

FOR SALE

Plot 4 Cherry Tree Hill, Telford, TF8 7EF



FOR SALE

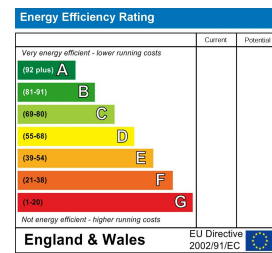
Offers In The Region Of £275,000

Plot 4 Cherry Tree Hill, Telford, TF8 7EF

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

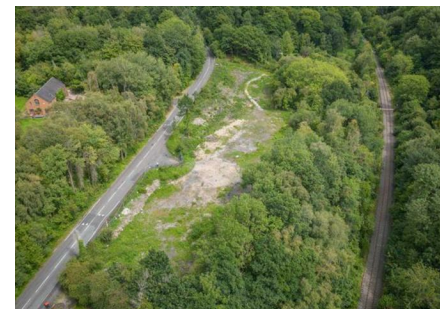


This site of four executive homes has full planning permission granted and is perfect for someone looking to build their own showstopping statement home. Close to Ironbridge and Shropshire Hills AONB, the site can be purchased as a whole or as individual plots.



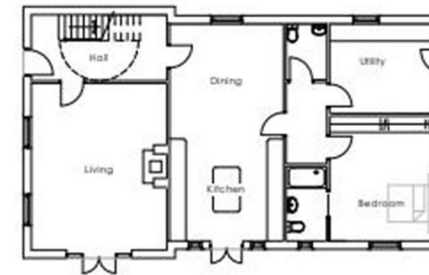
01743 236 444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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Distances: Telford – 5 Miles, Shrewsbury – 16 Miles, Bridgnorth – 10 Miles.  
All distances are approximate



GROUND FLOOR PLAN (1/100 @ A1)



FIRST FLOOR PLAN (1/100 @ A1)

- Planning Reference TWC/2021/0301
- Full Planning Permission
- 257sqm House
- Detached Double Garage
- Sought-after Area

**SITE**

The building plot is of a generous size, surrounded by mature woodland and accessed directly from Cherry Tree Hill. The land is mostly flat, and provides an excellent opportunity for prospective purchasers to create a stunning self-build project.

**PLANNING**

The site has FULL PLANNING PERMISSION to build a unique and substantial property. Application details can be found on Telford Planning Portal under reference: TWC/2021/0301

**SERVICES**

We are advised that mains water, electricity and drainage are available close by. The purchaser will be responsible for undertaking their own enquiries with the relevant utility providers and will also be responsible for all necessary connections.

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**VIEWING**

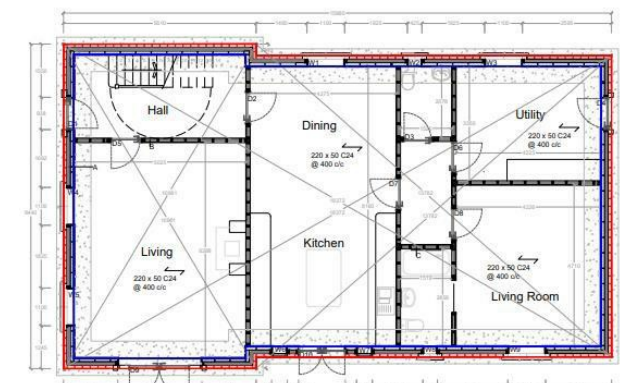
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
Tel: 01743 236444. Email: shrewsbury@halls.gb.com

**DIRECTIONS**

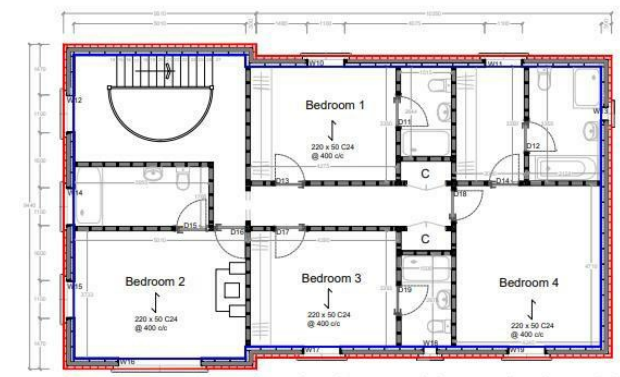
From Emstrey Island, take Emstrey Bank (B4380) and follow the road to Buildwas, taking the right turn towards Buildwas Abbey, then an immediate left onto Buildwas Road. Follow the road towards Ironbridge and take the left turn into Dale Road. Take the left turn towards Coalbrookdale and then the right turn into Cherry Tree Hill once you arrive in Coalbrookdale. The building plot is situated on the right hand side towards the top of the road.

**SITUATION**

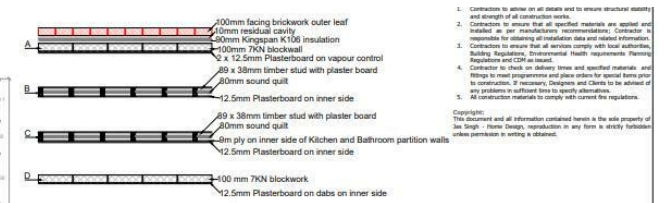
The site is located in a semi-rural position on the fringes of the sought-after village of Coalbrookdale, only a short trip from the UNESCO World Heritage Site of Ironbridge Gorge. Telford Town Centre is a short drive away, providing excellent shopping facilities, along with a wide range of independent stores which can be found in Ironbridge. The area benefits from excellent transport links with 3 train stations available in Telford, along with convenient links to Wolverhampton, Shrewsbury, and Birmingham via the M54.



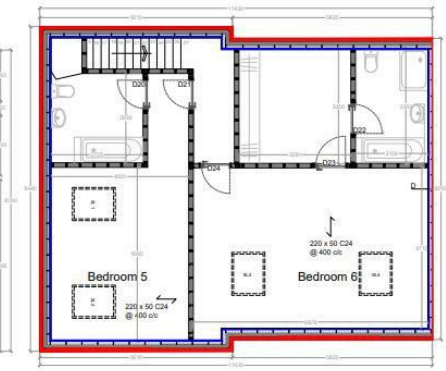
PROPOSED GROUND FLOOR CONSTRUCTION PLAN  
External Area: 143.62 Sq m  
Internal Area: 128.74 Sq m



PROPOSED FIRST FLOOR CONSTRUCTION PLAN  
External Area: 143.62 Sq m  
Internal Area: 128.74 Sq m



1. Contractor to advise on all details and to ensure structural stability and strength of all construction works.
  2. Contractor to ensure that all specified materials are applied and installed, as per manufacturer's recommendations. Contractor is responsible for obtaining all installation data and related information.
  3. Contractor to ensure that all services comply with their authorities, Building Regulations, Environmental Health requirements, Planning Regulations and CDM as stated.
  4. Contractor to check on all services lines and specify materials and fittings to meet programme and place orders for special items prior to construction. If necessary, Drawings and Clauses to be altered if not confirmed in writing to specify alternatives.
  5. All construction materials to comply with current BS regulations.
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PROPOSED SECOND FLOOR CONSTRUCTION PLAN  
External Area: 103.79 Sq m  
Internal Area: 93.41 Sq m

Land At Cherry Tree Hill, Ironbridge	
PLOT-4 Proposed Ground Floor, First Floor and Second Floor Construction plans	
December 2022	Scale: 1:50 @ A1
JA	Checked
H2020/0301P-002	