland walk on the former cross-country track.

Each home has its own separate patio to the front and rear.

SITUATION AND LOCATION

Tedsmore Estate is situated just off Tedsmore Road in the rural and idyllic countryside of West Felton in the county of Shropshire within a short distance of the market town of Oswestry via the A5.

West Felton offers a school, pub, post office, village shop and a regular bus service to Oswestry and Shrewsbury.

Beautiful views across the Shropshire hills including Grinshill and the Wrekin can be seen from the site.

What3Words:
<https://w3w.co/earphones.purses.steeped>

ACCOMMODATION

Each home has double glazed units and power points fitted throughout.

GROUND FLOOR

Living Room - with carpeted floor and access door leading to the open plan kitchen/dining area. Door leading to the ground floor bedroom.

Bedroom - A separate doorway leads to the wet room.

Wet room - walk-in shower, wc, sink, and tiled floor.

Staircase leading to First Floor.

Kitchen - modern fitted matching base and wall units and work tops with sink/drainage and tap, built in appliances including oven, microwave, hob, washer/dryer and dishwasher. Tiled flooring with underfloor heating.

Dining Room - A breakfast bar with matching kitchen base units separates the kitchen and dining area. Bi-fold doors leading to rear patio/courtyard area.

FIRST FLOOR

Landing – carpeted floor with doors leading to:

Bedroom 1 - carpeted floor, door leading off to ensuite which provides shower, wc, sink.

Bedroom 2 – carpeted floor

Bedroom 3 – carpeted floor

Bathroom – white 3-piece suite including bath with overhead shower, sink and wc.

SERVICES

The units have mains electric and water supplies and private drainage. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

Heating is provided by way of a ground source heat pump.

Electric is installed at each home for which is to be supplied and sold by the Tedsmore Estate via solar panels supplemented by a mains supply.

Each property will have 1 EV charging point.

TENURE

99-year lease is to be sold for each home. We advise purchasers must make their own enquiries via their solicitor.

SERVICE CHARGE

A service charge will be payable annually for the maintenance and upkeep of the external communal services including the communal car park. It is estimated this charge to be in the region of £2,500 per annum, subject to review.

SALE PRICES

No.	Price
1	£375,000
2	£340,000
3	£340,000
4	£340,000
5	£340,000
6	£340,000
7	£340,000
8	£340,000
9	£340,000
10	£375,000

PLANNING/CONSERVATION

Planning information is available at <https://pa.shropshire.gov.uk/online-applications/> reference 17/06153/FUL

COUNCIL TAX

Each home is to be separately assessed.

ENERGY PERFORMANCE CERTIFICATE

No.	EPC Rating
1	91 (B)
2	93 (A)
3	93 (A)
4	93 (A)
5	91 (B)
6	91 (B)
7	93 (A)
8	93 (A)
9	93 (A)
10	91 (B)

VIEWINGS

Strictly by appointment with the Joint Selling Agents:



Forge Property Consultants, Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER. Tel: 01691 610317.

Colliers, Chancery Place, Brown Street, Manchester M2 2JT. Tel 0113 2001876.

TO MAKE AN OFFER

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

MONEY LAUNDERING

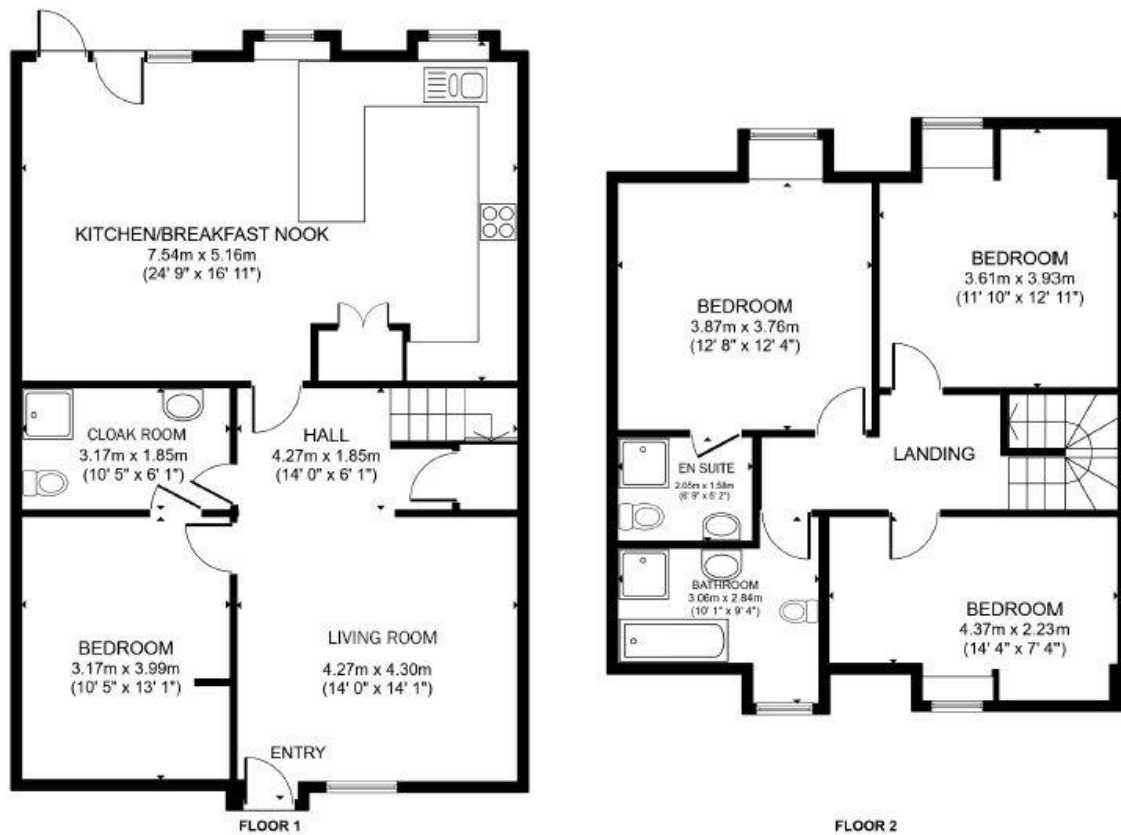
To comply with Money Laundering Regulations, the successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/ Photographic Driving Licence and a recent Utility Bill.





Floor Plan

The following floor plan is for home no. 10. Homes no.s 1-9 may differ slightly.



GROSS INTERNAL AREA
FLOOR 1 83.0 m² (894 sq.ft.) FLOOR 2 60.7 m² (653 sq.ft.)
TOTAL : 143.7 m² (1,547 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

 Matterport





Agent's Note

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