



Wyches, Little Worthen, Worthen, Shrewsbury, Shropshire, SY5 9HL

£425,000

A wonderful rare package set in just under 0.7 acre - 2 building plots with outline planning permission and a substantial 3 bedroom detached bungalow enjoying glorious views over beautiful countryside to a range of hills. The bungalow provides: Dining Hall, Living Room, Spacious Kitchen/Breakfast Room With Walk In Pantry, Utility Room, WC, 3 Large Bedrooms, 4 Piece Bathroom, OCH, DG, Garage.

Viewing Is Essential For Full Appreciation.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Description

The entire plot being offered for sale approached approx 0.7 acre comprising 2 building plots with Outline Planning Permission for the erection of 2 dwellings along with a substantial 3 bedroom detached bungalow. The bungalow enjoys glorious views over open countryside towards the Stiperstones and beyond and includes:

Dining Hall 15' 0" x 11' 6" (4.57m x 3.50m)

Carndean wood effect flooring, 2 radiators access to Inner Hallway.

Living Room 18' 11" x 11' 10" (5.76m x 3.60m)

3 double glazed windows enjoying fantastic views, multi-fuel stove, skirting board radiator.

Kitchen/Breakfast Room 17' 5" x 12' 7" (5.30m x 3.83m)

A substantial room with base and eye level units, worktops, inset 1 1/2 bowl sink unit, tiled areas, tiled flooring, uPVC double glazed window overlooking enclosed garden, radiator, freestanding range cooker with filter hood above, ample space for further appliances. Door to large walk-in pantry with quarry tile flooring, work top, drawers, store cupboards and shelving, double glazed window.

Lobby

Tiled flooring, useful walk in store, double glazed door leading to front garden.

Utility Room

Range of units, work top, Belfast style glazed sink, space for appliances, oil fired central heating boiler, tiled surround, radiator, double glazed window.

Cloakroom/WC

WC, radiator, quarry tile floor, double glazed side window.

Inner Hallway

Bedroom 1 15' 9" x 10' 11" (4.80m x 3.32m)

Range of fitted bedroom furniture including wardrobe, chest of drawers and corner home office area, double glazed window with stunning views toward the Stiperstone and South Shropshire Hills, radiator.

Bedroom 2 11' 5" x 9' 5" (3.48m x 2.87m)

Range of fitted bedroom furniture, radiator, double glazed side window enjoying rural aspect.

Bedroom 3 11' 0" x 8' 5" (3.35m x 2.56m)

2 double glazed windows with open aspects, radiator.

Bathroom

Fitted with 4 piece suite including bath with shower fitting, separate tiled shower cubicle, wash basin, WC, fully tiled walls and floor, double glazed window.

Outside

The property has access to the front and rear. To the rear is a driveway with turning space, brick build detached Garage with adjoining Workshop/Store. Gate to good size area of lawn with variety of trees, mature hedge screening. To the rear is a hard-standing suitable for caravans etc. Raised deck sun terrace and lawn enclosed by mature hedging and fencing.

Building Plots

Beyond the rear garden Outline Planning Permission has been granted for detached dwellings including layout and means of access via a shared driveway with Wyches.

Plot 1

Application Number 18/02586/OUT Granted planning planning on 18/02/2019

Plot 2

Application Number 18/04394/OUT Granted planning permission on 01/03/2019

The whole site area, including the bungalow, extends to approximately 0.7 acre. Plans and associated planning documentation are available from the Shropshire Council Planning Website.

Rights of Wayleaves

The site is sold subject to, or with the benefit of any rights of way, wayleaves, easement or restrictions which may not exist whether mentioned in these particulars or not.

General Conditions Of Contamination

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of respective plots for any use or development scheme proposed.

Services

Mains water, electricity and septic tank are available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Agents Note

Services to the plot have not be checked/tested. Interested parties make their own enquiries with the appropriate suppliers and connection arrangements.

Directions From Shrewsbury

Take the B4386 - Montgomery Road - travelling through the villages of Yockleton and Westbury. From Westbury travel for about 2.8 miles and the property will be found before entering Worthen, on the left hand side.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION

Ground Floor



FLOOR PLAN FOR GUIDANCE ONLY

Energy Performance Certificate HM Government

Wyches, Little Worthen, Worthen, SHREWSBURY, SY5 9HL
Dwelling type: Detached bungalow **Reference number:** 9918-8032-7254-5878-5950
Date of assessment: 19 April 2018 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 20 April 2018 **Total floor area:** 123 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,922
Over 3 years you could save	£ 729

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 225 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 729 over 3 years </div>
Heating	£ 2,289 over 3 years	£ 1,740 over 3 years	
Hot Water	£ 342 over 3 years	£ 228 over 3 years	
Totals	£ 2,922	£ 2,193	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
	60	92

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 258
2 Floor insulation (suspended floor)	£800 - £1,200	£ 306
3 Low energy lighting for all fixed outlets	£15	£ 60

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage