



NICK
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

MYRTLE COTTAGE

HOPE BAGOT LANE, KNOWBURY, LUDLOW, SHROPSHIRE, SY8 3LG

OFFERS IN EXCESS OF

£50,000



A COUNTRY COTTAGE FOR COMPLETE RENOVATION.

FOR SALE BY FORMAL TENDER

TENDER CLOSING DATE - 12 NOON ON THURSDAY, 25TH JUNE 2015

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



MYRTLE COTTAGE, HOPE BAGOT LANE, KNOWBURY, LUDLOW, SHROPSHIRE, SY8 3LG

APPROXIMATE DISTANCES

Clee Hill – 1.5 miles, Ludlow – 5 miles, Tenbury Wells - 6 miles, Cleobury Mortimer - 7 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the Swan Garage T Junction turn left onto the A456 in the direction of Ludlow and after 0.2 mile turn right onto the B4214 sign posted for Clee Hill. Proceed for approx. 3.2 miles before turning left sign posted Hope Bagot and Whitton then take the first turning right signposted to the Church. Proceed for approx. 1.2 miles and the access to the property can be found on the left hand side via a footpath adjacent to the neighbouring property as indicated by a Nick Champion direction arrow.

SITUATION

Myrtle Cottage is peacefully situated on the south facing lower slopes of the Clee Hill within the village of Knowbury and is approached via a public footpath leading a short distance off the council lane. The property enjoys views across the Teme Valley.

DESCRIPTION

Myrtle Cottage is believed to be a former mine workers' cottage constructed of Clee Hill stone under a clay tiled roof. The cottage is set within gardens that have almost reverted back to the wild and extend to about 0.30 acre. The cottage itself provides 'one up and one down' accommodation over two floors with a lean to at the rear forming a kitchen and a timber conservatory to the front.

Although the cottage has been inhabited up until this year one can truthfully say that it needs more than just a little work to restore it to a habitable condition as a permanent residence, holiday home or weekend retreat.

N.B. Prospective applicants are advised not to attempt to climb the partially collapsed stairs to the first floor.

SERVICES

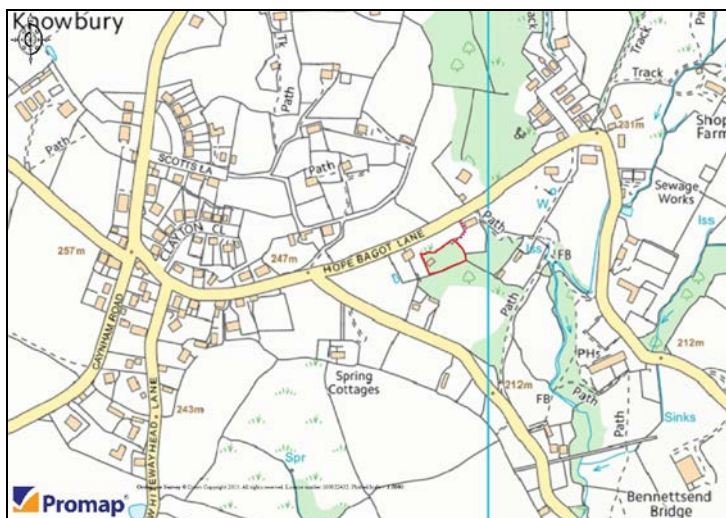
Mains water and electricity are connected.

LOCAL AUTHORITY

Shropshire Council – Tel: 0345 678 9000
Council Tax Band A

ENERGY PERFORMANCE CERTIFICATE

EPC Rating G - Full details are available upon request.



FIXTURES & FITTINGS

The sale will include all remaining contents inside and out.

TENURE & POSSESSION

Freehold with vacant possession on completion which is set for Thursday, 23rd July 2015.

BUYER'S ADMINISTRATION FEE

The successful purchaser(s) will be liable to pay a buyer's administration fee of £250 + VAT (total £300) to Nick Champion.

CONDITIONS OF SALE & FORMAL TENDER PACK

The formal tender pack incorporating the contract and conditions of sale, title documentation, tender form etc. is available on request from the vendor's solicitors:

Lanyon Bowdler Solicitors

12 The Business Quarter, Eco Park Road, Ludlow, SY8 1FD

Tel: 01584 871718

Contact: Miss Marie Kelly

E-mail: marie.kelly@lblaw.co.uk

TENDERS

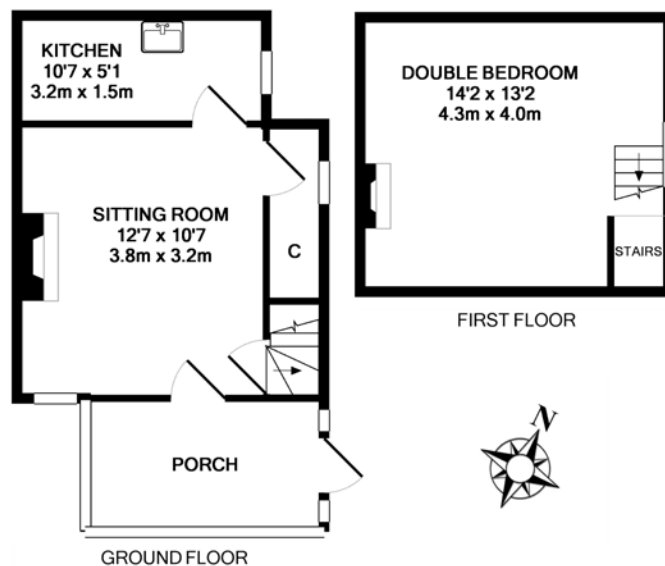
Tenders are to be submitted in writing on the official tender form and pack to be accompanied by a banker's draft for 10% of the tender price and delivered to Lanyon Bowdler no later than 12 Noon on the tender closing date of Thursday, 25th June 2015.

VIEWING

At any reasonable time on production of these particulars.

Nick Champion – Tel: 01584 810555

View all of our properties at: www.nickchampion.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2015

N218 Printed by Ravensworth 01670 713330

These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.