



DEVELOPMENT OR SELF-BUILD OPPORTUNITY – 2 PLOTS
Cluddley, Wellington, nr Telford, TF6 5DR

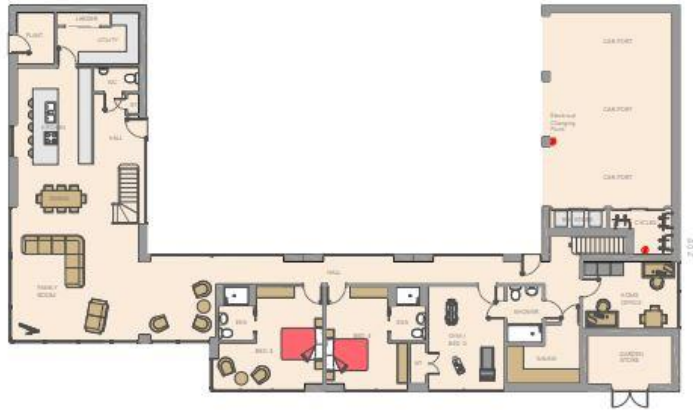


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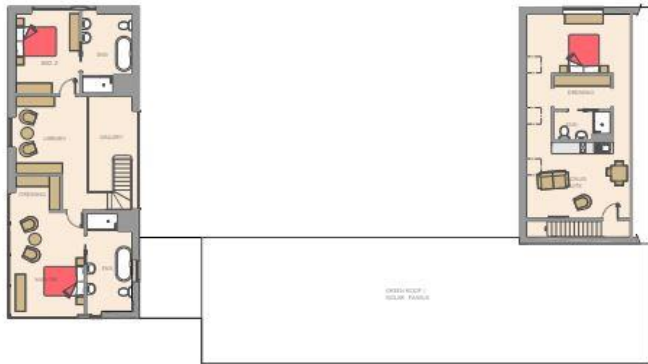
2 PLOTS. Planning Consent granted for energy conscious homes

GUIDE PRICE: OFFERS CIRCA £420,000 for the whole or £210,000 per plot

A UNIQUE OPPORTUNITY TO BUILD ENERGY CONSCIOUS HOMES IN A SEMI-RURAL LOCATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plot 1 – Layout Plan

- Full planning application has been granted (TWC/2021/0515) and the scheme is Paragraph 79 compliant
- Each dwelling will be circa 319.5m²/ 3437ft² when finished
- Plot size over half an acre per plot
- Bespoke design specifically for this site, based on a sustainable Passivhaus specification
- On the edge of the market town of Wellington, with its full range of amenities and excellent road network connectivity
- Near the foot of the Wrekin

FOR SALE BY PRIVATE TREATY

As a whole – Guide £420,000

Or

Plot 1 - £210,000

Plot 2 - £210,000

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The site is located to the east of Wellington, just off the A5 Holyhead Road, with good access to major road networks and near to the base of the Wrekin.

THE PROPERTY

Tucked away in a small hamlet, these plots offer an excellent opportunity for developers or those with an interest in self-building and sustainable design. The plans for the dwellings were fully appraised by Telford & Wrekin Council's design review team, thus allowing planning permission for their exceptional design to be approved. Designed around Passivhaus specifications, the resultant energy conscious homes with contemporary and open plan layout will provide first class modern living houses.

TENURE AND POSSESSION

We are advised that the property is freehold and vacant possession will be granted upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING

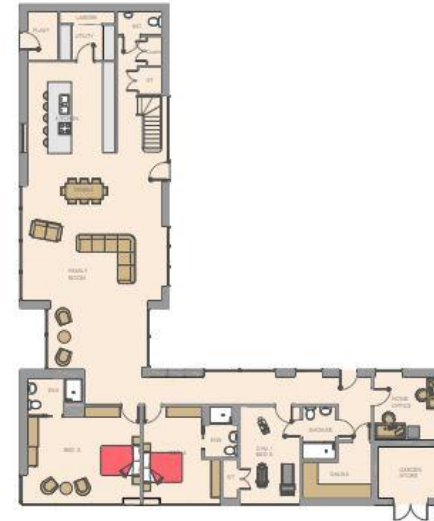
Strictly by appointment with the selling agents.

DIRECTIONS

Heading west on the M54, take the exit at Junction 7 and at the end of the slip road turn left and after about 300 metres turn right. The property is on the left just before the last house on this cul-de-sac.

SERVICES

The property has access to mains water and electricity connections in the adjacent road. A drainage easement will be provided over retained land.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plot 2 – Layout Plan





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