



Rose Lea, Pontesford Hill, Pontesbury SY5 0UH

Building plot—£370,000 Freehold

Rose Lea, Pontesford Hill, Pontesbury SY5 0UH

£370,000 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

Rose Lea, Pontesford Hill, Pontesbury SY5 0UH

Coopergreenpooks.co.uk

£370,000 Freehold—Building plot

sales@cgpooks.co.uk

PROPOSED ELEVATIONS



North West Elevation



North East Elevation



South East Elevation



South West Elevation

Proposed Site Plan

£370,000 Freehold—Building plot
sales@cgpooks.co.uk



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



Rose Lea, Pontesford Hill, Pontesbury SY5 0UH

£370,000 Freehold—Building plot

sales@cgpooks.co.uk

Coopergreenpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



Rose Lea, Pontesford Hill, Pontesbury SY5 0UH

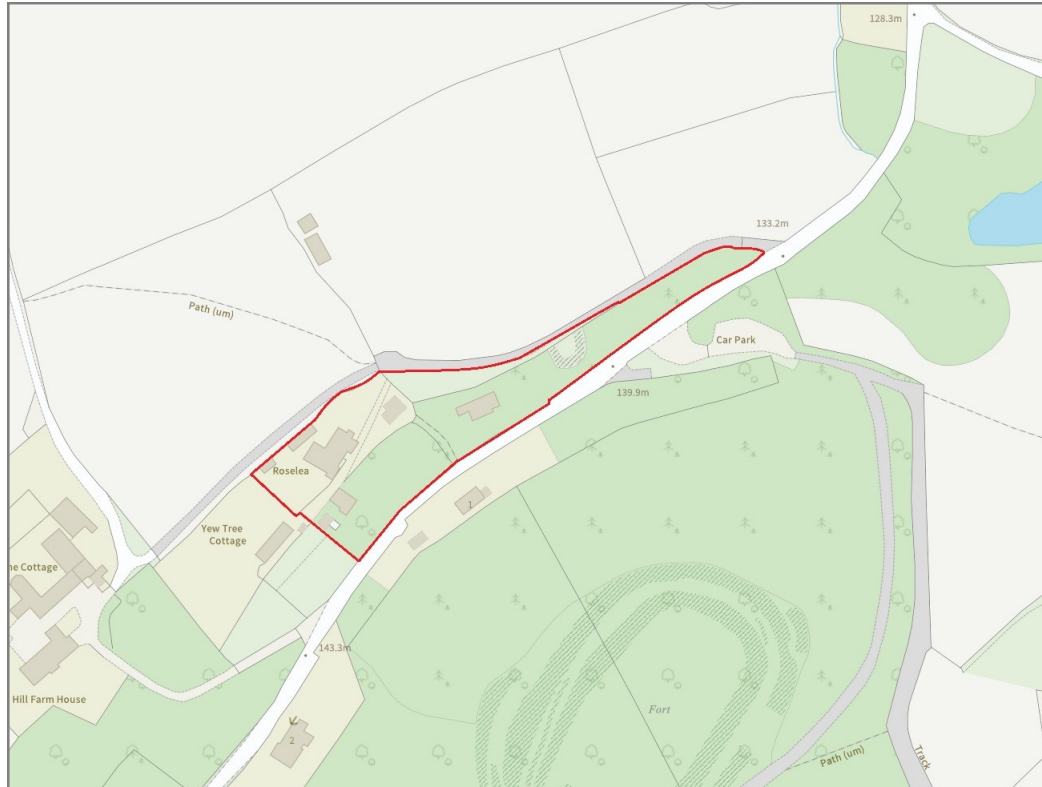
£370,000 Freehold—Building plot

sales@cgpooks.co.uk

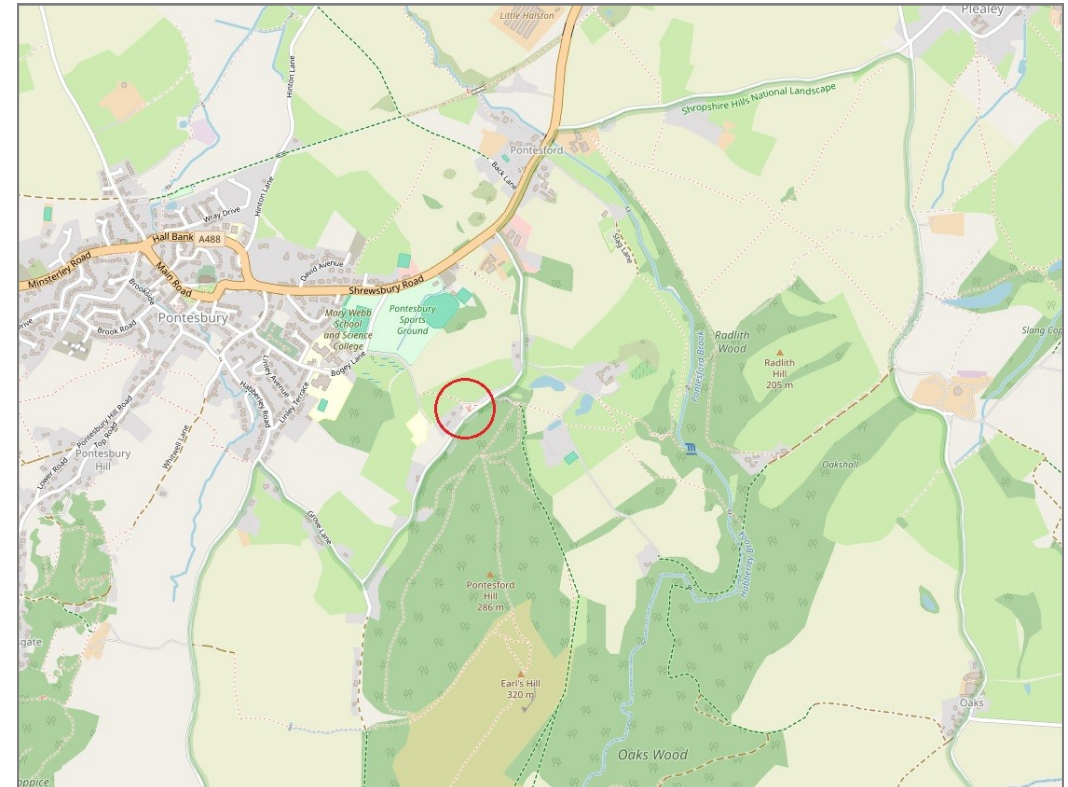
rightmove

onTheMarket.com

RICS
Regulated by RICS



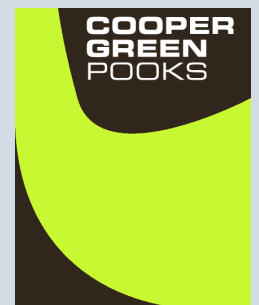
BOUNDARIES NOT CONFIRMED



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

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666

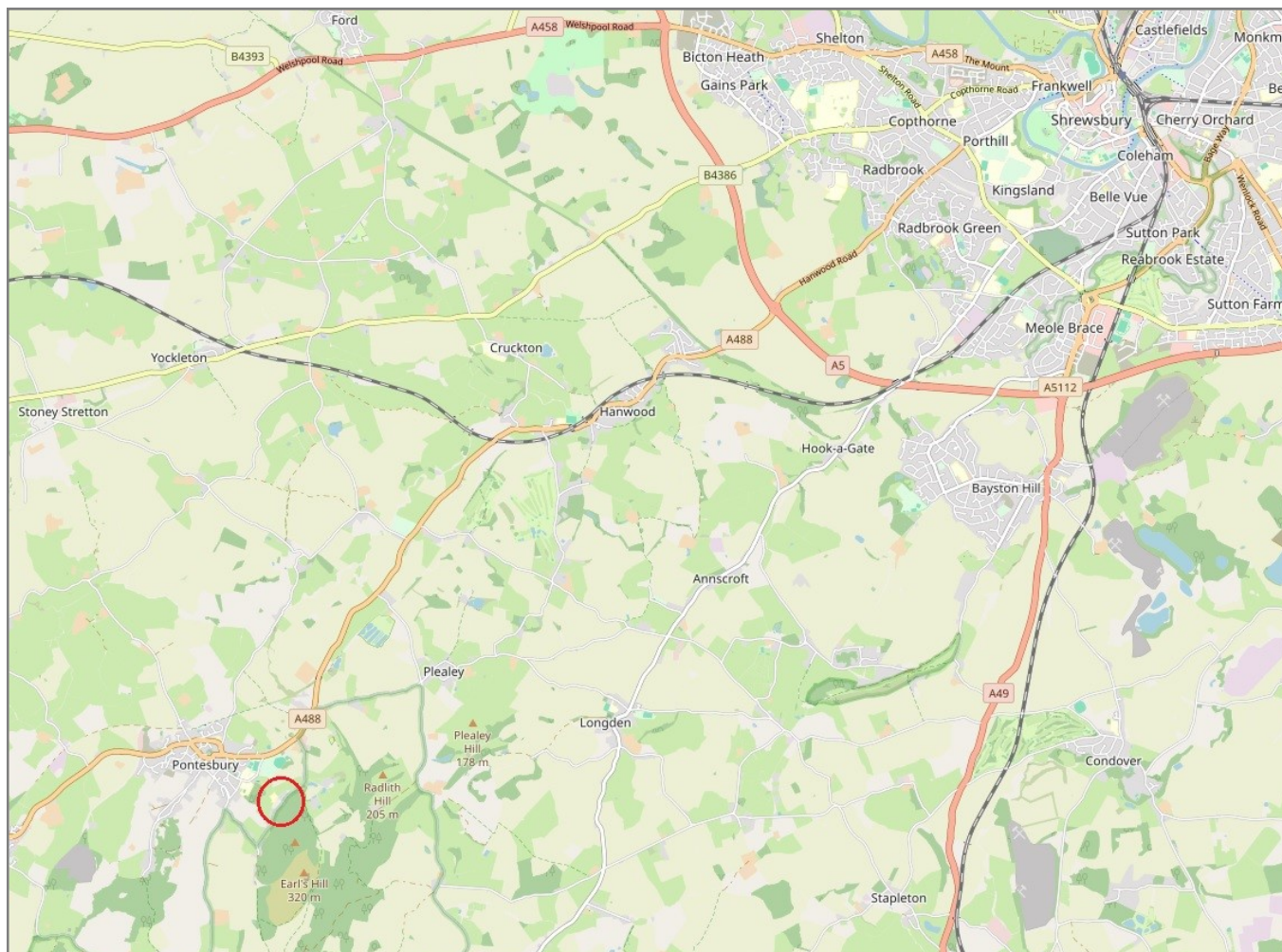


Rose Lea, Pontesford Hill, Pontesbury SY5 0UH

Coopergreenpooks.co.uk

£370,000 Freehold—Building plot

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.