



SAMUEL WOOD

26 The Cliff Park Dinham, Ludlow, SY8 2JF
Offers In The Region Of £55,000



Situated on the outskirts of the historic market town of Ludlow, The Cliff Park is a well-regarded and popular retirement park, offering a and friendly community environment for residents. The park benefits from convenient on-site parking and a pleasant setting, ideal for those seeking a quieter pace of life while remaining within easy reach of local amenities.

- In Need of Modernisation & Improvement
- Popular Retirement Park
- Small Garden and parking For 1 Car
- View of The Castle
- Edge Of Town Setting

This particular home presents an excellent opportunity for buyers looking to personalise and update a property to their own taste. The accommodation, while in need of modernisation and improvement, offers a well-proportioned layout comprising a kitchen, a comfortable living area, a bathroom, and a bedroom complete with a fitted wardrobe. Externally, the property enjoys a small garden space, perfect for light gardening or simply relaxing outdoors.

One of the standout features of this home is its enviable outlook, with lovely views towards Ludlow Castle and the surrounding Shropshire countryside.

Services: We understand that the property has Lpg gas fired central heating, mains electric, water and drainage.

Broadband Speed: Basic Mbps - Broadband speed 28mbps to 40 mbps

Flood Risk: Very Low

Agents Notes:

1. The property is Leasehold and there is a monthly charge of £176.78 per month which covers ground rent, water and drainage to the property for the year 2026/2027.
2. Residents need to comply with The Cliff Park rules, in brief:
 - Aged 50 or above
 - No more than 1 cat or dog per unit
 - No commercial vehicles
 - Please visit CHL website to see Park rules in full www.chlholdings.co.uk
3. When you sell the park home in the future 10% of the purchase price is payable to the owners of the Cliff Park
4. Site Licences for residential use 12 months of the year

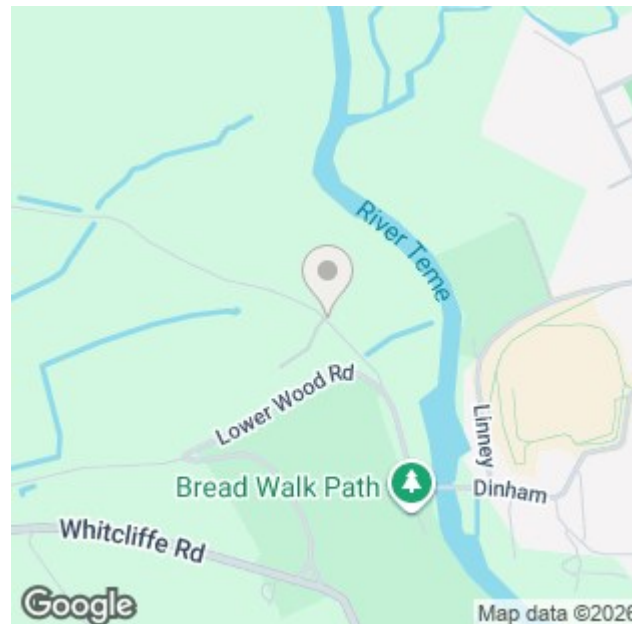
Local Authority:
Shropshire Council Tax Band A

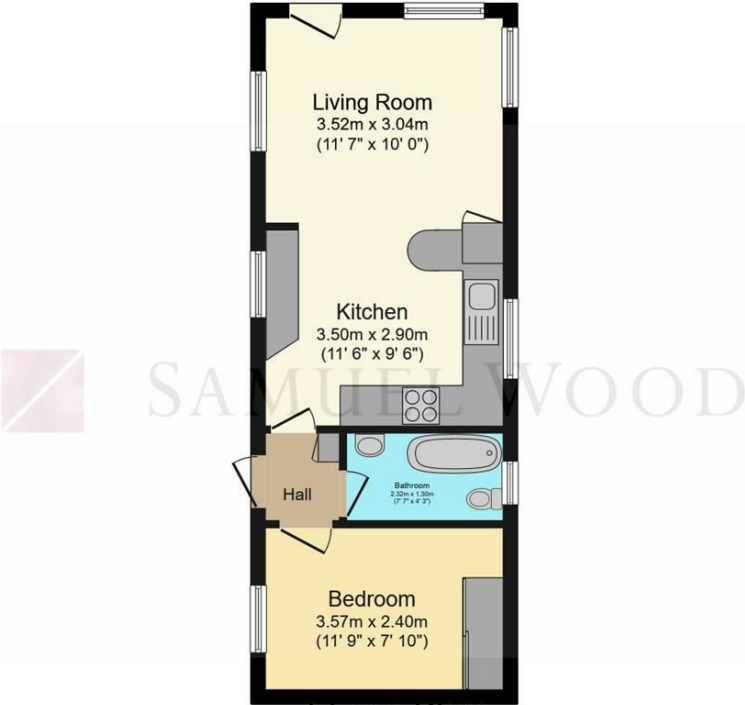
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler; a link will be sent to you to carry out these proof of identity checks.

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 office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plan
Floor area 35.0 m² (377 sq.ft.)

TOTAL: 35.0 m² (377 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
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