



Plot 1, New Road, Ludlow, SY8 2NY

Plot 1, New Road, Ludlow, Shropshire SY8 2NY

Building plot with detailed planning permission within 5 minute walking distance of Ludlow railway station and supermarkets.

Approved planning for detached house of 200.65 sq mtr (2159 sq ft) gross internal area (GIA) including garaging set on a plot of approx. 0.3 acres.

Services connected to plot. CIL payments already made.

Guide price: £225,000

Local authority: Shropshire Council





Plot 1, New Road

Planning permission was granted for three dwellings with Plot 1 being the individual plot to the west of Beech House. The plot extends to approx. 0.3 acres. A number of planning conditions have been discharged, provision for services are in place to site and the CIL payments for the approved plans have been made. This offers a wonderful opportunity for a buyer to build a bespoke home that enjoys southerly views close to all of the facilities that Ludlow has to offer.

Planning Reference: 21/04581/FUL

Services

Mains water, drainage, and electricity. No gas is connected to the site as it is envisaged that the heating to the property will be provided by an air source heat pump.

Agents Note:

- 1 - Services have been connected to the edge of the plot, it will be the responsibility of the purchasers to make the final connections and pay the final connection fees.
- 2 - The CIL payments have been made based on the current design. Subsequent alterations that increase the size of the dwelling, should they attract additional CIL payments, will be the responsibility of the purchaser.
- 3 - The plot is being sold by the owners of Beech House, the adjacent property. Any alterations to exterior design and positioning within the plot will require the written consent of the owner of Beech House.

Directions (Postcode SY8 2NY)

From the Bullring in Ludlow proceed along Corve Street, turn left along Coronation Road and then turn right after Applegreen Service Station. Continue under the railway bridge, then turn right along New Road. The driveway leading to the plot is on the right-hand side as you go up the bank and will be identified by our for-sale board. Proceed down the driveway and with Beech House in front of you, the plot is located on the right-hand side.



001 | PROPOSED SOUTH ELEVATION
11/06/15002 PROPOSED WEST ELEVATION
2'x8" @ 16" O.C.003 PROPOSED NORTH ELEVATION
STONEST004 | PROPOSED EAST ELEVATION
CONTINUED

KODA

continued on next page

■ **Amigo Office**

© 2005 Blackwell Publishing Ltd, *Journal of Internal Medicine* 258: 105–112

1. <http://www.humanities.wisc.edu/~craigm/>

1000

Source: *U.S. Census Bureau, 1997*

FIGURE 6

[illegible]

