

Building Plot, Cross Houses, Shrewsbury, SY5 6JJ

Building plot with full planning permission—£250,000

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

A rare opportunity to acquire an attractively positioned and spacious building plot on the fringe of this popular village and adjoining National Trust owned farmland, just a 2.3 mile / 3 minute drive south-east of Shrewsbury and a 10 mile / 15 minute drive to Telford. Benefitting from an elevated position with beautiful views across open countryside, this edge of village location offers the benefits of country living whilst being conveniently close to all that Shrewsbury has to offer.

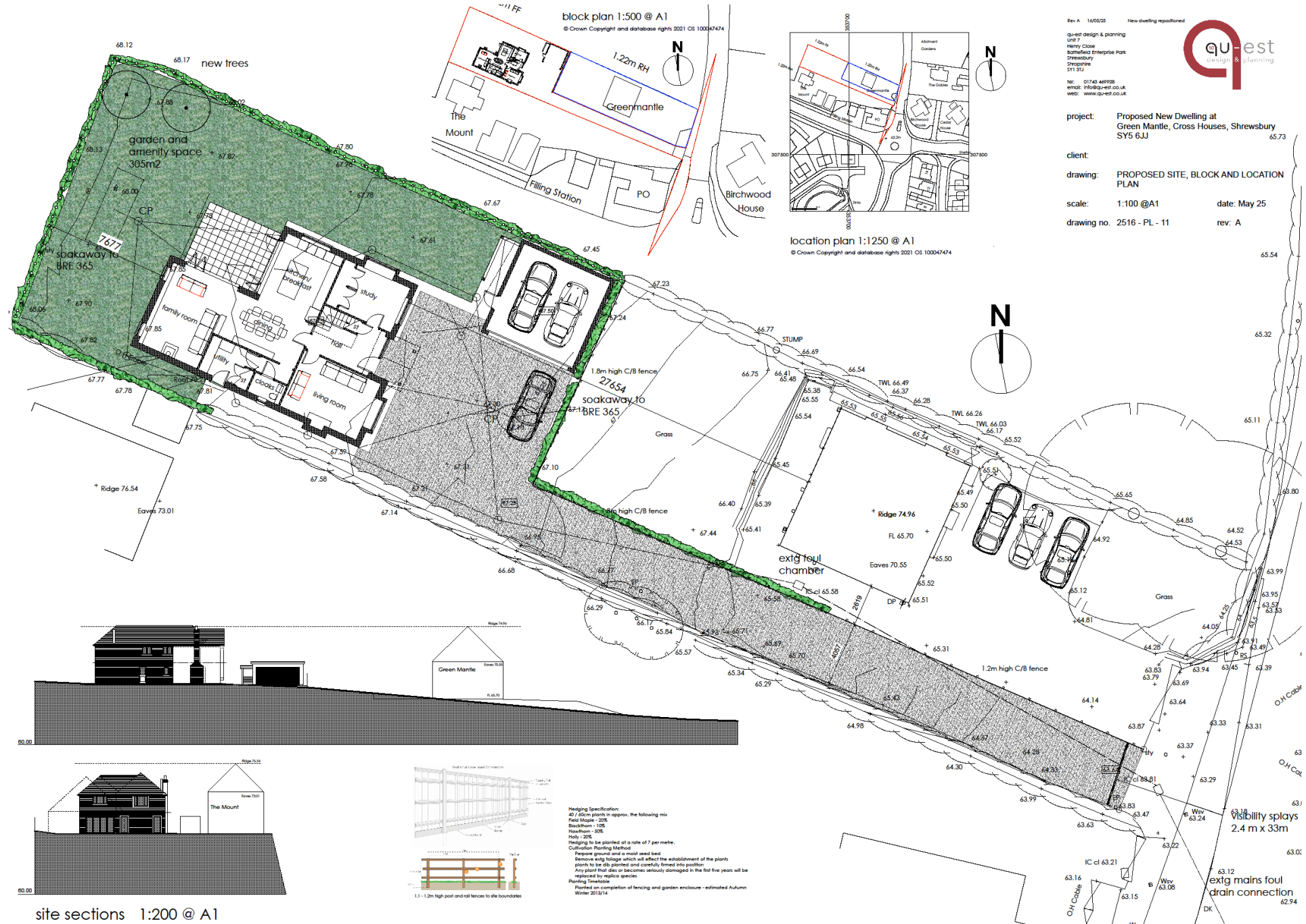
The village itself benefits from a well-stocked convenience store and post office (1 minute walk) as well as a village pub. A 2 minute drive down Atcham Lane will take you to the very popular Mytton & Mermaid pub and Attingham Park, a National Trust country house with extensive parkland offering beautiful riverside and woodland walks. The Riverside, another popular pub is only a 3 minute drive and can be easily combined with beautiful walks around Cound and surrounding areas. The location provides convenient access to the M54 whilst Co-Op and Meole Brace retail park are just 2.3 miles and 3 miles away respectively.

