

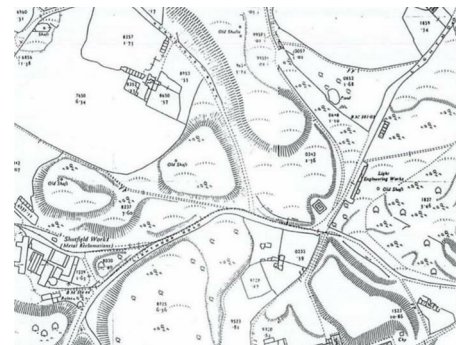


FOR SALE

Offers in the Region of £99,950

Land Adjacent to 1 Brook Cottage Brick Kiln Bank, Lightmoor, Telford, TF7 5LH

Nestled in the charming area of Brick Kiln Bank, Lightmoor, Telford, this 1.49 acre parcel of land offers a great space of land in a beautiful and well-connected neighbourhood.



DESCRIPTION

This expansive 1.49-acre plot of land in Lightmoor, Telford is nestled in a peaceful, semi-rural setting, the land provides ample space. With its proximity to local amenities and excellent transport links, this land combines tranquillity with convenience. The site is surrounded by lush greenery, providing a serene environment while still being close to the vibrant communities of Lightmoor and Telford.

LOCATION

Brick Kiln Bank is located in Lightmoor, a village in the Telford and Wrekin borough of Shropshire. Situated on the outskirts of Telford, it offers a blend of residential and rural landscapes. The area is known for its proximity to Lightmoor Village and Lightmoor Conservation Area, with easy access to local amenities and transport links. The location's name hints at its historical connection to the brickmaking industry that once thrived in the region, contributing to its distinctive character.

DIRECTIONS

From our office on Market Street in Wellington, turn left onto Bridge Road. Stay on this road for 0.4 miles before taking the second exit at the roundabout onto Glebe Street. In 310 yards turn right onto High Street and stay on this road for 2.4 miles. At the next roundabout take the fourth exit onto the A5223. In 0.9 miles take the third exit at the roundabout, staying on the A5223. At the next roundabout take the second exit, still staying on the A5223. In 0.2 miles take the first exit at the roundabout onto the A4169, and the second exit at the next roundabout, still on the A4169. In 0.8 miles turn right onto Brick Kiln Bank, where you will find the parcel of land on your right in approximately 230 yards.

LOCAL AUTHORITY

Telford and Wrekin Council

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent. Halls Telford Office.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Rural Professional Department

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