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Roger  
Parry  
& Partners

Swan House, Knowle Sands, Bridgnorth,  
Shropshire, WV16 5JL

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## Swan House

Knowle Sands • Bridgnorth • Shropshire • WV16 5JL

Building set in 0.78 acres with potential for development (Subject to planning); £1,150,000 (Offers in the region of)

Building set in 0.33 acres £750,000 (Offers in the region of)

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*An exciting opportunity to acquire a former public house with planning consent granted for residential change of use and a large car park with potential for alternate uses subject to necessary planning consents*

- Fantastic views over the River Severn and Shropshire Countryside
- Site extends to approximately 0.78 acres (0.32 hectares) as a whole with building or available as 0.33 acres (0.13 hectares) with building
- Substantial building with change of use to a residential dwelling.
- Large Car Park with potential for alternate uses subject to planning consent.

### **DESCRIPTION**

Swan House is a former public house situated in Knowle Sands, the charming market town of Bridgnorth is approximately 1 mile away. Swan House is a substantial 3 storey building with Planning consent granted for a change of use to residential. The property subject to conversion will make an imposing and impressive family home or subject to planning consent has potential to offer numerous units/ alternate uses. The property's stand out feature is uninterrupted views to The River Severn and across the glorious Shropshire countryside. There is a large car park to the rear of the property which offers great potential for alternate uses subject to necessary planning consents. The property is set in approximately 0.78 acres (0.32 hectares) as a whole with building or available as 0.33 acres (0.13 hectares) with building.

### **SITUATION**

Swan House is situated in Knowle Sands which is conveniently located in the stunning Shropshire countryside. Bridgnorth is a stones throw away and is approximately 1 mile to the North, Wolverhampton is approximately 15.2 miles to the East and Birmingham is approximately 41.3 miles to the East.

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*Bridgnorth 1.3 miles • Wolverhampton 15.2 miles • Birmingham 41.3 miles*

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**Swan House, Knowle Sands, Bridgnorth,****WV16 5JL**

Swan House offers a fantastic development opportunity. The property has consent granted for conversion into residential accommodation. Planning reference: 23/03722/FUL. Consent has also been granted to enlarge the existing function room and level the car park. Planning reference: BR/FUL/00/0091 (Shropshire Council). The property would make a substantial and imposing family home and has potential for other uses subject to the necessary planning consents.

There is a large car park to the rear of the property which provides further potential subject to gaining the necessary planning consents. A viewing is highly recommended to appreciate the size and potential of the property.

**ACCOMMODATION COMPRISING:**

*(Measurements are approximate)*

Accommodation is currently laid out as its previous use as a public house, letting rooms and owners accommodation and offers enormous potential for alterations to provide spacious family living or alternative uses subject to necessary planning consents.

**Ground Floor**

Entrance Hallway.

Bar/Snug/Dining Room.

Conservatory.

Function Room.

Kitchen.

Store.

Male Toilets.

Female Toilets.

Washing up area and dry store.

**First Floor**

Landing.

Bedroom 1 with en-suite shower room.

Bedroom 2 with en-suite bathroom.

Bedroom 3 with en-suite shower room.

Bedroom 4 with en-suite shower room.

Bedroom 5 with en-suite shower room.

Bedroom 6 with en-suite shower room.

Bedroom 7 with en-suite shower room.

**Second Floor**

Lounge.

Bathroom.

Bedroom 1.

Bedroom 2.

Bedroom 3

Reception room.

**Outside**

Seating area/garden and parking area for several vehicles. To the rear of the property is a large car park which is available via separate negotiation.



**SERVICES**

Mains Water, Oil Fired Central Heating, Mains Drainage/Private Drainage and Mains Electricity.

**METHOD OF SALE**

Private Treaty as a whole.

**TENURE**

Freehold with vacant possession on completion.

**LOCAL AUTHORITY**

Shropshire Council

**WAYLEAVE, EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

**PLANS, AREAS AND SCHEDULES**

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

**EPC Rating**

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**AGENTS NOTES**

Property as a whole outlined red. Swan house outlined blue set in approximately 0.33 acres available as a separate lot.