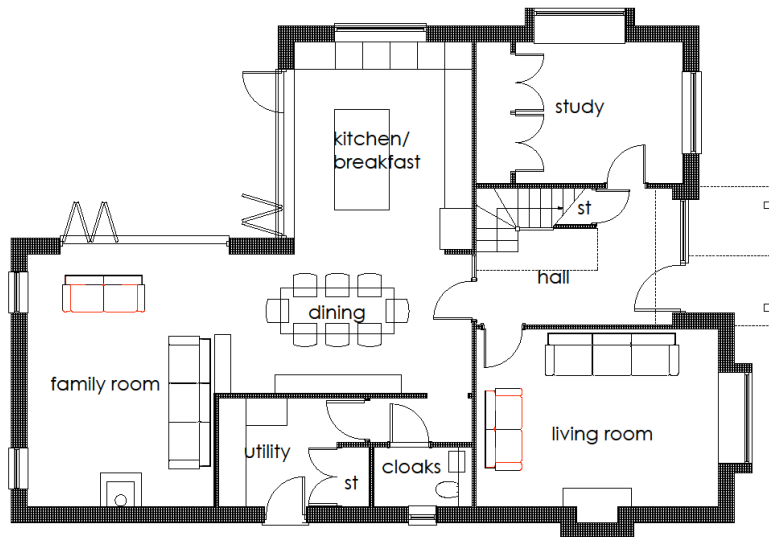
The full planning permission (25/02000/FUL) allows for a generous 250sqm (2690sqft), four bedroom, three bathroom detached luxury home with multiple reception rooms and an impressive open plan living space to enjoy with family and friends. Features include a double height entrance hall, two wood burning stoves, feature windows, master suite complete with Juliet balcony overlooking open countryside, walk-in wardrobe and a spacious en-suite bathroom.

The plot will have a private entrance along the side of the existing property which leads to a spacious driveway and detached double garage. Gardens overlooking adjoining fields wrap the north and west elevations offering plenty of space for family activities whilst the sheltered patio area is the perfect spot to enjoy the evening sunset and entertain guests via bi-folding doors for the ultimate inside/outside space feel.

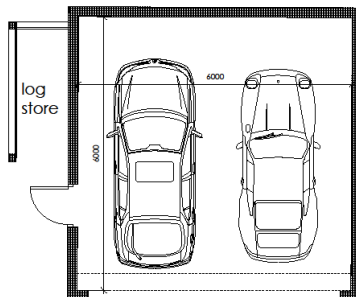
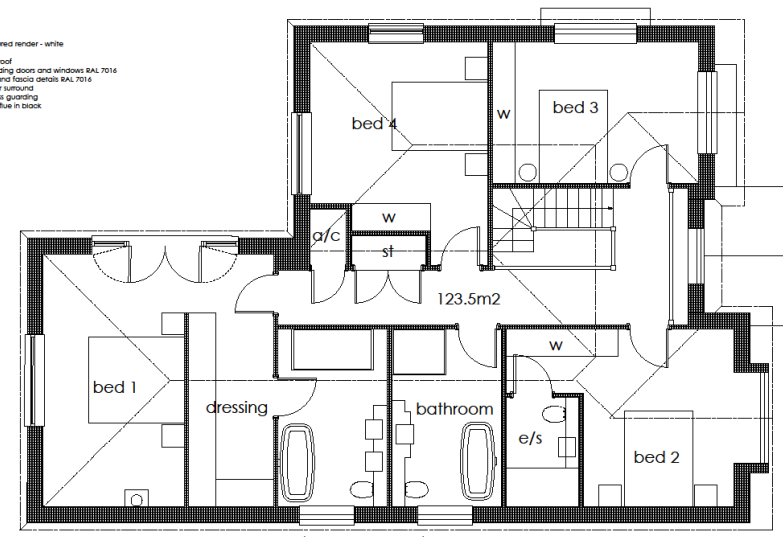
Notes to purchaser

