



Chadwell House Chesterton, Shropshire, WV15 5NX

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POTENTIAL BUILDING PLOT Standing in over 5 acres with a favourable pre-planning application from Shropshire Council for a stunning 'Grand Designs' luxury mansion with a proposed 8,000sq.ft of living space plus garaging. This location is a rare find with an existing dwelling on the site with around 4,000sq.ft. Chesterton is a small, quiet, hamlet yet very convenient for the major road network. Bridgnorth - 6 miles, Telford - 10 miles, Wolverhampton - 10 miles, Shrewsbury - 26 miles, Kidderminster - 16 miles, Stourbridge - 13 miles, Birmingham - 21 miles. (All distances approximate).

LOCATION

Chesterton is a highly sought after Shropshire hamlet surrounded by farmland enjoying a rural outlook yet only a short distance from the Historic market town of Bridgnorth and is within easy commuting distance of Telford, Shrewsbury and Wolverhampton. The area is tranquil with an abundance of footpaths and bridleways for lovers of the great outdoors with three near-by golf courses. Albrighton is located within 6 miles which benefits from having an hourly train service to Birmingham City centre and Doctors Surgery. There is a small convenience store only a few minutes drive away at Rudge Heath providing a wide array of everyday items with other pubs and cafes only a short distance away.

OVERVIEW WITH PLANNING HISTORY

A recent successful PreApp, has indicated from the local planning department that a formal planning application would sit favourably based on the drawings and elevations provided for this approx. 6,300sq.ft mansion.

The site presently has a 4,000sq.ft cedar wood Colt House (built in 1965) requiring some updating and modernising, positioned within the grounds with a range of garages and outbuildings. To facilitate a new build with full planning permission, this property would need demolition for an exciting 'Grand Designs' project.

Birmingham based PC Architects prepared the 3D visuals with the plans deigned and submitted by Stephen Locke Associates whom are happy to continue advising on the project. We hold a copy of the local authority favourable response to the design that was submitted for the PreApp.

OUTSIDE

Standing in just over 5.25 acres of gardens and paddocks, there has been a recent change of use from agricultural land to private equestrian use. A long drive leads to the privately positioned present house, lined with trees to the left and fenced paddocks to your right. There is a large parking area to the side of the house along with garaging and an outbuilding with workshop and store.

SERVICES

We are advised there is mains water (currently turned off), electricity and LPG gas. Private drainage by way of a septic tank situated within the grounds. SOLD AS SEEN AND NOT TESTED. Verification should be obtained from your surveyor.

COUNCIL TAX

Shropshire Council.
Present property is in band G.

TENURE

We are advised the property is FREEHOLD. Verification should be obtained by your solicitor.

FIXTURES AND FITTINGS

By separate negotiation. Sold as seen.

VIEWING ARRANGEMENTS

Viewings strictly by appointment only. Please contact our Bridgnorth Office to arrange.

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