



Unit 1B, Church Farm Studios

Stanton Lacy, Ludlow, SY8 2AE

**Barn conversion
development set within
courtyard**

801 to 1,648 sq ft
(74.42 to 153.10 sq m)

- 10gb satellite broadband
- Gas central heating
- Ample parking
- Private sewerage system

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Summary

Available Size	801 to 1,648 sq ft
Rent	Rent on Application
Rates Payable	£2,407.50 per annum
Rateable Value	£4,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Unit 1B forms part of a range barn conversion developments set within a rural courtyard, which comprises of ground floor office space / workshop / storage, the unit is self-contained with a ground floor WC along with kitchen space on the first floor to include office / studio space.

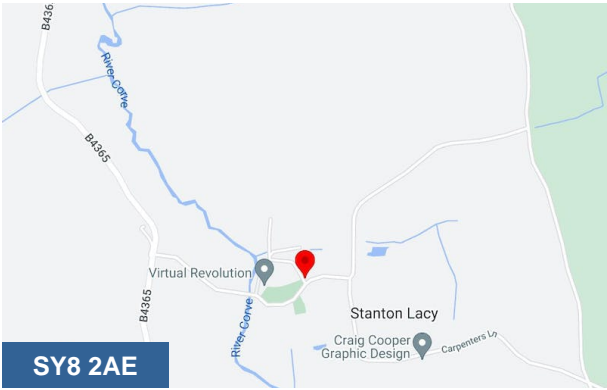
Location

Ludlow 3.5 miles, Craven Arms 7.5 miles, Bridgnorth 21 miles, Shrewsbury 28 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	847	78.69	Available
1st	801	74.42	Available
Total	1,648	153.11	



Viewing & Further Information



Chris Hyde
02920 346 350
chris.hyde@coark.com

Energy performance certificate (EPC)

Unit 1b
Church Farm Studios
Carpenters Lane End Of To The Crosses
Junction B4365
STANTON LACY
SY8 2AE

Energy rating

C

Valid until: 3 March 2032

Certificate number: 6823-7143-2285-3317-5177

Property type

B1 Offices and Workshop businesses

Total floor area

154 square metres

Rules on letting this property

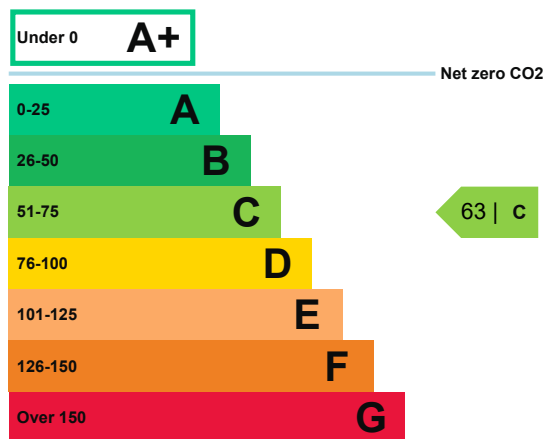
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 | A

If typical of the existing stock

69 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property’s energy performance

Main heating fuel	LPG
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	48.72
Primary energy use (kWh/m2 per year)	271

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1083-4875-6003-1193-5548\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Sebastian Ingham
Telephone	07817728156
Email	sebastian@idea-ingham.co.uk

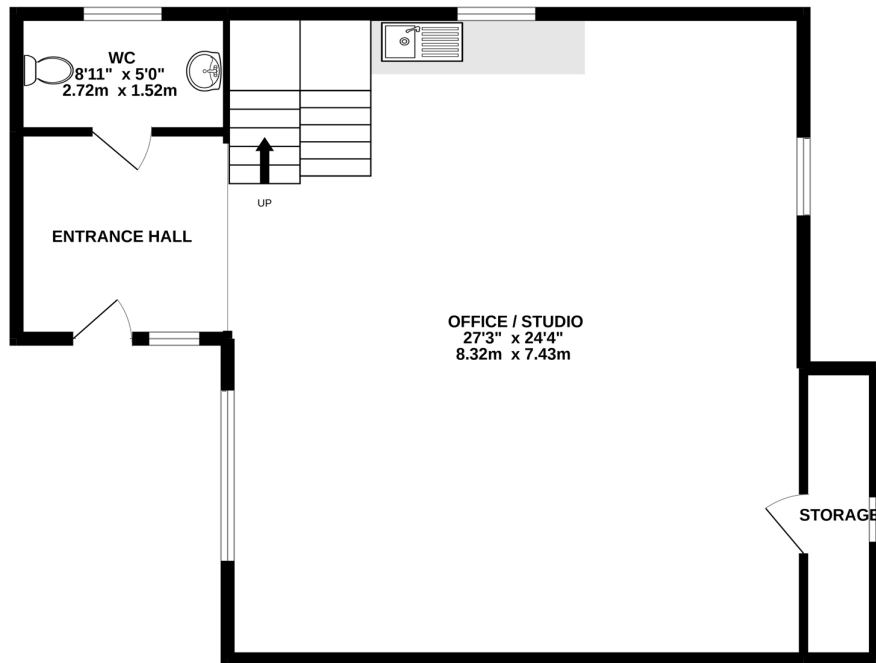
Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/022597
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

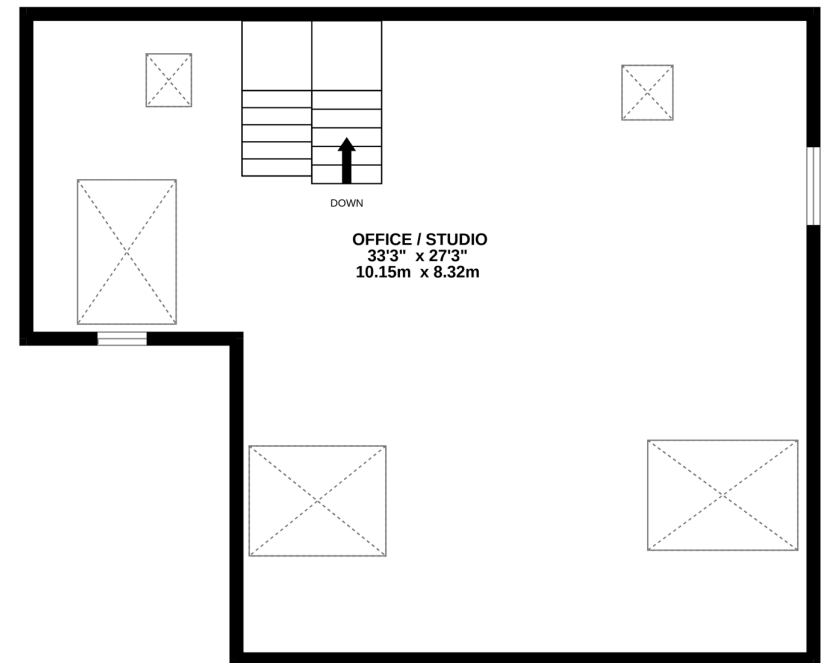
Assessment details

Employer	IDEA Ingham Energy Ltd (IDEA Ltd)
Employer address	Bank House, Longden, Shrewsbury, SY5 8ES
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 March 2022
Date of certificate	4 March 2022

GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.8 sq.m.) approx.

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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