**VIEWING**

Strictly by appointment with the selling agents Roger Parry & Partners.  
TEL: 01743 791336, email: [andrewlowe@rogerparry.net](mailto:andrewlowe@rogerparry.net)



## Directions:

From Bridgnorth take the B4555 South Towards Highley, Follow the road for less than a mile and you will come in to Knowle Sands. Swan House is located on the right hand side identifiable via our for sale board.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Andrew Lowe MRICS

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

Mercian House, 9 Darwin Court, Oxon Business Park,  
Shrewsbury, SY3 5AL

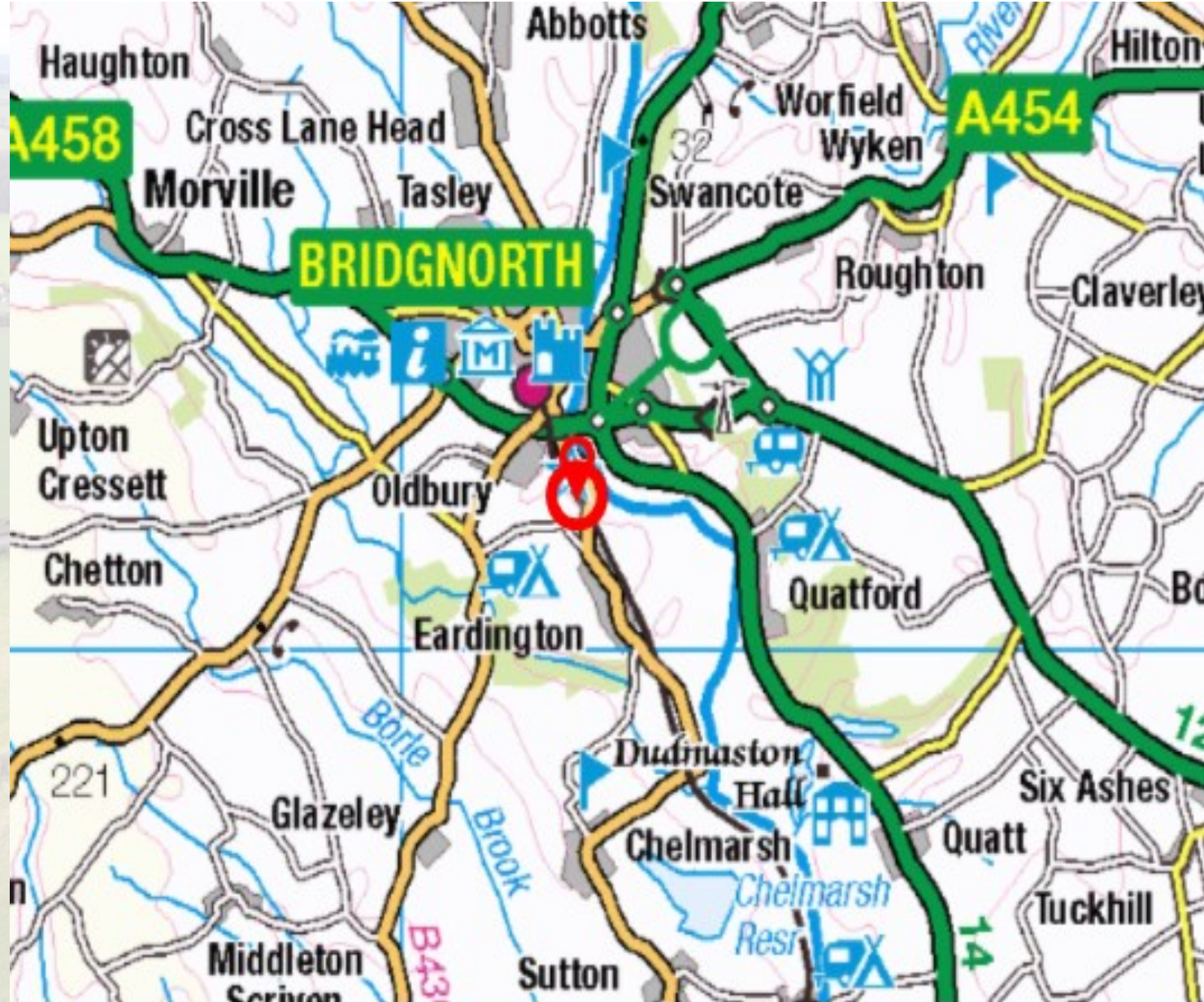
[andrewlowe@rogerparry.net](mailto:andrewlowe@rogerparry.net)

01743 791336

What3words

[///unwound.removals.living](https://unwound.removals.living)

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Parry**  
& Partners



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.