

PROPERTY CGI



Plot 2 Bynd Lane Development, Billingsley, Bridgnorth, Shropshire, WV16 6PQ

BERRIMAN
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SELF DEVELOPMENT with full planning permission for residential conversion, including around 2 acres of land, this Shropshire detached conversion opportunity, forms part of three former Colliery dwellings in an outstanding private location with far reaching views.
Bridgnorth 5.0 miles, Bewdley - 8.6 miles, Kidderminster - 11.9 miles, Ludlow - 17.6 miles, Shrewsbury - 26.4 miles, Telford - 19.3 miles, Wolverhampton - 20.9 miles, Stourbridge - 19.4 miles, Birmingham - 30 miles.
(All distances are approximate).

LOCATION

Billingsley is a small village which lies around 5 miles South of the Historic Market Town of Bridgnorth. The development opportunity is situated in this rural location offering a perfect country escape. There are wonderful countryside walks, bridleways and views over surrounding countryside. The nearby village of Stottesdon offers facilities such as a primary school, doctors surgery, church, public house and village shop. There are a range of local attractions and places of interest nearby including Chelmarsh Reservoir for sailing, golf courses, outdoor horse riding and The Severn Valley Railway and Country Park. Bridgnorth, Ludlow and Kidderminster are accessible for wider shopping facilities and secondary schooling.

SUMMARY

An exciting and individual opportunity to take on a self build renovation project. These former Colliery buildings each have full planning permission to convert into exceptional modern day homes. The development has a private access drive off Bynd Lane leading to the three detached properties. Each has its own private drive and acreage with a high degree of privacy in this lovely and mature setting. Each property will have mains water and electricity to the plot and the access drive will be graded.

PLANNING PERMISSION & LOCAL COUNCIL

Plot 2 (shaded green on the plan), has around 2 acres with the plot. This position has far reaching views and has planning permission to convert the former barns into a single residential dwelling of around 216.01sq.m with a ground and first floor. Enjoying a contemporary layout, the 4 bedroom, 3 bathroom layout includes a large open plan kitchen that is open to a double glass ended dining area and leading onto the front and rear terraces, a large family room, hall, pantry and utility (off the kitchen area).
Shropshire Council.
Planning Ref: 22/05155/FUL

SERVICES

We are informed that mains electricity and water will be available to each plot. Private drainage and the buyers choice of heating will be required.

TENURE

We are advised each property will be FREEHOLD. Further acreage can be available by separate negotiation. Verification should be obtained from your solicitor.

VIEWING ARRANGEMENTS

STRICTLY BY APPOINTMENT ONLY. DO NOT ACCESS THE SITE WITHOUT AN APPOINTMENT.

FUNDING

We are currently investigating funding options for self build. Please contact us for further information.

DIRECTIONS

Leaving Bridgnorth proceed out on the B4363 sign posted Cleobury Mortimer. Continue on this road passing through the villages of Oldbury, Glazley and Deuxhill. After passing the turning to Stottesdon/Chorley on your right, proceed into the village of Billingsley. Take the second turning into Bynd Lane where the site entrance is at the end of the houses.

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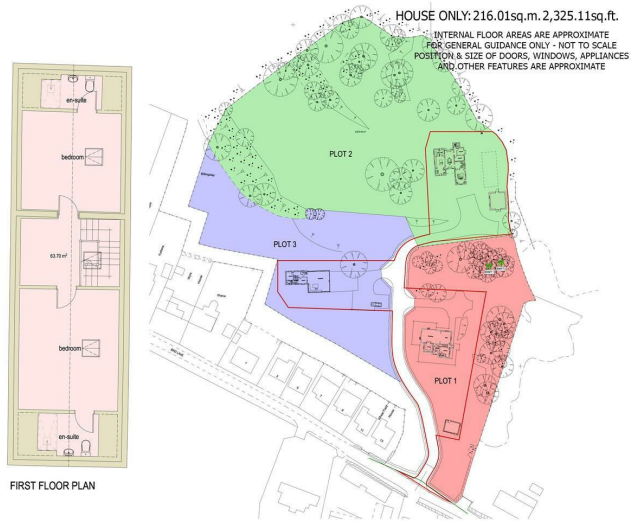
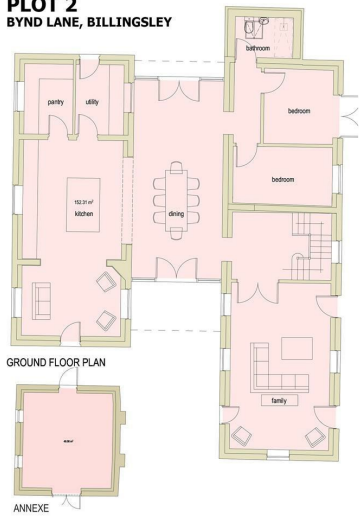
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Offers Around
£425,000

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.

PLOT 2
BYND LANE, BILLINGSLEY



HOUSE ONLY: 216.01sq.m, 2,325.11sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



