

Development Barns At Brockton, Lydbury North, SY7 8BA

Guide Price £285,000

A fabulous opportunity to purchase a yard of traditional barns and modern farm buildings with tremendous development potential subject to the necessary planning consents. The site amounts to approximately 1.89 acres with the Kemp Brook at its foot. Situated in idyllic South Shropshire countryside within close proximity to the village of Lydbury North and market town of Bishops Castle. EPC 'Exempt'.



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The development yard and barns at Brockton offers a fantastic opportunity for a multitude of disciplines. There is no official planning consent attached to the property, however, it lends itself very well to development, subject to the necessary consents.

The Kemp Brook runs along the southern boundary of the site, and in recent years during heavy rainfall the southern section of the site does flood. However, this can be addressed in the planning stages in order to preserve the development potential of the existing barns.

There is mains electricity on site with mains water in the road. Upon completion the site will be completely cleared and levelled.

Brockton is a delightful rural village situated approximately 3 miles south east of the town of Bishops Castle, with some truly outstanding views of the surrounding South Shropshire Hills.

The pretty South Shropshire village of Lydbury North thrives with its own primary school, church, village hall, public house, and community supported village shop.

Bishops Castle itself is situated approximately 25 miles south west from Shropshire's county town of Shrewsbury, and approximately 20 miles from Ludlow. Shropshire lies between the Welsh border and the West Midlands, and is equally well placed for visits to the Welsh coast or Birmingham and beyond. Bishops Castle is an ancient town, which dates back to 792 AD and is situated in an Area of Outstanding Natural Beauty, but unfortunately the castle from which it derives its name is no longer in existence.

Bishops Castle is a lively market town, and has many facilities including a primary and secondary school, leisure centre, small cottage hospital, dentist, doctors, restaurants, public houses (two of which brew their own beer) and, individual shops and businesses. There is a good bus link to Shrewsbury every day, with local rail links at Broome, and Craven Arms.

The property comprises of the following:

1. Double Storey Stone and Box Profile Traditional Barn
2. Double Storey Stone and Corrugated Iron (Hatched Under) Timber Clad Traditional Barn
3. Single Storey Stone and Slate Traditional Barn
4. Steel Portal Frame Corrugated Iron and Fibre Cement Modern Building.
5. Single Storey Stone Traditional Barn
6. Corrugated Iron Dutch Barn
7. Corrugated Iron Double Barn with Steel Portal Frame Lean Too to Each Side
8. Hardcore Yard

Anti-Money Laundering Regulations

The successful purchaser should please provide a photographic form of ID such as driver's licence or passport, and a utility bill or bank statement confirming their home address.

Health & Safety

The Agent advises all prospective purchasers when viewing the property to take due care.

SERVICES: We are informed that the property is connected to Mains Water Close By. Mains Electricity on Site.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: From Craven Arms take the B4368 Clun Road carry along this road for about 4.5 miles passing through Long Meadow End and Aston-on-Clun then turn right onto the B4385 towards Bishops Castle, after passing through the village of Lydbury North, turn left into the hamlet of Brockton, down the slope into the village and the development can be found on the left hand side on the corner.

VIEWING: By appointment through selling agents - McCartneys LLP: 01588 672385

Opening Hours: Mon-Fri: 9:00 am - 5:00 pm Sat: 9:30 am - 12:30 pm

Details Last Updated: Tuesday, 21 March 2023

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP

REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251.
REGISTERED NO: OC310186

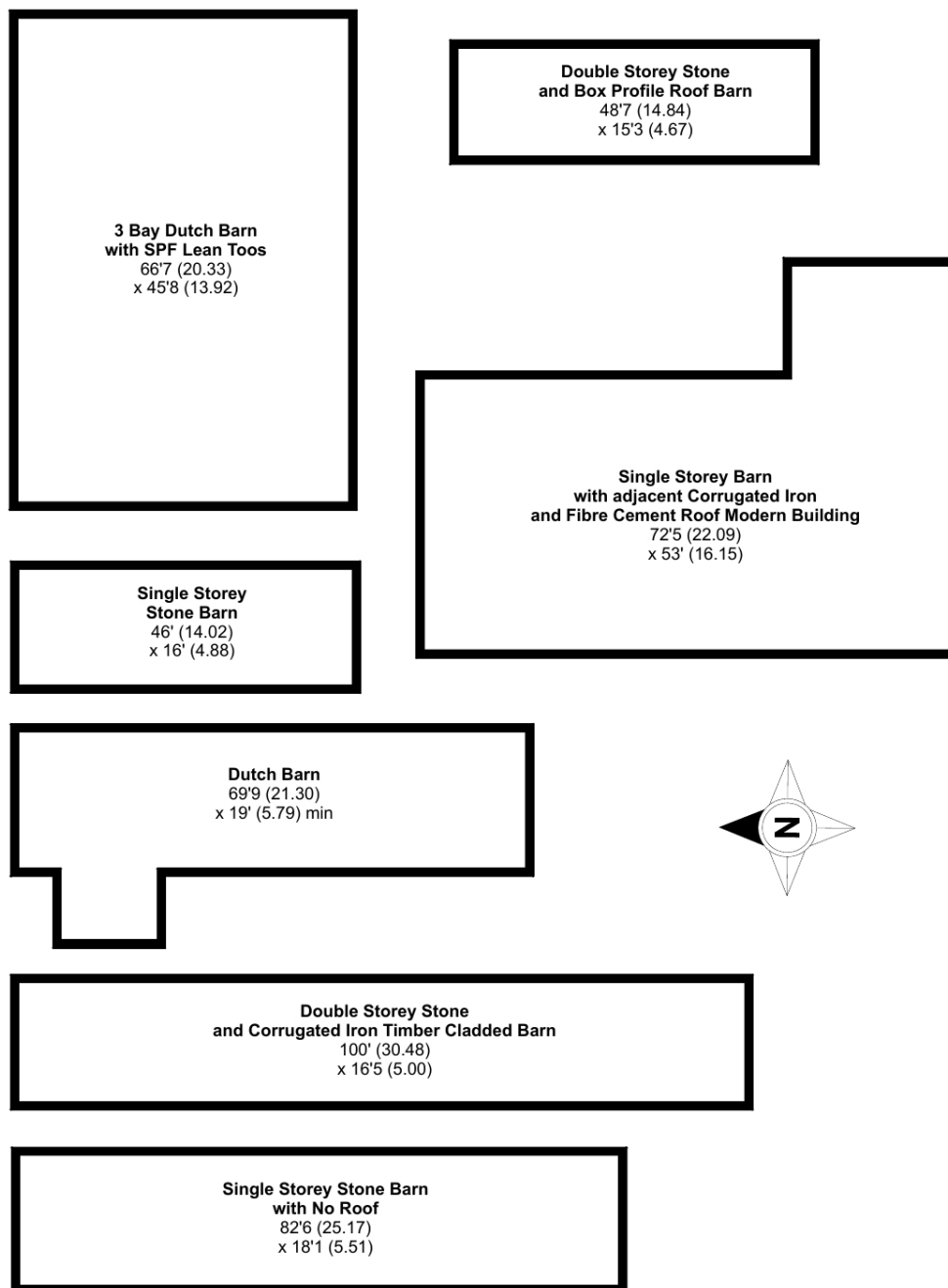




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Approximate Area = 12148 sq ft / 1128.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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