



No. 2 KNOWLE SANDS CARAVAN PARK

Highley Road, Bridgnorth, Shropshire, WV16 5JL



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Guide Price: OFFERS IN THE REGION OF £160,000



AN EXCITING OPPORTUNITY TO ACQUIRE A THREE-BEDROOM PARK HOME ON AN ESTABLISHED RESIDENTIAL ESTATE

- Three-bedroom detached park home
- Well-appointed kitchen
- Parking for two vehicles
- Connected to mains water and electric
- Secluded garden
- Far reaching views over the Severn Valley
- Situated on the outskirts of Bridgnorth within walking distance of both Low and High Town
- Membership of the Knowle Sands Caravan Tenants Association

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The property is located on Knowle Sands, Highley Road, Bridgnorth. Situated on the outskirts of Bridgnorth but within walking distance of Low and High Town and all Bridgnorth amenities.

THE PROPERTY

This property offers an exciting opportunity to acquire a park home on an established residential estate with far reaching views across the Severn Valley. 2 Knowle Sands is a three-bedroom, detached property. Whilst the property requires an element of updating throughout, it provides an excellent opportunity for the purchaser to decorate the property to their own specification.

The property provides a good-sized lounge, with a door leading to the well-appointed kitchen. The hallway leads through to the bedrooms. The main double bedroom benefits from an en-suite bathroom and large dressing room area, which offers hanging and storage space. The second bedroom has an ensuite bathroom with corner bath and handbasin. Bedroom three is a single room. There is a separate WC with handbasin adjacent to the front door.

Outside there are two hard standing parking spaces to either end of the property, both offering access to the back garden. The back garden has a secluded patio area and two useful storage sheds. The back of the property is sheltered by a variety of mature shrubs and is not overlooked by surrounding properties.

POSSESSION

Vacant possession will be granted on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING

Strictly by prior appointment with the selling agents.

DIRECTIONS

From Bridgnorth, take the B4363 Oldbury Road towards Oldbury and Highley. Take the first left turn onto the B4555, pass under the flyover and continue uphill towards Knowle Sands. Knowle Sands Caravan Park is on the left through a set of double metal gates. The property will be found on the left as you turn through the gates, go down the hill and it is the third property. Visitors parking, for viewing purposes, is strictly in the visitor's car park near the entrance of the site.

SERVICES

The property is connected to mains water, electric and sewerage. The property benefits from gas fired central heating, with the independent gas tank situated in the back garden. Mains electric is submetered from the Park Association.

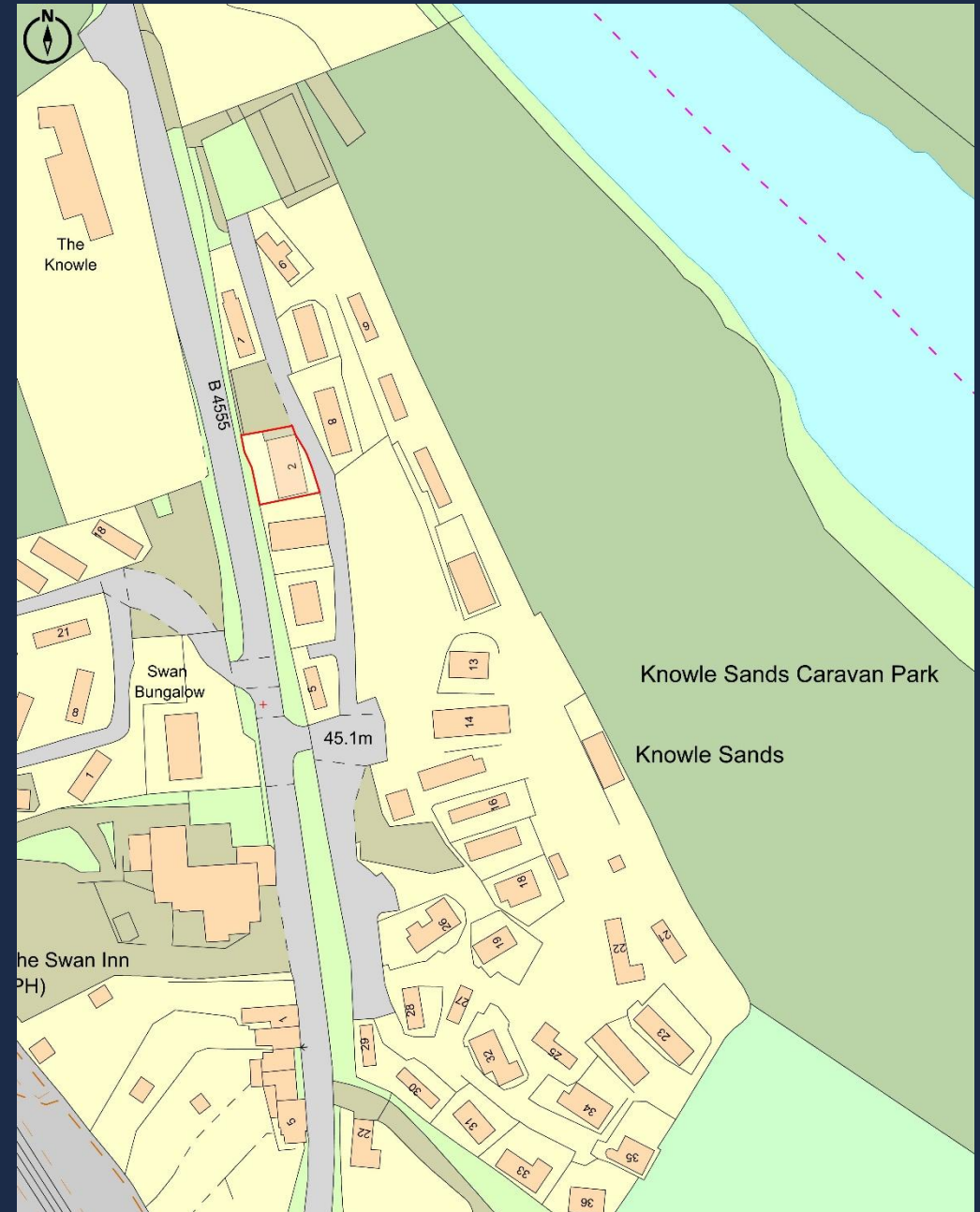
KNOWLE SANDS CARAVAN TENANTS ASSOCIATION (KSCTA)

The Association known as KACTA is a group of people who by once becoming a member of the Association you will own a 1/36th share of the land that KSCTA sits upon. You will be asked to pay £100 as a membership joining fee to the Association which in turn then allows you to keep your mobile home on the land belonging to the Association.

You will not own the land on which the park home is sited upon.

There are a set of Site Rules which members are asked to agree to upon purchase of the park home.





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