



EAST ROAD

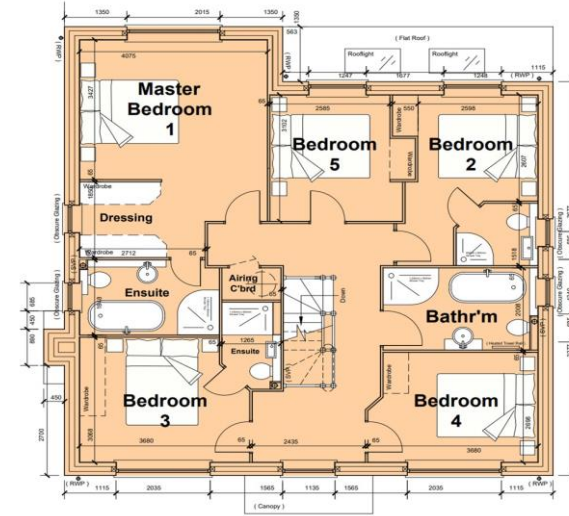
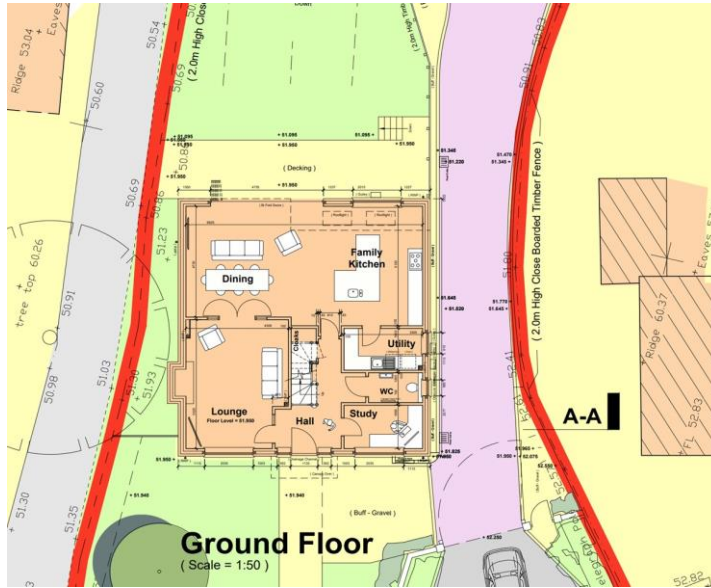
KETLEY BANK | TF2 0DE



FOR SALE
Offers in the Region Of
£250,000
Freehold



- Development Opportunity Full Planning Approval For Two Large Detached Homes
- Planning Reference TWC/2021/1139
- Established Location with Good Local Amenities & Road Links
- 1 x 5 Bedroom Detached approx. 250sqm & 1 x 3 Bedroom Detached approx. 227sqm
- Both Properties to Have Good Sized Plots & Garaging
- Plot Approximately 0.33 Acres
- Planning Approval For Siting of Static Caravan During Build Phase
- For More Details Contact Mannleys



1st Floor
(Scale = 1:50)



Mannleys Sales & Lettings
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

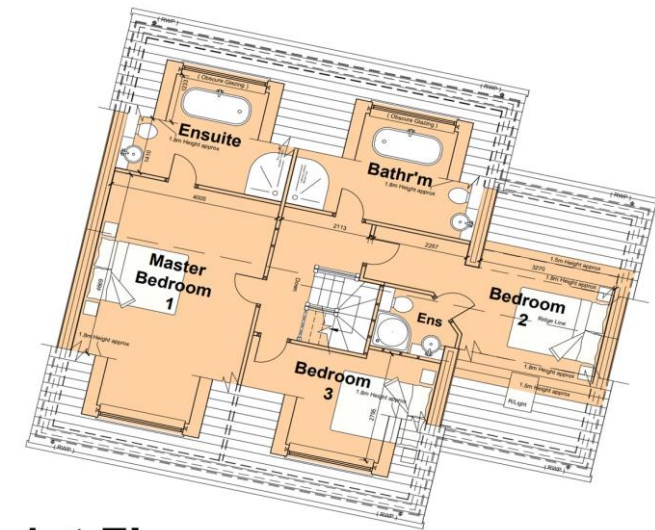


A superb development opportunity awaits with this site, boasting approved planning for the construction of two detached houses after the removal of an existing bungalow (planning reference TWC/2021/1139).

Spanning approximately 0.33 acres, the site is strategically located in a well-established area with excellent local amenities and road links, making it an ideal prospect. Planning has also been approved for the siting of a static caravan during the construction phase.

