



The Mill Badger, Shropshire, WV6 7JU

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A unique opportunity provided by period, former Mill buildings with Planning Permission for conversion to provide a stunning, country residence in ground of approximately 3 acres in total.

LOCATION

The Mill House stands in a lovely, rural location close to the picturesque village of Badger which is a noted tourist attraction in the area with Badger Dingle and Badger Pool being well known. Local shopping facilities are available nearby within the villages of both Albrighton and Pattingham whilst Wolverhampton, the historic market town of Bridgnorth and Telford are all within easy commuting distance.

DESCRIPTION

The Mill currently comprises a range of period buildings what were formerly a Mill and ancillary outbuildings which stand in substantial grounds of approximately 3 acres in total.

The proposed plans will provide for a detached two storey residence with ground floor accommodation to include a Reception Hall, Cloakroom, Reception Room, large Dining Kitchen, huge Living Room together with Three Bedrooms, Two Dressing Rooms and Two Bath / Shower rooms . Additionally there will be a detached outbuilding with Garage, Games Room and Store / WC (which could provide further development opportunity, subject to further planning permission and consents).

The property will stand within a large plot with a substantial area of woodland to the rear.

PLANNING

Full Planning Permission has been obtained for the "Extension and renovation to existing dwelling, conversion of outbuildings to garage and garden room and construction of new access and driveway".

Application No: 24/01730/FUL

Decision Date: 4th July 2024

Authority: Shropshire Council

SERVICES

Services - none currently connected

COUNCIL TAX BAND TBC – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard broadband is available

Mobile – Ofcom checker shows three of the four main providers have likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows surface water, groundwater and reservoirs are low risk. There is high risk for rivers and sea due to The Mill having a brook flowing through.

DIRECTIONS

Using the What3Words app: ///purses.recap.bonnet

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

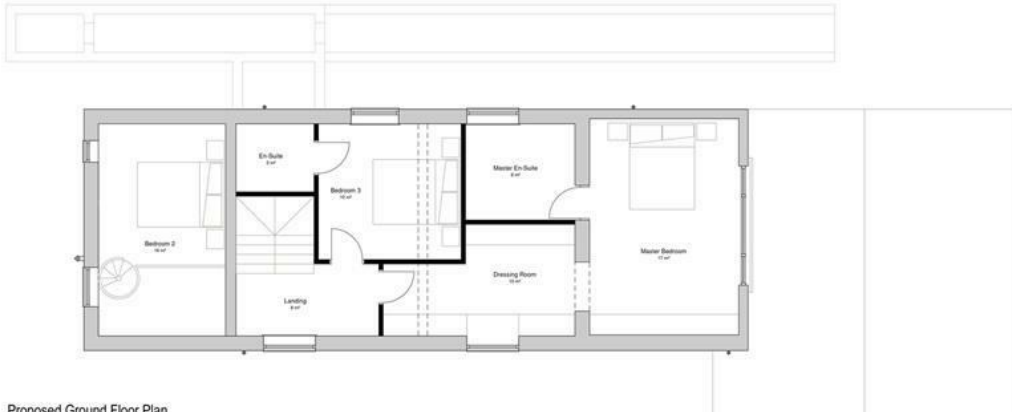
Offers Around
£525,000

EPC:

