

# HARWOOD

## THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

10 Bluebell Coppice Plot 1,2 & 3, Red Lake, Telford, Shropshire, TF1 5NE



**Offers in  
Excess of  
£425,000**

Excellent opportunity to obtain a Development with Full Planning Permission for Three Detached Dwellings 2 x Five bedroom Detached three storey property with integral garage 1 x Four Bedroom detached property with integral garage Wonderfully located within a well established residential area with access to local shops, amenities and the Meadows Primary school and Nursery is a short walk away. Excellent access to the local main road network and M54 link. Plot 1 : Four Bedroom detached property with integral garage Plot 2 : Five bedroom Detached three storey property with integral garage Plot 3 : Five bedroom Detached three storey property with integral garage All pre planning conditions have been discharged Ground stabilisation work has been completed ( capped and grouted ) report available All site reports have been completed. Planning ref: TWC/2018/0957



**Sales**  
**01952 641111**

**email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)**  
**[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)**

**Lettings**  
**01952 505505**

Dean Millington Business Owner Harwood The Estate Agents (Wellington)

<b>Tenure</b>	<b>We are advised by the vendor that the property is Freehold</b>
<b>Council Tax</b>	<b>Band N/A</b>
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</b>	<b>Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.</b>
<b>Viewing Arrangements</b>	<b>by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.</b>

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 25 March 2025

