



Helping *you* move



**5 Wrekin View Caravan Park, Stanford Bridge,
Newport, TF10 8BA**

A Two Bedroom Mobile Home in need of refurbishment, located on a small development with easy access to the A41 Newport and Market Drayton.

Offers in the Region of

£8,000

5 Wrekin View Caravan Park, Standford Bridge, Newport TF10 8BA

Overview

- 1995 Consalt Resort 4 Berth Mobile Home - Serial Number 114065
- Two Bedrooms
- Currently Empty and Vacant - In Need of Refurbishment
- Galley Kitchen, Lounge
- Bathroom with Shower Cubicle
- Length 28ft X 10ft
- Access Ramp, Garage
- Council Tax Band A, EPC Rating N/A
- Ground Rent Currently £23.00 Per Week
- Standing Charge For Electricity Currently £29.37 Per Quarter



BRIEF DESCRIPTION

A Two Bedroom Mobile Home in need of refurbishment, located on a small development with easy access to the A41 Newport and Market Drayton.

LOCATION

The property is located approximately 2 and a half miles north of Newport on the A41 and it is conveniently situated for access to Newport, Market Drayton and larger centres such as Wolverhampton, Birmingham, the Potteries and Shrewsbury. The town of Newport offers a wide range of facilities with its high street stores, smaller specialised shops and indoor market. More comprehensive shopping, leisure and employment facilities offered by Telford Town Centre are approximately 9 miles distance. The property is conveniently situated close to the A41 providing easy access to the West Midlands road network, in particular, the M6 to the North and the M54 to the South.



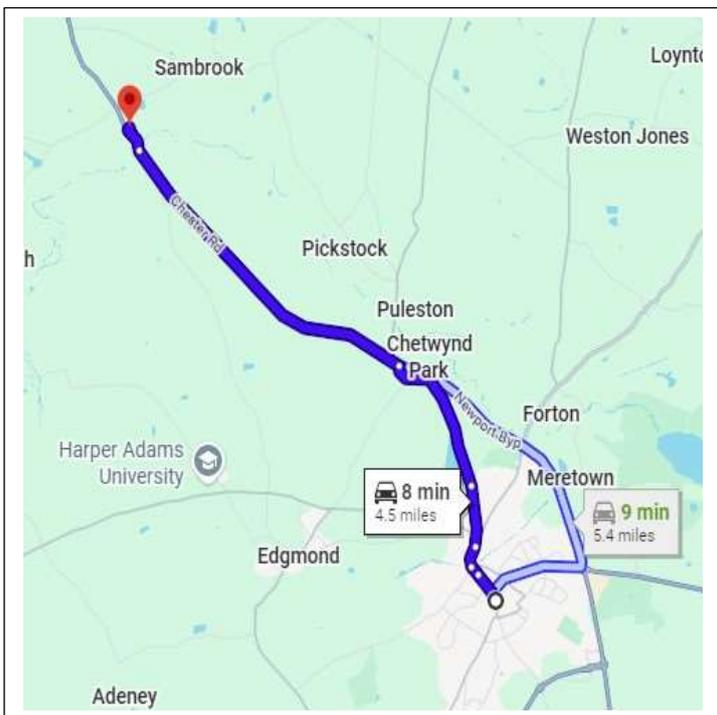
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION:

TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that the property has mains electricity and water are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



DIRECTIONS: From our office, head along the A41/Chester Road in the direction of Market Drayton/Whitchurch. Continue to follow Chester Road/A41 for 2.4 miles then upon reaching Standford Bridge Service Station, turn right into the station and carry on up the slight hill. On reaching the top of the hill, turn left and take the furthest path away from you. The property will be located a little way along on the right hand side.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

GROUND RENT/SITE FEE: We confirm there is ground rent payable on the property of £23.00 per week.

STANDING CHARGE FOR ELECTRICITY: The standing charge for electricity is currently £29.37 per quarter.

PETS AND CHILDREN: No dogs are allowed and no under 16's.

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG.
Tel: 01952 380000

EPC RATING - NOT APPLICABLE

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

TENURE: MOBILE HOME ACT 2013 <https://www.legislation.gov.uk/ukpga/2013/14>

METHOD OF SALE: For Sale by Private Treaty.

NE39625

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.