- The planning permission limits the plot to a self-build single dwelling. In accordance with the Self-build and Custom Housebuilding Act 2015 (as amended).
- As a self-build dwelling under this Act, the self-build purchaser will not be required to meet Biodiversity Net Gain (BNG) requirements and will be eligible for an exemption from the Community Infrastructure Levy (CIL).
- The purchaser may be able to amend the house design should they wish but a new planning application may be required at their expense and any redesigns would be subject to the seller's approval given they own and live in the house which currently forms part of the plot.
- Non self-build developers should bear in mind that a new planning application will be required to re-word the approval, this will require a Full Biodiversity Net Gain (BNG) Assessment, and implementation, they will also be responsible to pay the Community Infrastructure Levy (CIL) contributions.
- Purchasers will be required to complete the build within 3 years of purchase.
- The owners of the existing dwelling intend to finish the hardstanding areas to the front of their property on completion of sale. This will include planting a Laurel hedge to their left and rear boundaries, together with further post and rail fencing to match the existing.
- Purchasers should be aware that 3D models used are for illustrative purposes only.
- Please note that the plot is owned by an employee at Cooper Green Pooks.

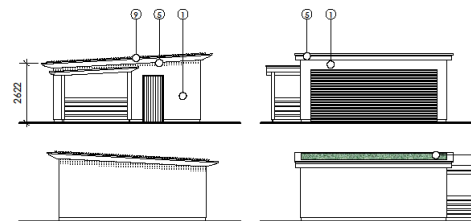




- materials:
- 1 Through coloured render - white
 - 2 Red brick
 - 3 Natural slate roof
 - 4 Aluminium folding door and windows RAL 7016
 - 5 Metal gutter and fascia details RAL 7016
 - 6 Feature render surround
 - 7 Glass framesless glazing
 - 8 Wood burner flue in black
 - 9 Seam roof



garage



garage elevations

qu-est design & planning
Unit 7
Henry Close
Battlefield Enterprise Park
Shrewsbury
Shropshire
SY1 3TJ
tel: 01743 469928
email: info@qu-est.co.uk
web: www.qu-est.co.uk



project: Proposed New Dwelling at
Green Mantle, Cross Houses, Shrewsbury
SY5 6JJ

client:

drawing: PROPOSED DWELLING

scale: 1:50 & 100 @A1

date: May 25

drawing no: 2516 - PL - 10

rev:











