



 Holters

9 Lloyd Way, Ludlow, SY8 1FA

Price £65,000



Holters
Local Agent, National Exposure

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Step onto the property ladder in style with this immaculately presented three-bedroom semi-detached home, available for £65,000 for a 25% share. Built in 2022, it offers modern, energy-efficient living, a superb open-plan kitchen/diner, good sized rear garden, off road parking and a set in a desirable edge of Ludlow location enjoying views towards Clee Hill.

- Semi-Detached House
- 3 Bedrooms
- Property is Subject to a SECTION 106 (See Agents Notes)
- Nearly New, Ideal for Modern Living
- £65,000 FOR A 25% SHARE
- Designated Parking for at Least 2 Vehicles
- Popular Edge of Town Location
- Open-Plan Kitchen/Diner
- Part of a Newly Built Development in 2022
- Sizeable, West Facing Rear Garden

The Property

Introducing 9 Lloyd Way, which is an immaculately presented, semi-detached house situated within a modern Shropshire Homes development on the edge of the historic market town of Ludlow. Built in 2022, this nearly new home enjoys an enviable position within the development, benefitting from far-reaching frontward views towards Clee Hill and a larger than average, west-facing garden backing onto mature trees and greenery, creating a wonderful sense of privacy. Offered for sale at £65,000 for a 25% shared ownership, this superb property presents an excellent opportunity for first-time buyers to step onto the property ladder and enjoy all the benefits of modern, energy-efficient living within one of Ludlow's newest and most popular residential developments.

The front door opens into the welcoming entrance hall, where there is access to the useful downstairs W.C. and the spacious living room. The living room is beautifully presented, offering ample space for a generous suite of furniture, whilst stairs rise to the first floor accommodation. To the rear of the property is the impressive open-plan kitchen/diner, which forms the heart of the home. Fitted with a stylish range of matching wall and

base units, the kitchen incorporates an integrated oven, gas hob with extractor hood above and ample space for further appliances. The kitchen also benefits from French doors which flood the room with natural light and open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

The first floor comprises a landing giving access to all three bedrooms and the family bathroom. Bedroom One is a generous double room overlooking the front of the property and benefits from distant countryside views. Bedroom Two is another comfortable double bedroom positioned to the rear, enjoying a built-in wardrobe and attractive outlook across the garden. Bedroom Three provides a versatile single bedroom, ideal as a child's bedroom, nursery or home office. Completing the accommodation is the modern family bathroom, fitted with a white suite comprising a panelled bath with shower over, W.C. and wash hand basin, as well as a useful storage cupboard.

Outside, the property enjoys one of its standout features in the form of the sizeable, rear garden. Larger than many others on the development, it is predominantly laid to lawn with well-defined fenced boundaries, complemented by a paved patio, a

raised decked seating area positioned to enjoy the sunshine and a useful timber garden shed. Backing onto mature trees and established greenery, the garden enjoys a pleasant degree of privacy and provides an excellent outdoor space for both families and entertaining. A side gate also provides convenient access to the front of the property, where there is a lawned frontage and off road parking for at least 2 vehicles.

The Location

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair and Ludlow Fringe, so there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The



county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Shropshire Council - Band B.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 910MB. Interested parties are advised to make their own enquiries.

Tenure

We are informed the property is of leasehold tenure with a remaining lease of 990 years from September 2022.

Agents Note

Please note, the property is subject to a Section 106 Agreement. This restriction will remain in place for any future sale. All interested parties must apply and be approved by Shropshire Council and will need to meet their criteria, which typically includes having a local connection (such as living, working or having close family nearby), not owning another property and demonstrating that the purchase is affordable based on their income. This property is only available to be staircased up to 80% ownership.

Rent & Service Charge

As of July 2026, the rent for the remaining 75% share and service charge totals £547.35 per calendar month.

What3Words

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Nearest Towns/Cities

- Leominster - 12 miles
- Tenbury Wells - 10.5 miles
- Church Stretton - 16.5 miles
- Hereford - 24 miles
- Kidderminster - 23 miles
- Shrewsbury - 28 miles

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



