



Rose Lea, Pontesford Hill, Pontesbury SY5 0UH

Building plot—£350,000 Freehold

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£350,000 Freehold—Building plot

sales@cgpooks.co.uk

Rose Lea offers a fantastic development opportunity within private grounds and woodland extending to just over an acre, whilst being located in a beautiful setting next to Pontesford Hill nature reserve and within walking distance of the village

- The property is currently uninhabitable but offers great potential, along with recently granted planning permission to be demolished and replaced with a very attractively designed 4-bedroom detached house. ref - 23/05400/FUL
- The adjoining Pontesford Hill offers stunning rural walks and magnificent panoramic views. Pontesbury village is also just a short walk or drive from the property along with many of its impressive amenities, such as excellent schools, very good local pubs, supermarket, Hignetts Butchers/Bakery and village Medical practice. Shrewsbury is also just a 20 minute drive from the property (approximately 7 miles).

PROPOSED FLOOR PLANS



PLEASE NOTE THIS IS FOR PLANNING ONLY—ALL MEASUREMENTS TO BE CHECKED ON SITE

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PROPOSED ELEVATIONS



North West Elevation



North East Elevation



South East Elevation



South West Elevation

Proposed Site Plan

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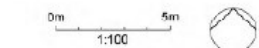
FOUL WATER DRAINAGE:
Septic tank model and capacity to be confirmed after determination of planning application. The septic tank and drainage field installation should comply fully with the requirements of Approved Document H - Drainage and Waste Disposal. Septic tanks should be sited at least 1m from any habitable parts of buildings, and preferably down slope. Where the septic tank is to be emptied using a tanker, the septic tank should be sited within 20m of a vehicle access provided that the inset level of the septic tank is no more than 3m below the level of the vehicle access. The drainage field serving the treatment plant should be located at least 10m from any watercourse or permeable stream, or least 10m from the point of abstraction of any groundwater supply and not in any Zone 1 groundwater protection zone, at least 15m from any building and sufficiently far from any other drainage fields, drainage mounds or soakways so that the overall soakage capacity of the ground is not exceeded. The size of the drainage field should be determined by percolation tests.

SURFACE WATER DRAINAGE:
Surface water drainage to discharge to a new soakaway. Construction of the soakaway should comply fully with the requirements of Approved Document H - Drainage and Waste Disposal. Soakaways should not be built within 5m of a building or road, in ground where the water table reaches the bottom of the device at any time of the year and sufficiently far from any drainage fields, drainage mounds or other soakways so that the overall soakage capacity of the ground is not exceeded. Soakways serving areas larger than 100m² should be designed in accordance with BS EN 752-4 or BRE Digest 395 Soakaway Design.

Shaded area denotes extent of existing dwelling to be removed

Proposed surface water soakaway (see notes)

Proposed septic tank and drainage field (see notes)



NOTES
Drawing for planning only
All measurements to be checked on site

Revision	Description	Date
A	Revisions to reflect amended scheme	06.07.22
B	House position revised	27.01.23
C	Scheme revised	17.10.23
D	Septic tank, drainage field and soakaway shown, bin storage area shown, car turning area shown	15.11.23
E	Roof plan revised to reflect updated scheme	30.04.24

project
ROSE LEA

project no.
1308

client
SUCRAM LTD

drawing
PROPOSED SITE PLAN

drawing no. revision
13 **E**

status
PLANNING

scale date
1:100@A1 01.06.22

drawn by
GM/AB

MOSS. CO. LLP.

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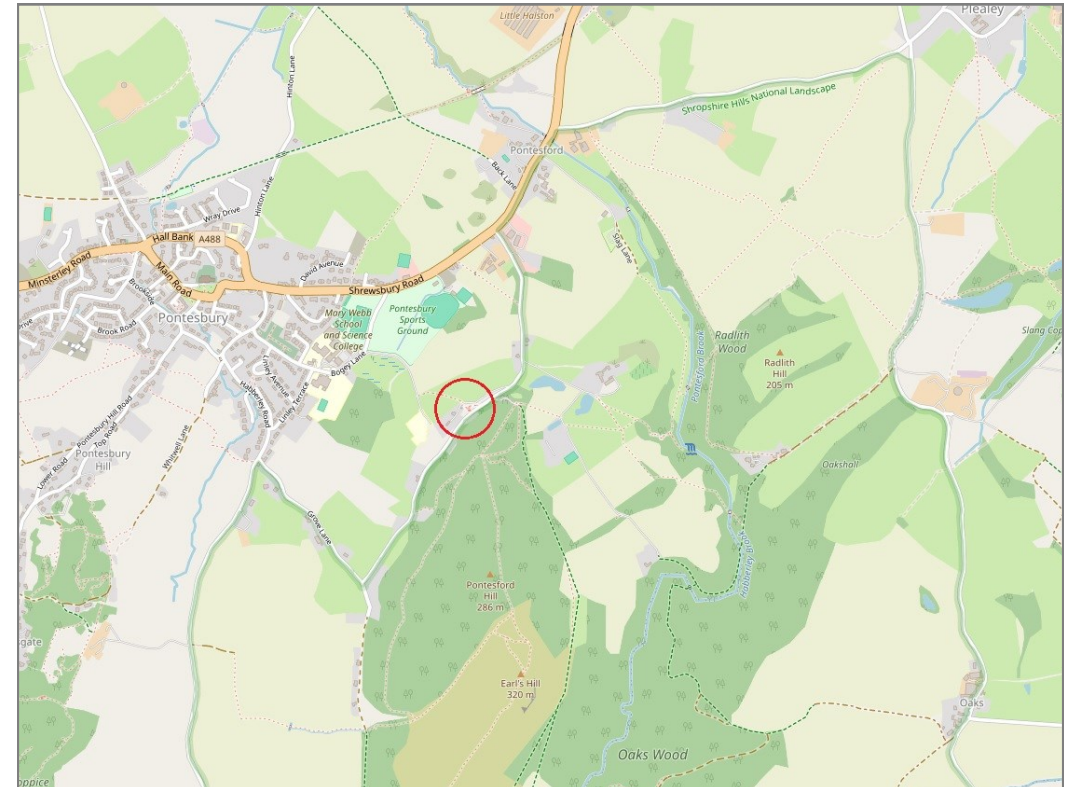
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
Services	Mains water and electricity are connected
	Drainage is by septic tank
	No heating

