

FOR SALE



Plot 1 Cherry Tree Hill, Telford, TF8 7EF



FOR SALE

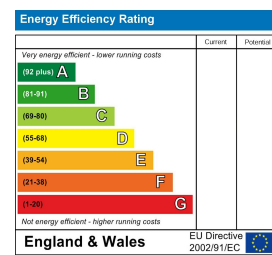
Offers in the region of £350,000

Plot 1 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



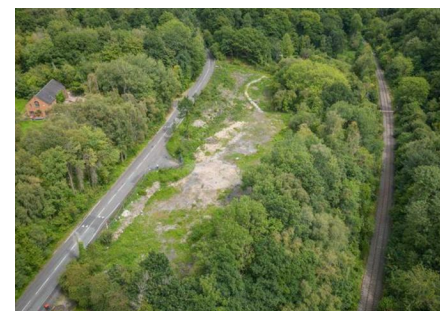
This building plot with full planning permission granted is perfect for someone looking to build their own showstopping statement home. The property is 740sqm with an additional 144sqm annexe and a detached double garage, situated in a highly sought-after location.



01952 971800

Telford Sales

E: telford@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Distances: Telford – 5 Miles, Shrewsbury – 16 Miles, Ironbridge – 1.5 Miles, Bridgnorth – 10 Miles.

All distances are approximate



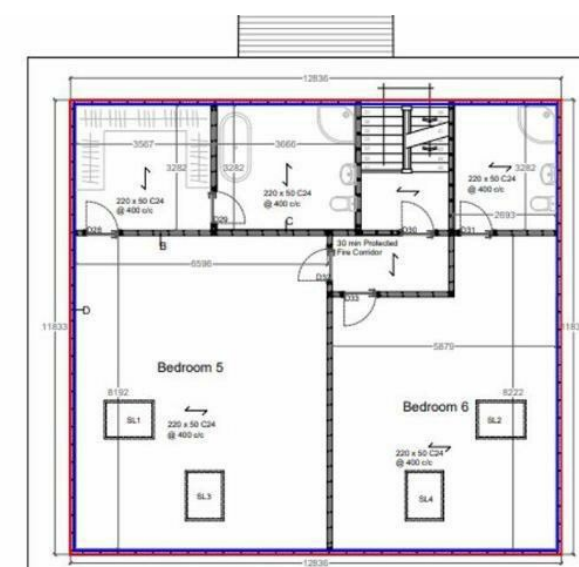
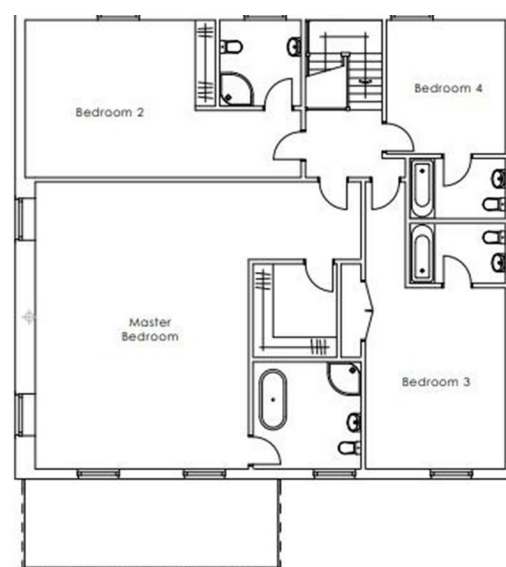
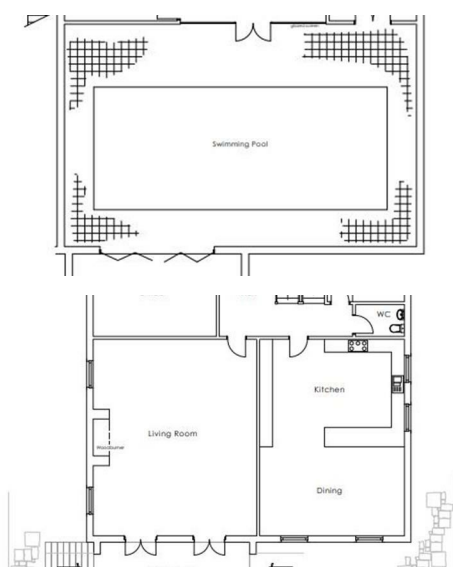
null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s



- Building Plot
- Full Planning Permission
- 740sqm House With 144sqm Annexe
- Basement Swimming Pool
- Detached Double Garage
- Planning Reference TWC/2021/0301

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, along with a large annexe – perfect for multi-generational living. 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@hallsgb.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.