



## **Rose Lea, Pontesford Hill, Pontesbury SY5 0UH**

Building plot—£325,000 Freehold



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£325,000 Freehold—Building plot

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

**Rose Lea offers a fantastic development opportunity within set within private grounds, whilst being located in a beautiful setting next to Pontesford Hill nature reserve and within walking distance of the village. Additional woodland is available via separate negotiation.**

- 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).
- Additional woodland available via separate negotiation

### 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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**NOTES**  
Drawing for planning only  
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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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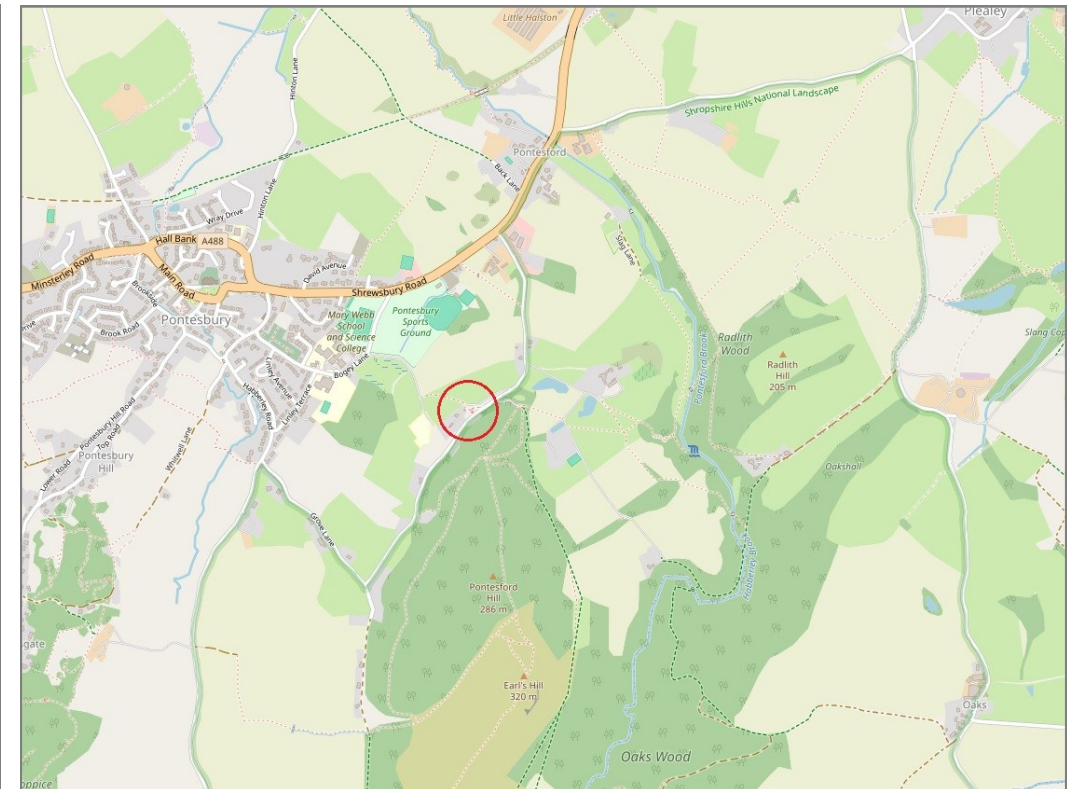
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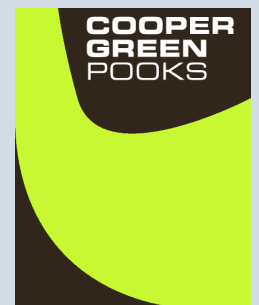


**BOUNDARIES NOT CONFIRMED**

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

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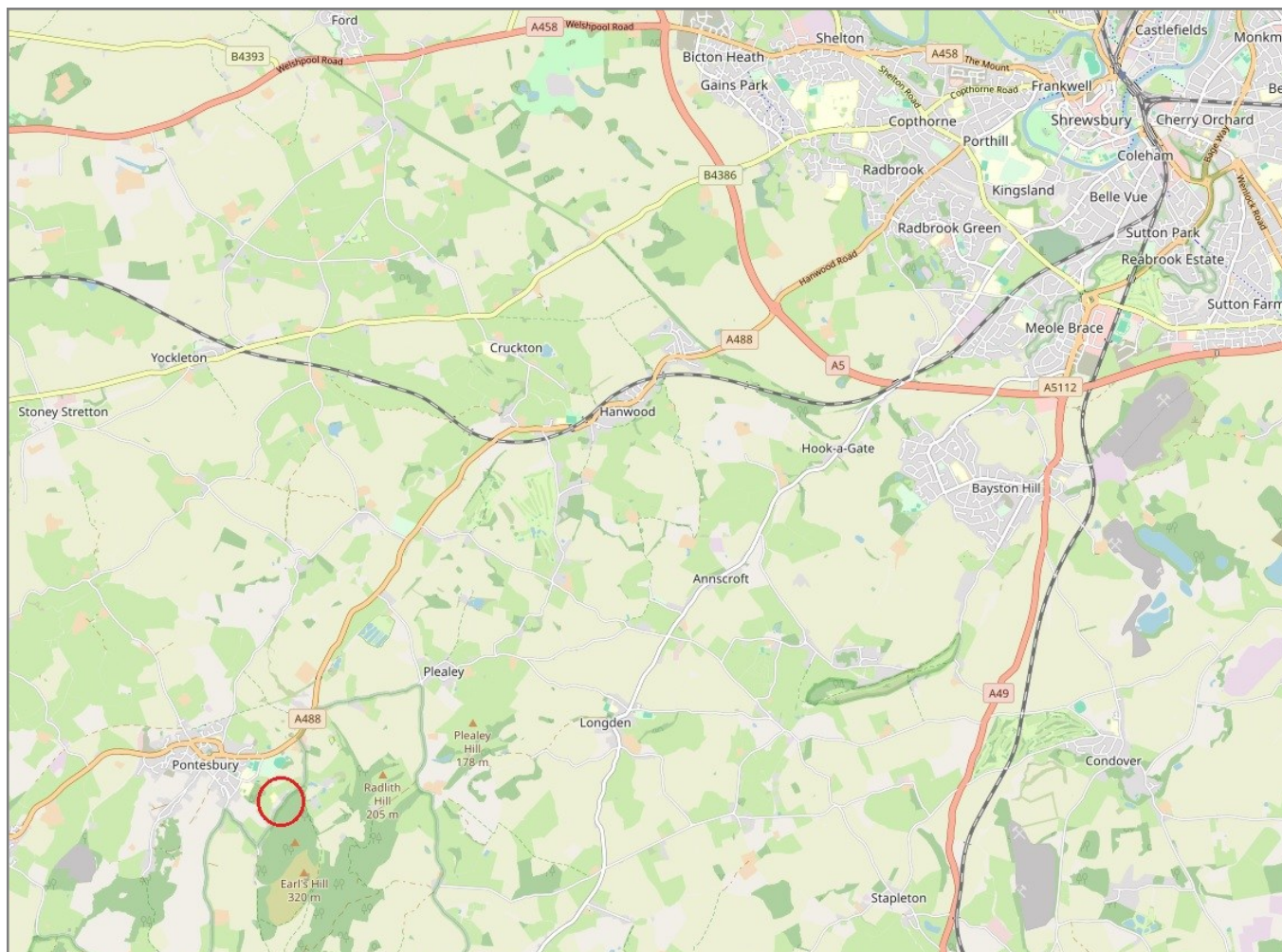


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