



**FOR SALE**

Offers in the region of £275,000

## Plot 4 Cherry Tree Hill, Telford, TF8 7EF

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.



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)

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

## 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.

## 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



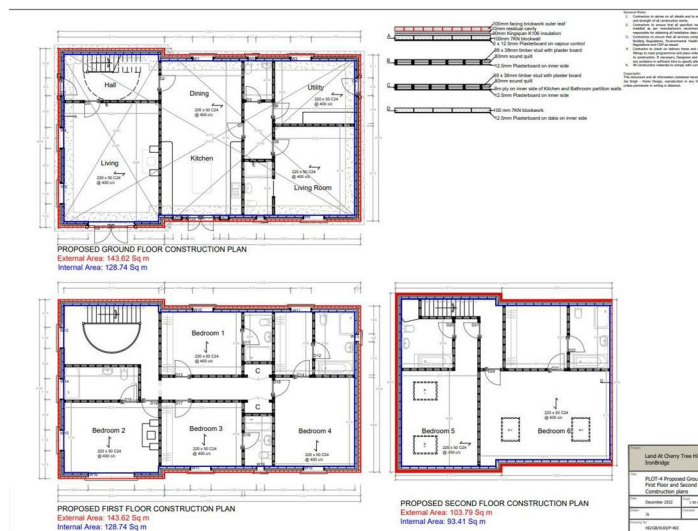
null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s



## 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.

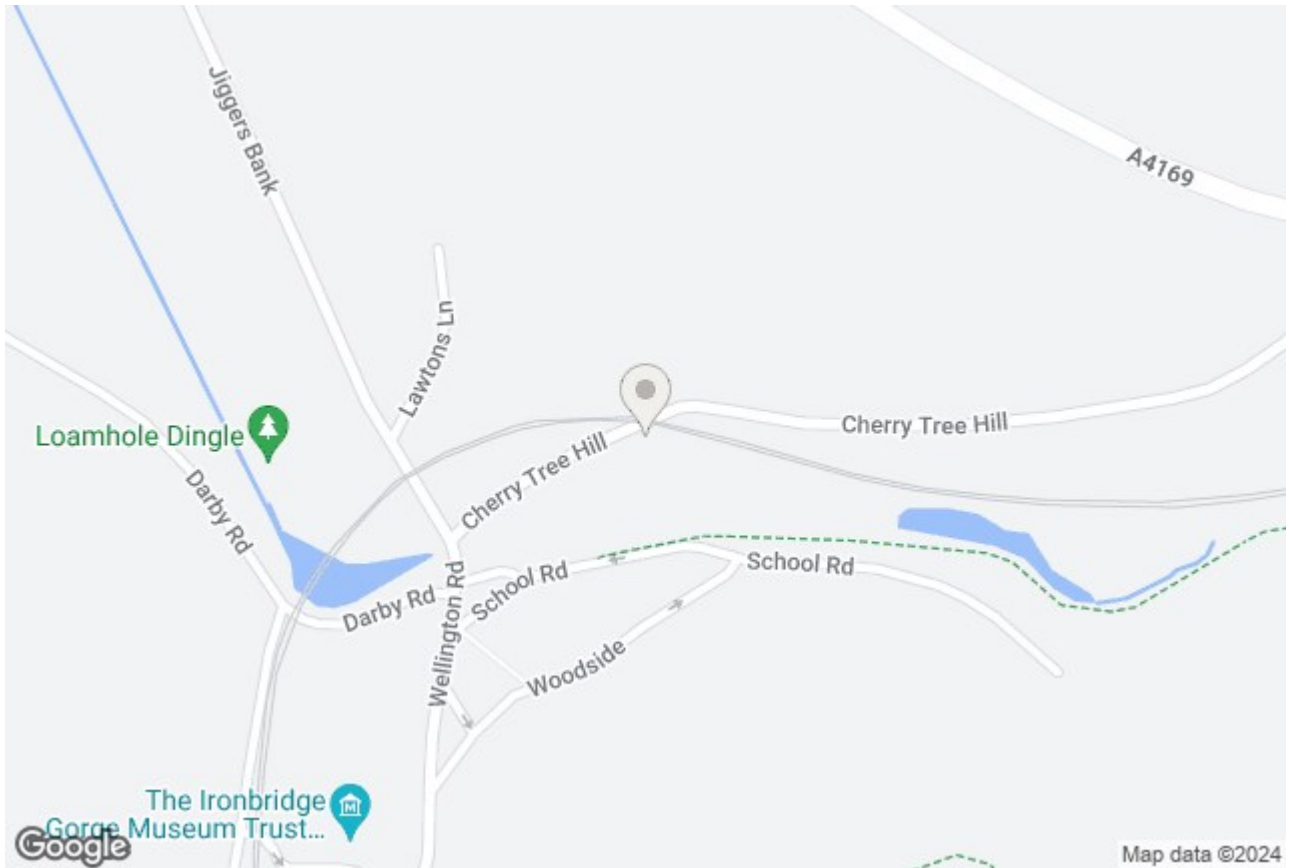
## TENURE

Freehold. Purchasers must confirm via their solicitor.

## VIEWING

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

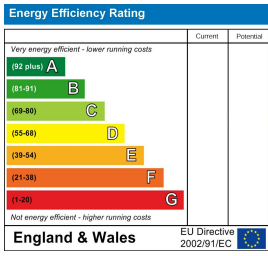




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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

**Energy Performance Ratings**



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