

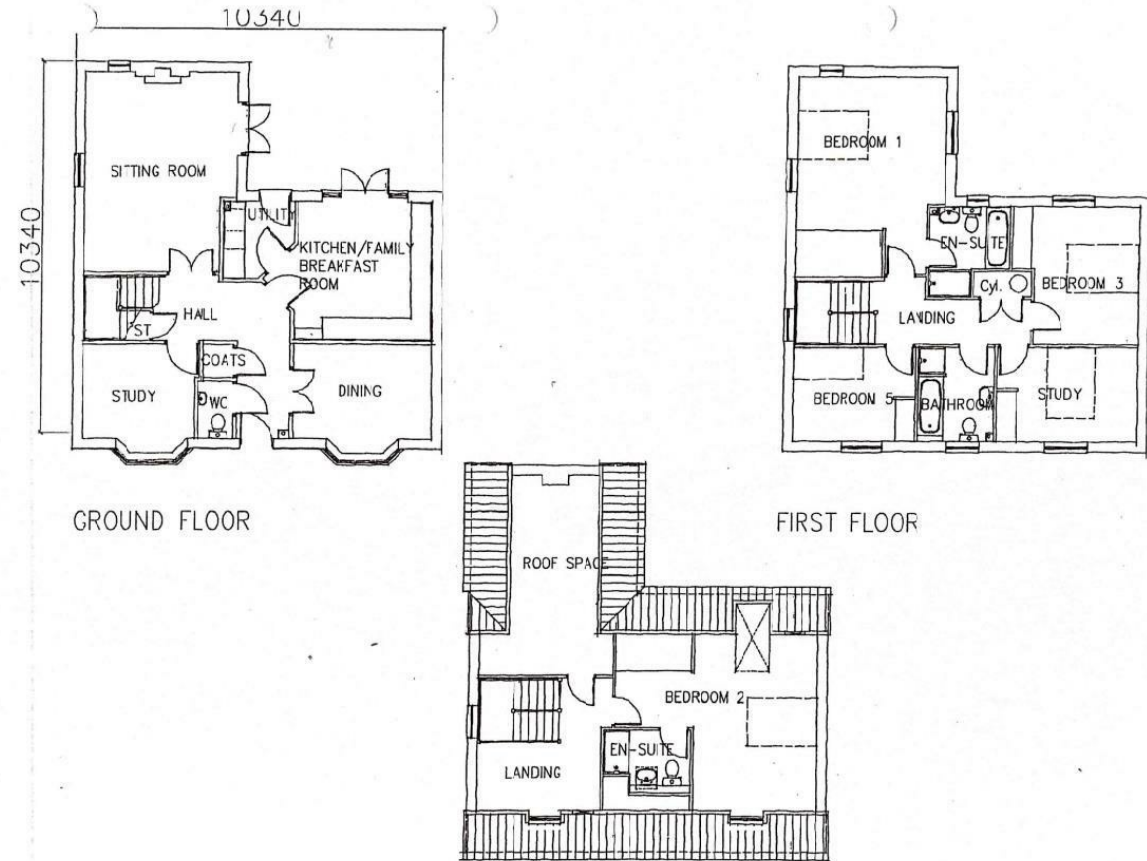
FOR SALE



Building Plot 2 Cherry Tree Close, Wellington, Telford, TF1 2HQ



FOR SALE Guide Price £155,000



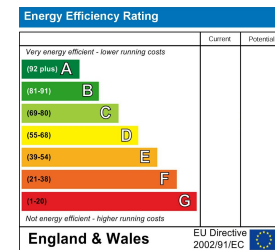
Building Plot 2 Cherry Tree Close, Wellington, Telford, TF1 2HQ

An excellent opportunity to purchase a building plot with full planning permission granted for a 5 bedroom executive detached property, situated in an established residential area and located close to town and with great transport links.

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



01952 971800

Telford Sales

E: telford@hallsgb.com



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3 Reception  
Room/s

5 Bedroom/s

3 Bath/Shower  
Room/s

- Full Planning Permission
- Ref: TWC/2022/0604
- Building Plot for 5 Bed Detached Property
- Sought-After Location
- Close to Amenities
- Great Transport Links

#### DIRECTIONS

From Wellington Town Centre, take Market Street and turn left at the traffic lights. Follow the road through the set of traffic lights, and then take the right turn at the roundabout onto Wrekin Road. Follow Wrekin Road to the end, and then take a left turn onto Holyhead Road and proceed along until you get to Limekiln Lane where you take a right turn. The building plot can be found at the entrance to Cherry Tree Close besides number 2.

#### SITUATION

The building plot is located in a sought-after position, just off Holyhead Road, and adjacent to a previously completed development by David Wilson Homes. Wellington Town Centre is a short drive away, and provides ample amenities. There is also excellent transport links, with the M54 and a train station close by.

#### DESCRIPTION

The building plot is situated on land adjoining 2 Cherry Tree Close, Wellington. The site has full planning permission for the erection of a single 5 bedroom detached dwelling, with garden and parking to the front. The property (once completed) will have 3 storeys. The ground floor has a kitchen/breakfast room, with three further reception rooms, a utility room, and W.C. The first floor has 4 bedrooms (one en-suite) and a three[1]piece bathroom suite. The second floor has a further bedrooms with en[1]suite facilities, and a large storage area in the roof space. The building plot is located at the end of Limekiln Lane, and at the entrance to Cherry Tree Close, both of which are no-through-roads. The site is ideal for anyone looking for their own self-build project, or a small developer looking for their next project. Further details can be found on the Telford & Wrekin Planning Portal under reference: TWC/2022/0604

#### ACCOMMODATION

GROUND FLOOR – Entrance Hall/W.C./Sitting Room/Kitchen/Utility Room/Dining Room/Study / FIRST FLOOR – 4x Bedroom/En-Suite/Family Bathroom / SECOND FLOOR – Bedroom/En-Suite/Storage

#### 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.

#### TENURE

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### 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.

#### LOCAL AUTHORITY

Telford and Wrekin Council

#### BOUNDARIES, ROAD AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.