The approved planning encompasses Plot 1, a five-bedroom detached two-storey home featuring an open-plan kitchen/dining/family room, lounge, study, utility, ground floor WC, three en-suite bedrooms, two additional bedrooms, and a family bathroom, this being 250sqm.

Plot 2 is thoughtfully designed with an open-plan kitchen/dining/family room, sitting room, study, utility, ground floor WC, two en-suite bedrooms, an additional bedroom, and a bathroom, this being 227sqm.



1st Floor
(Scale = 1:50)

Both properties once built would come complete with spacious gardens, driveway parking, and garaging and plot 1 garage would have a useful office/gym above.

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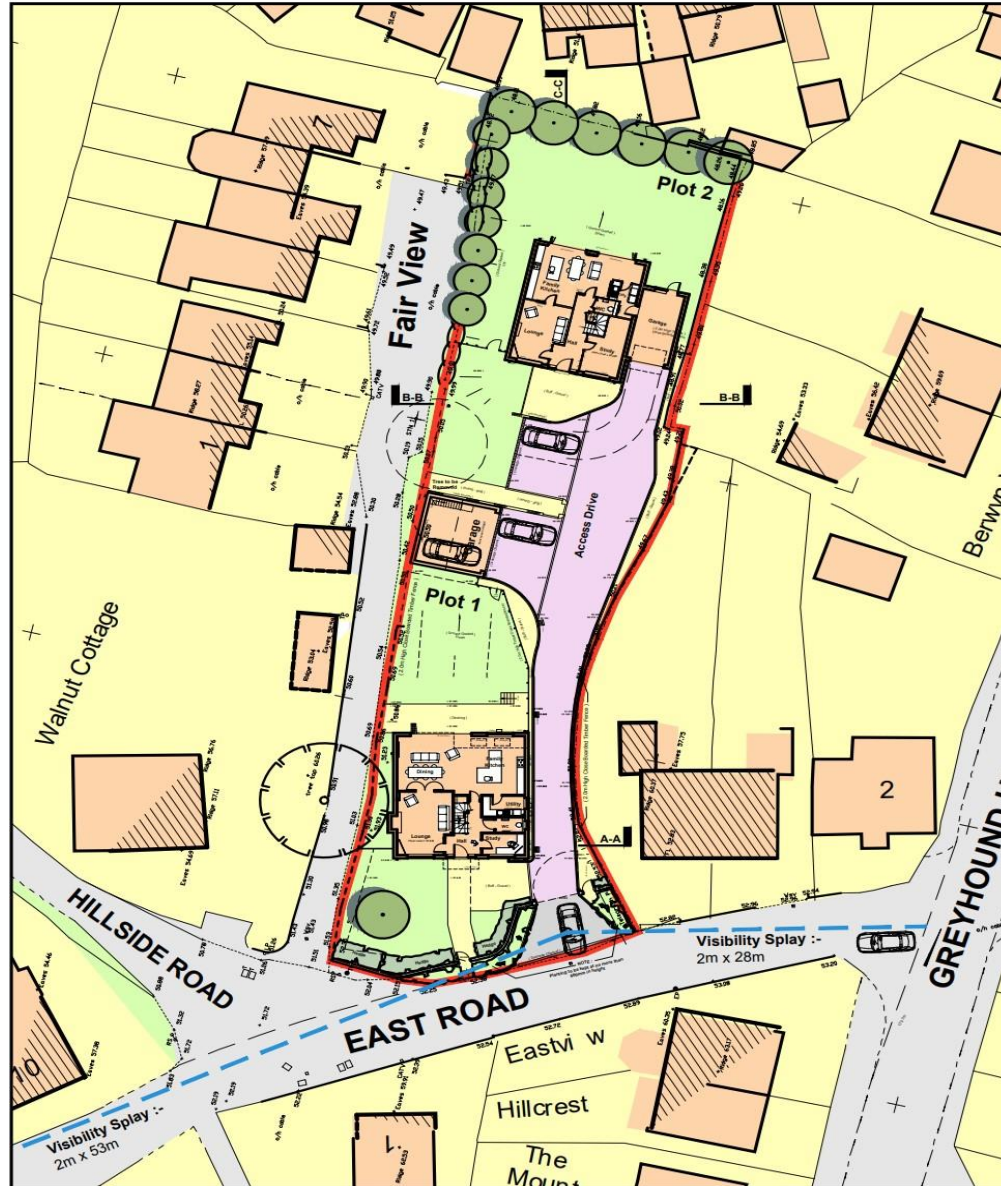
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Site Block Plan (Scale = 1:500)



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