

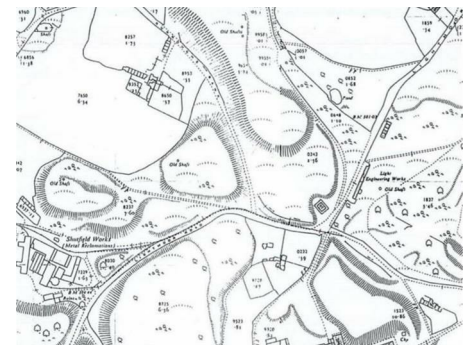


FOR SALE

Offers in the Region of £99,950

Land on the west side of 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.



■ Title Number Available.

DESCRIPTION Approximately 1.49 Acres.

This expansive 1.49-acre plot of land in Lightmoor, Telford is nestled in a peaceful, semi-rural setting, the land provides access via Brick Kiln Bank and Great Transport Links. 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.

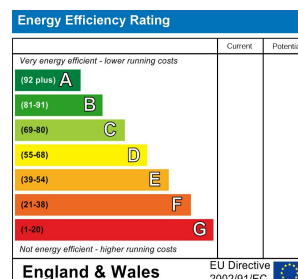
ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR
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