

SAMUEL WOOD

40 and 41 The Cliff Park, Ludlow, Shropshire, SY8 2JF

Offers Over £175,000









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TWO BRAND-NEW RESIDENTIAL PARK HOMES

40 & 41 The Cliff Park presents an exciting opportunity to purchase brand-new two-bedroom detached park homes, enjoying full 12-month residential use for purchasers aged 50 and over.

Situated on the outskirts of the historic market town of Ludlow, the property occupies an attractive edge-of-town position with fantastic views, whilst being within easy reach of Ludlow's historic town centre and its excellent range of independent shops, cafés, restaurants and amenities.

The park homes are yet to be built, providing an interested purchaser who becomes involved at an early stage with the potential opportunity to have some input into the internal layout, subject to timing, developer requirements and any necessary approvals.

- Two-bedroom detached park home
- Full residential status for purchasers aged 50 and over
- Brand-new unit – yet to be built
- LPG gas-fired central heating and UPVC double glazing
- Designated private parking space
- Attractive edge-of-town location

Location

The site sits in a beautiful rural location but equally on the outskirts of the town with is renowned for its architecture, culture and festivals

Availability and pricing

Plot 40 is proposed to have a 30ft x 20ft unit on it and is priced at £175,000
Plot 41 is proposed to have a 36ft x 20ft unit on it with a price of £190,000

The new units are proposed to be an OMAR Westbury design with the floorplan and all photos provided by Omar to show the design for marketing purposes They show plot 41 . The main photo used is AI generated and the landscaping and view is not reflective and is used for marketing purposes only.

Services

Electricity: Mains electricity
Heating: LPG gas-fired heating
Windows: UPVC double glazing
Broadband speeds available between approximately 36 Mbps and 900 Mbps, subject to provider and availability.
Flood Risk: Very low
Local Authority: Shropshire Council
Council Tax: Band to be assessed

Agents Note

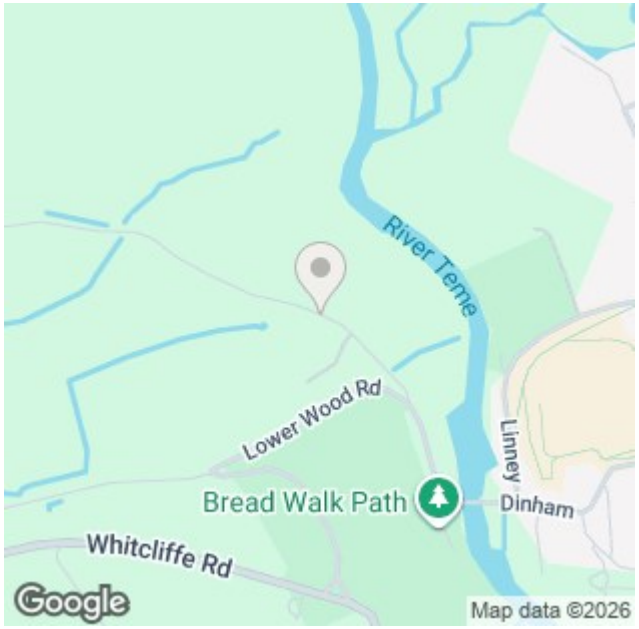
The property is leasehold and will be subject to a monthly service charge of £X, which includes ground rent, water and drainage.
A designated parking space is provided, with additional visitor parking spaces available.
Purchasers must be aged 50 or over and the property is intended for full-time residential occupation.
As the park home is yet to be constructed, prospective purchasers who register their interest at an early stage may have the opportunity to influence aspects of the internal layout, subject to the stage of construction, developer requirements and any necessary approvals.

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

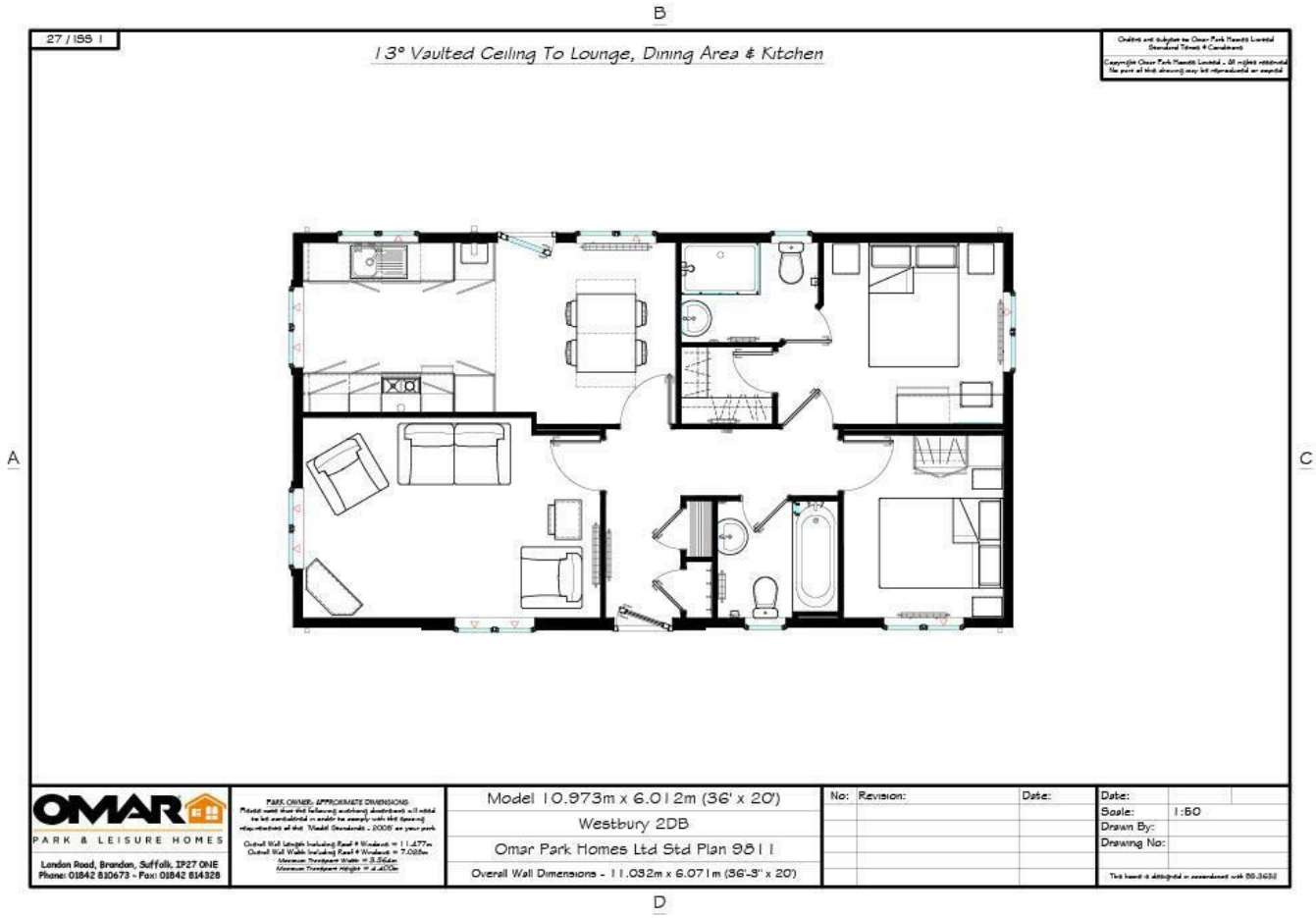








Floor Plans



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.