



Maureen Mary Meadows, Waters Upton
Telford

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Maureen Mary Meadows, Land at Waters Upton

Telford | Shropshire | TF6 6NP

Wellington 5 miles | Telford 8 miles | Market Drayton 12 miles
Shrewsbury 13 miles | Whitchurch 18 miles | M54 (J6) 7.5 miles

A WELL-POSITIONED DEVELOPMENT OPPORTUNITY
WITH FULL PLANNING PERMISSION FOR FOUR
PROPERTIES IN A POPULAR VILLAGE LOCATION

Full Planning Permission Granted in February 2024

Planning Reference TWC/2022/0598

Four dwellings; three detached bungalows, one detached house

Village location with range of amenities

Convenient for commuter routes

0.33 Acre (0.13 Ha) in all



bR



The Location

Waters Upton is situated seven miles north of Telford which was developed in the 1970's to combine a number of smaller conurbations and is now a thriving hub of industry and commerce.

This charming, popular village is well-serviced with a community-run shop, an Indian restaurant and an award-winning butcher's shop along with a church and primary school.

The historic county town of Shrewsbury, some 12 miles to the west, boasts a wide variety of bespoke shops, amenities and facilities. The area is very well-served with both state and private primary and secondary schools with Wrekin College and Harper Adams University within easy reach. There are a number of international airports within 1.5 hour's drive along with train stations at Telford and a mainline station at Stafford just 20 miles away.

The Site

The small cul-de-sac development comprises four units which have been cleverly designed to mimic the design and character of the Duke of Sutherland-style properties which are prevalent in the area.

Plot 1 is a detached two bedroom house with an integral garage with a total GIA of approx 133.9 m².

Plots 2,3 and 4 are two bedroom bungalows with a GIA of approx 75.2 m².

Each plot has private garden space to the rear and two dedicated parking spaces adjacent to the property. The gardens are well-screened from the properties to the rear with mature trees and a close boarded fence ensuring privacy for all parties.

Access to the site is direct from the A442 ensuring easy access from commuter routes.

Planning

Planning permission was granted by Telford and Wrekin Council, subject to various conditions, on 23 February 2024.

Reference TWC/2022/0598



Services

We understand that mains water, electric and drainage are available in the area. Connection to these services will be at the cost of the buyer.

The proposed mains sewerage connection is for the benefit of the four properties at Maureen Mary Meadows only.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the site will be sold freehold with vacant possession on completion.

Local Authority

Telford & Wrekin Council, PO Box 457, Telford, TF2 2FH.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Please park courteously when viewing the site.

Location

What3words ///coasters.enlarge.proposes

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13835 15.07.24



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