



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

## THE PAPER MILL

ALVELEY, BRIDGNORTH, SHROPSHIRE, WV15 6HE

GUIDE PRICE

**£500,000**



**A UNIQUE REDEVELOPMENT OPPORTUNITY OF A FORMER PAPER MILL  
SET IN ABOUT 4.66 ACRES (TBV) IN AN ACCESSIBLE LOCATION.**

- PARTIALLY RESTORED FORMER PAPER MILL
- OPEN PLAN LIVING SPACE OVER THREE FLOORS
- PROPOSED THREE ENSUITE DOUBLE BEDROOMS
- MILL WHEEL AND MILL POOL
- AMPLE PARKING SPACE
- PADDOCK AND GROUNDS

**NICK CHAMPION LTD**

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# THE PAPER MILL, ALVELEY, BRIDGNORTH, SHROPSHIRE, WV15 6HE

## APPROXIMATE DISTANCES (MILES)

Bridgnorth - 6, Kidderminster - 7.5, Dudley - 13, Wolverhampton - 15.5, Cleobury Mortimer - 18, Telford - 20, Birmingham - 25, Shrewsbury - 27.

## DIRECTIONS

From Bridgnorth head south on the A442 in the direction of Kidderminster crossing straight over at the bypass roundabout and proceed for 5.3 miles and the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

The Paper Mill is situated in an accessible location just off the A442 between Bridgnorth and Kidderminster. The property is within the Alveley Primary School and Oldbury Wells School (Secondary) catchment areas.

The Paper Mill comprises of a partially restored detached brick, stone and tile mill house set in extensive grounds incorporating gardens, parking, mill pool, pastureland and amenity woodland. The property has undergone some building work as part of the existing planning permission however the project remains unfinished and offers huge potential for a purchaser to create a unique home to suit their needs. The property is offered with no upward chain and will appeal to those looking for a smallholding/equestrian property, or to those with an interest in restoring the mill as a working feature.

## ACCOMMODATION

The planned internal accommodation briefly comprises:  
Lower Ground Floor: Store/Games Room  
Ground Floor: Entrance Hall, Open Plan Kitchen/Dining Room and Sitting Room  
First Floor: Landing, Master Bedroom with Ensuite and Dressing Room, Two Further Ensuite Bedrooms

## OUTSIDE

The property benefits from two separate accesses off the A442. One access leads directly off the A442 onto a driveway leading to The Paper Mill, pool and to the top field. The southerly access provides access to the smaller bottom field and leads to the rear of The Paper Mill with further parking available adjacent to the water wheel. Neighbouring properties also benefit from a right of way along the second access. The large spring water mill pool is surrounded by lawns and established trees and the Paper Mill sits at the south side with adjacent static home in poor repair. The top field consists of level to gently sloping pastureland with access off both drives and ideal for division into paddocks. The smaller second field requires clearing and there is also a small parcel of woodland. The property extends to about 4.66 acres (tbv).

## PLANNING

On 23<sup>rd</sup> August 2008 Shropshire Council granted planning permission (Reference Number: BR/APP/FUL/08/0078) for the 'Erection of a replacement dwelling' at The Old Paper Mill. Copies of the planning documents are available to view on the Planning section of the Shropshire Council website.

## SERVICES

Mains water (unmetered) is connected.  
Private drainage.  
The property is not currently connected to mains electricity. Prospective Purchasers are advised to make their own enquiries about service connections. Mains gas is not available in the area.  
National Grid (Electricity) - 08000963080

## LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000  
Council Tax Band D

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating G - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7490-4886-0322-6095-3923>

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

## TENURE

Freehold

## METHOD OF SALE

The property is offered for sale by private treaty.

## UPLIFT CLAUSE

The property is sold subject to an uplift clause of 50% for 50 years in respect of any additional residential development in favour of the Vendor and their successors.

## VIEWING

By prior appointment with the Agent: -  
Nick Champion - Tel: 01584 810555  
View all of our properties for sale and to let at:  
[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

## LONDON SHOWROOM

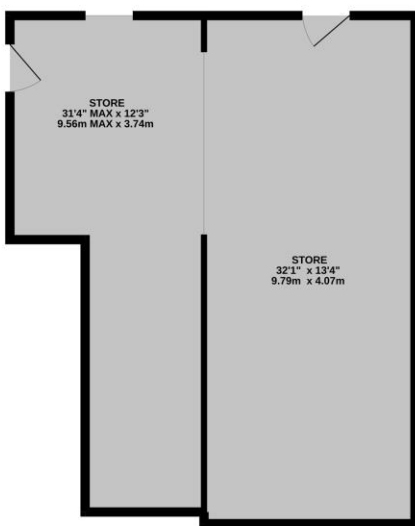
121 Park Lane, Mayfair, London, W1K 7AG  
Tel: 020 7318 7082

Photographs taken on 4<sup>th</sup> November 2022  
Particulars prepared November 2022.

what3words: barrel.twit.hails







LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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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.