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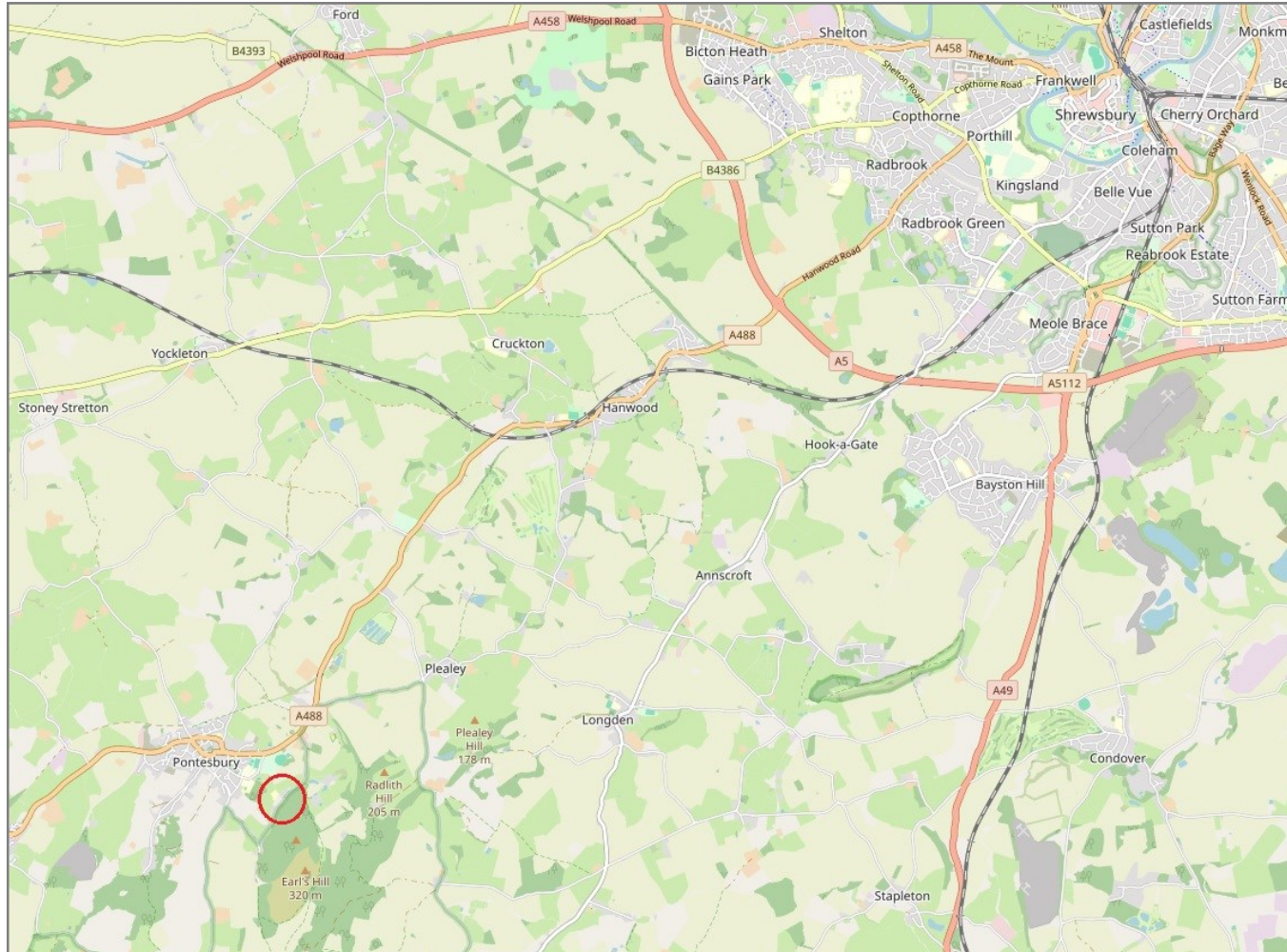


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