



SAMUEL WOOD

The Forge Wood Yard, Corve Street, Ludlow, Shropshire, SY8 2PX

Auction Guide £32,500



This two storey barn enjoying a town centre location just off Corve Street has large double doors opening into a ground floor space with brick floor and a Belfast sink unit. A tread staircase leads to a first floor Granary area and offers either lock up storage or potential for a variety of other uses subject to any necessary planning permissions. The property is for sale by online traditional auction with a close date at 4.00pm on Tuesday 4th November. Contract pack including searches are available at <https://samuelwood.bambooauctions.com>

- Two storey barn
- Central Ludlow location
- Electric and water connected
- Ideal as garage or store
- Potential for a variety of additional usages (subject to planning permission)

This two storey barn enjoying a town centre location just off Corve Street has large double doors opening into a ground floor space with brick floor and a Belfast sink unit. An open tread staircase leads to a first floor Granary area ideal as and offers either lock up storage, garaging or potential for a variety of other uses subject to any necessary planning permissions

Auction Conditions

The property is for sale by Traditional Online Auction, please login or register to book a viewing <https://samuelwood.bambooauctions.com>

Please note: this property is for sale by traditional online auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

There is a buyers premium of £3,960 (incl. Vat) which will be charged immediately online.

The Guide Price amount specified is an indication of each sellers minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Samuel Wood and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Exchange takes place instantly and the successful buyer has 28 days to complete the purchase.

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Services: We understand that the property has Mains water and electric

Broadband Speed: Basic 18mbps, Superfast 80Mbps, Ultrafast 1800Mbps

Flood Risk: very low

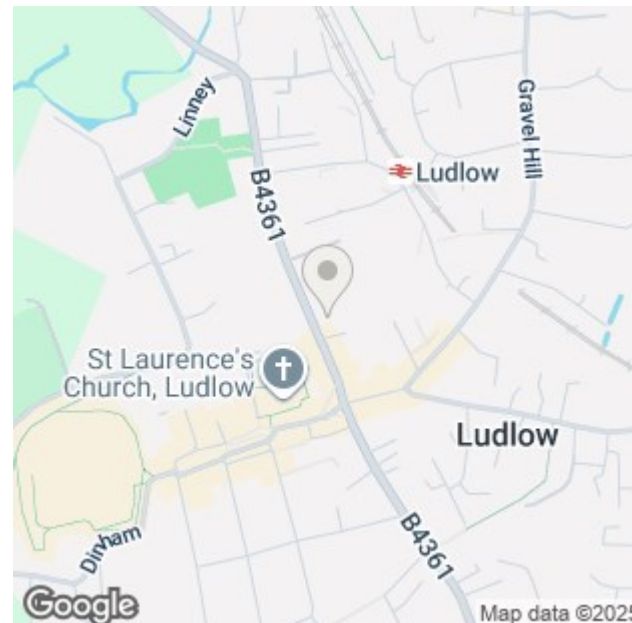
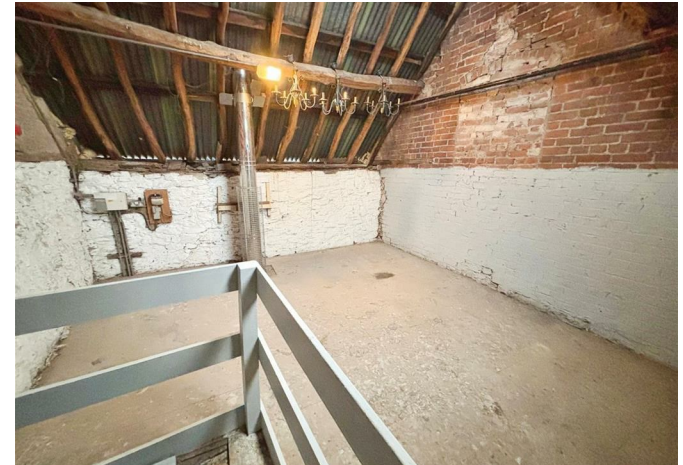
Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

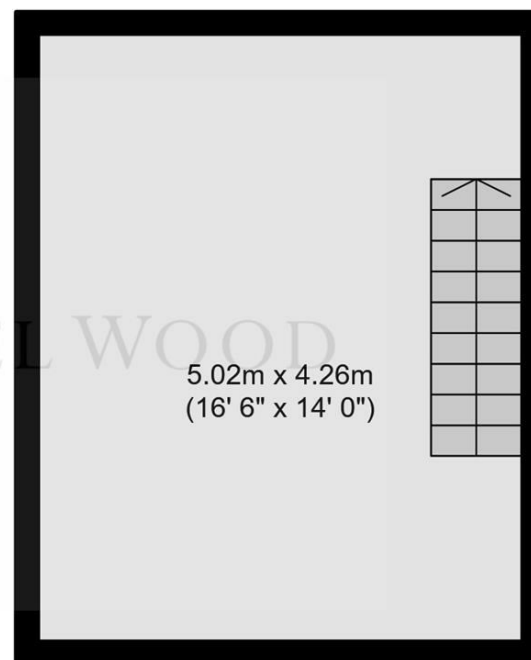
Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



Floor Plans



Ground Floor
Floor area 22.8 sq.m. (245 sq.ft.)



First Floor
Floor area 22.8 sq.m. (245 sq.ft.)

Total floor area: 45.6 sq.m. (491 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk

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