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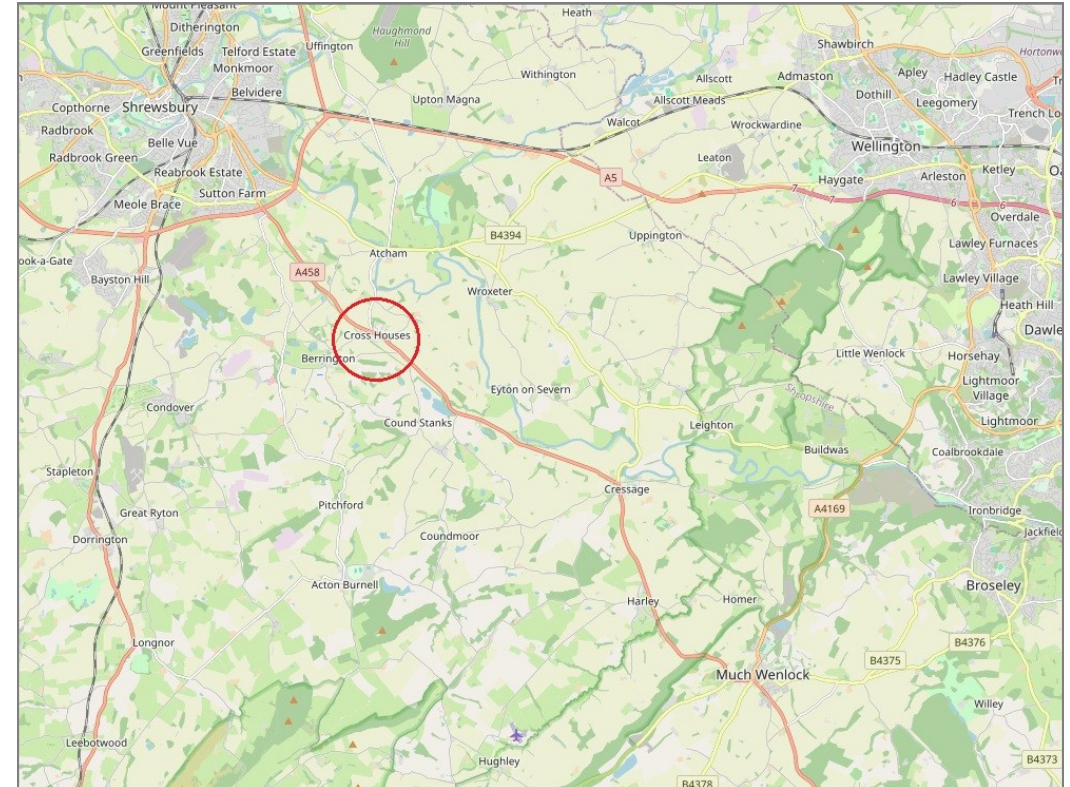
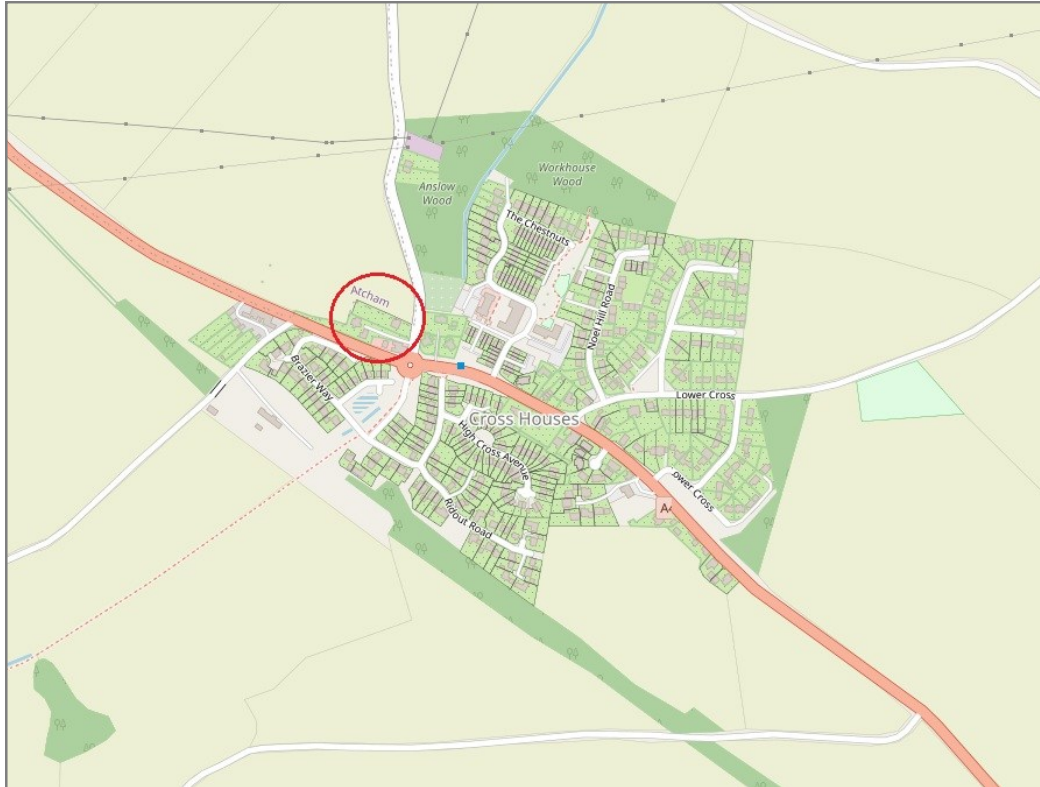
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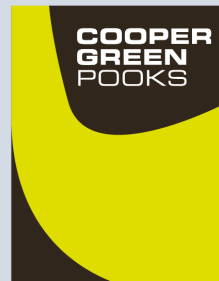
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BOUNDARIES NOT CONFIRMED

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 **Expert mortgage advice available**

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Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.