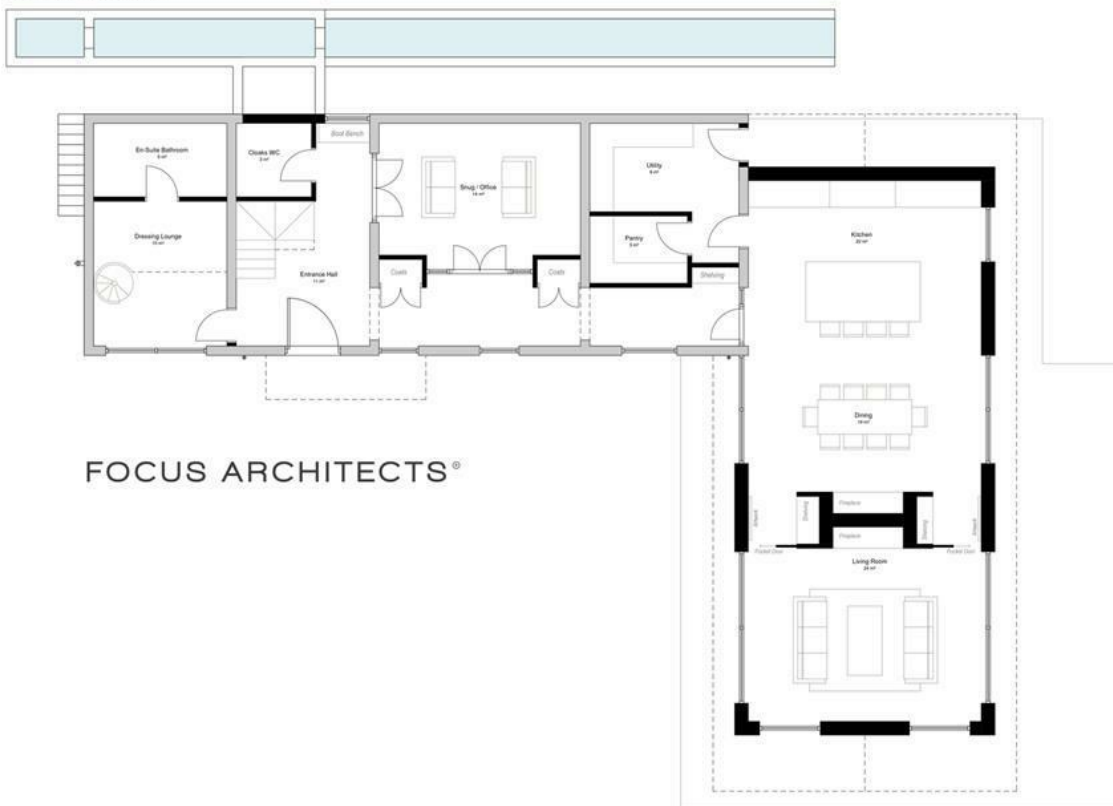
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which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

PROPOSED PLANS AT THE MILL BADGER

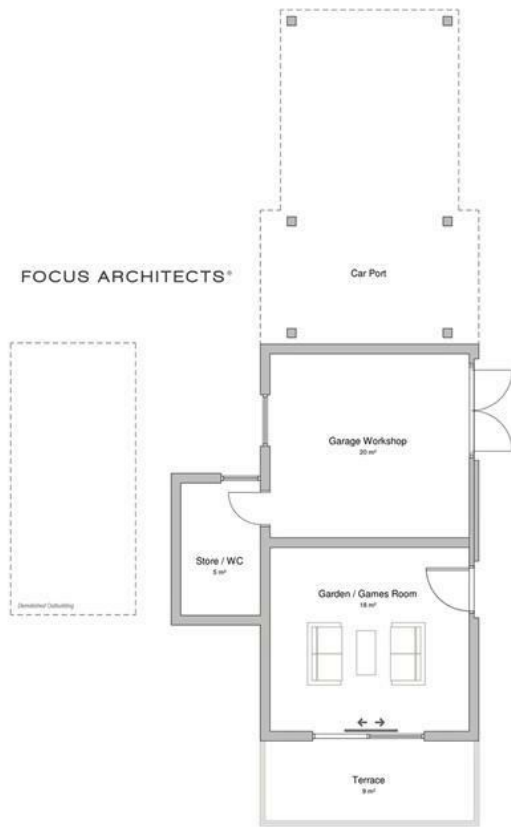
Proposed First Floor Plan



Proposed Ground Floor Plan



FOCUS ARCHITECTS®



Proposed Outbuilding Annex Floor Plan



Proposed Dwelling - West Facing Elevation



Proposed Dwelling - North Facing Elevation

