



Barn adjacent to Church Farm, Hall Lane, Kemberton, Shifnal, Shropshire, TF11 9LQ

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In a sought after village location with mature surroundings, this two storey barn with around 2,500sq.ft will make a large and unique home as a self build opportunity. Plans available upon request. For further information contact caroline@berrimaneaton.co.uk
Shifnal - 3 miles, Telford - 5 miles, Bridgnorth - 9 miles, Wolverhampton - 16 miles, Shrewsbury - 21 miles
Birmingham - 32 miles, M54 (J4) - 4.75 miles. (Distances approximate).

LOCATION

Kemberton is a most sought after Shropshire village and community, situated within beautiful, rolling countryside having a village pub and Church. Conveniently situated just a few minutes drive from Shifnal, a small market town with its comprehensive range of local facilities including schools and medical practice. More extensive amenities, retail parks, business centres and shopping centre can be found in nearby Telford. Local rail services run from Shifnal with mainline connections at Wolverhampton, whilst the M54, A5 and M6 are also easily accessible making this easy commuting distance to many parts of the country.

PROPOSED ACCOMMODATION

The very spacious barn will comprises: Formal hall with guest cloakroom, dining room, open plan breakfast kitchen with larder and utility, lounge with large opening patio doors, garden room off the kitchen and on the first floor: Four bedrooms (two with en-suite) and principle bathroom.

Outside the gardens are to the front and both sides, with an enclosed courtyard. There is good parking.

SERVICES

We are advised water and electricity are connected. Mains sewage runs along the lane.

PLANNING

Planning has been passed for the conversion into a single residential dwelling: Shropshire Council Decision 24/02732/FUL (in the region of 2,500sq.ft), which would create a significant home in this very desirable setting. The barn includes it's own private parking and garden.

TENURE

We are advised the property is freehold. The property is in the County of Shropshire and the Council Tax banding will be decided upon completion.

CIL PAYMENT

There is a Shropshire Council CIL payment of £41,743

VIEWING

Strictly by appointment through BERRIMAN EATON Bridgnorth Office

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Bridgnorth Office

01746 766499

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Lettings Office

01902 749974

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Worcestershire Office

01562 546969

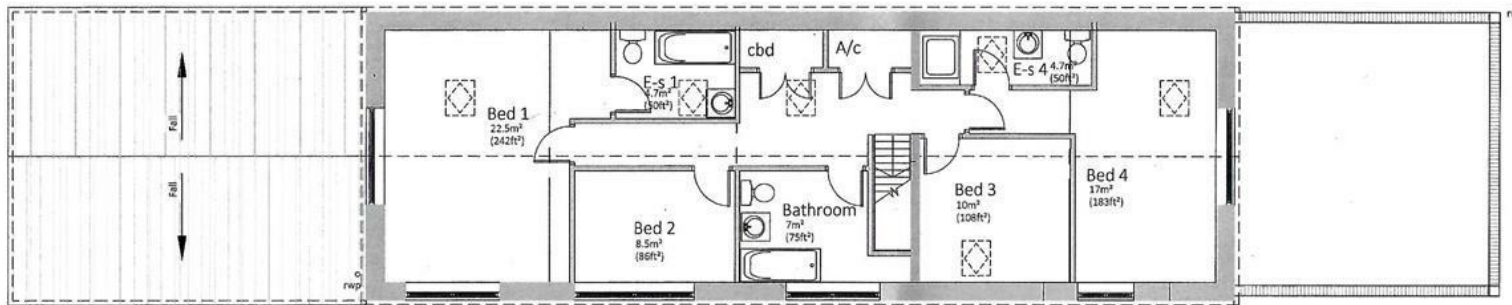
worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

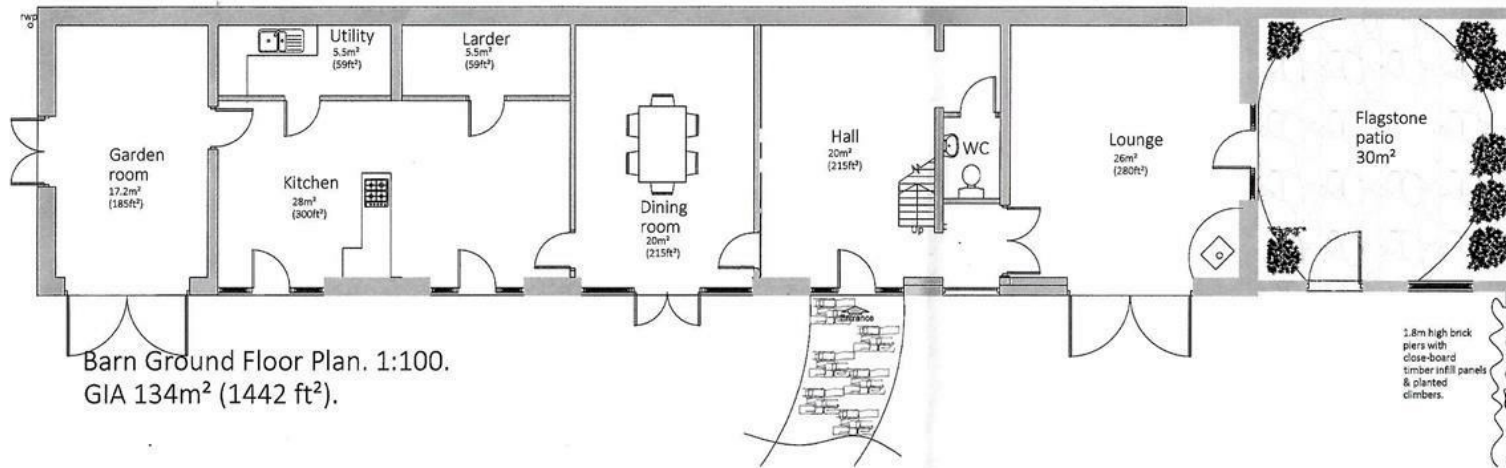
Offers Around
£250,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Barn First Floor Plan. 1:100.
GIA 94m² (1010 ft²).



Barn Ground Floor Plan. 1:100.
GIA 134m² (1442 ft²).



REVISION	DESCRIPTION	DATE
A	Revised scheme. Areas added.	10-08-2024

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CLIENT / PROJECT Church Farm Barn, Hall Lane, Kemberton, TF11 9LQ	DRAWING Proposed plans.	SCALES 1:100 SHEET NO. A3	PROJECT NUMBER 367 DRAWING NUMBER 2023-367-04_A3
DRAWN BY SMD		DATE 8th Oct 2023	REVISION A

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