



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

PARK VIEW

BRIMFIELD, LUDLOW, SHROPSHIRE, SY8 4NY

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY
RENT £1,550 PCM + FEES
EXCLUSIVE & PAYABLE IN ADVANCE



A SPACIOUS ATTACHED BARN CONVERSION WITH GENEROUS GARDENS AND PARKING IN AN ACCESSIBLE RURAL LOCATION.

- FITTED KITCHEN/BREAKFAST ROOM • OPEN PLAN LIVING AREA
- MASTER BEDROOM WITH WALK-IN WARDROBE AND ENSUITE • FOUR FURTHER BEDROOMS
 - FAMILY BATHROOM • CLOAKROOM
- GARDEN WITH STORE SHED • DRIVEWAY PARKING • EPC RATING B

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES (MILES)

Tenbury Wells – 5.5, Ludlow – 6, Leominster – 6, Hereford – 18.5, Kidderminster – 23.5, Worcester – 27, M5 Junction 6 – 29, Shrewsbury – 35, Birmingham – 42.

what3words: ///craters.port.baseless

ACCOMMODATION

A part glazed door opens into the spacious open plan living area with an understairs cupboard, French doors opening out onto the rear garden, a partitioned study area with a store cupboard, and the adjacent cloakroom has a pedestal basin and wc. The kitchen/breakfast room has a range of fitted cream units incorporating a stainless steel sink/drain, and integral appliances including an electric double oven, ceramic hob with extractor hood over, dishwasher, washing machine, and housing for the combi boiler.

From the living room stairs rise up to the first floor landing. The master bedroom has a walk-in wardrobe and an ensuite with a thermostatic shower, pedestal basin, wc and heated towel rail. There are four further bedrooms, and a family bathroom with a bath with thermostatic shower over, pedestal basin, wc and heated towel rail.

OUTSIDE

The shared driveway leads past an area of lawn with mature shrubs and trees to a large gravel parking and turning area. A gravel path leads around to the west facing rear garden which has a patio al fresco entertaining area, a lawn, raised borders, a garden store shed, and steps lead up to a further area of lawn with mature fruit trees.

SERVICES

Mains water, gas and electricity are connected.

Gas fired central heating.

Shared private drainage.

N.B. The gas is sub-metered off the Landlord's supply and the Landlord will invoice the Tenant each quarter and at the end of the tenancy for gas used at the property.

The Landlord will cover the cost of water and drainage for the property.

Double glazing throughout.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000

Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B – Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4900-4856-0622-2420-3453>

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings not mentioned within these particulars or the inventory are excluded.

TENANCY

For a minimum period of twelve months on an Assured Shorthold Tenancy.

TENANT FEES

See attached Tenant Fees Schedule for information.

SECURITY DEPOSIT

A refundable security deposit of £1,780 is required at the commencement of the tenancy to be held in the Tenancy Deposit Protection Scheme (Custodial) provided by the Deposit Protection Service. The deposit is returned at the end of the tenancy subject to the terms having been satisfactorily met and subject to any dilapidations.

SPECIAL TERMS

The Tenant to keep the property and gardens in a reasonable and tenantable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord. **Pets at the Landlord's discretion.**

VIEWING

By prior appointment with the Sole Agents: –

Nick Champion - Tel: 01584 810555

E-mail: info@nickchampion.co.uk

View all of our properties for sale and to let at:

www.nickchampion.co.uk

Flood Risk (Checked on 02.02.26 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea: Very Low

Surface water: Very Low

Groundwater: This location is outside of a groundwater flood alert area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Mobile Coverage (Checked on Ofcom: 02.02.26)

Vodafone: Good outdoor and in-home

Three and O2: Good outdoor, variable in-home

EE: Good outdoor

Broadband Availability (Checked on Ofcom: 02.02.26)

Standard: 28 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 150 Mbps (highest download) / 150 Mbps (highest upload)

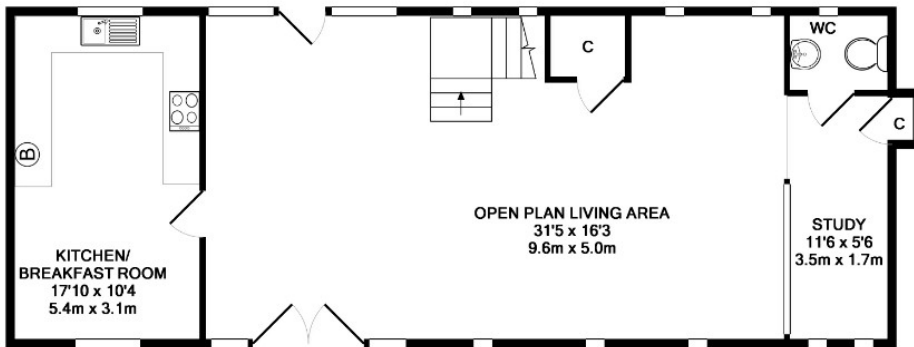
Ultrafast: Not available

Photographs taken: 28th January 2026

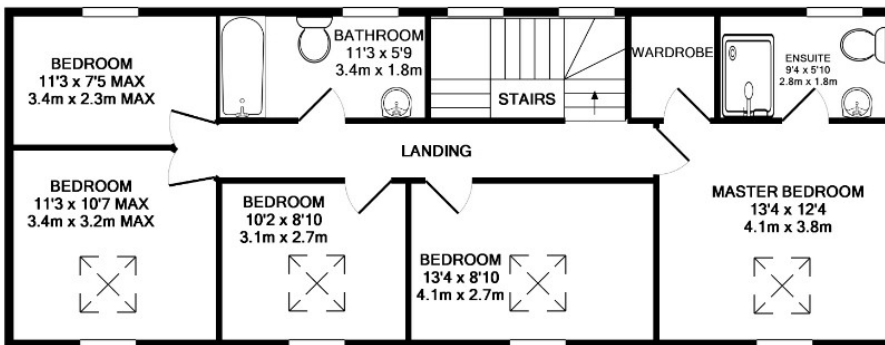
Particulars prepared: February 2026







GROUND FLOOR



1ST FLOOR

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.
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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.

TENANT FEES SCHEDULE

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)	One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
Security Deposit (per tenancy. Rent under £50,000 per year)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £50,000 or over per year)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid Rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
Variation of Contract (Tenant's Request)	£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenant's Request)	£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Termination (Tenant's Request)	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS: