Barbers

Helping *you* move









7 Burleydam Road, Ightfield, SY13 4BW

Development Opportunity An exciting opportunity for a Full Renovation or New Build project of this Three-Bedroom Semi-Detached Cottage. Planning Permission granted for demolition and construction of a Four-Bedroom Detached House with Garage.

Offers In Region Of

£175,000

7 Burleydam Road, Ightfield
Whitchurch, Shropshire, SY13 4BW

Helping you move

Overview

- Fantastic Development Opportunity
- New Build or Renovation Project
- Three-Bedroom Semi-Detached Cottage with large Garden
- Heart of Village Location
- Planning Permission Granted for a Four-Bedroom Detached House and Detached Garage
- Planning Reference: 23/05228/FUL
- The Cottage is not currently habitable
- Council Tax Band on Current Cottage - C

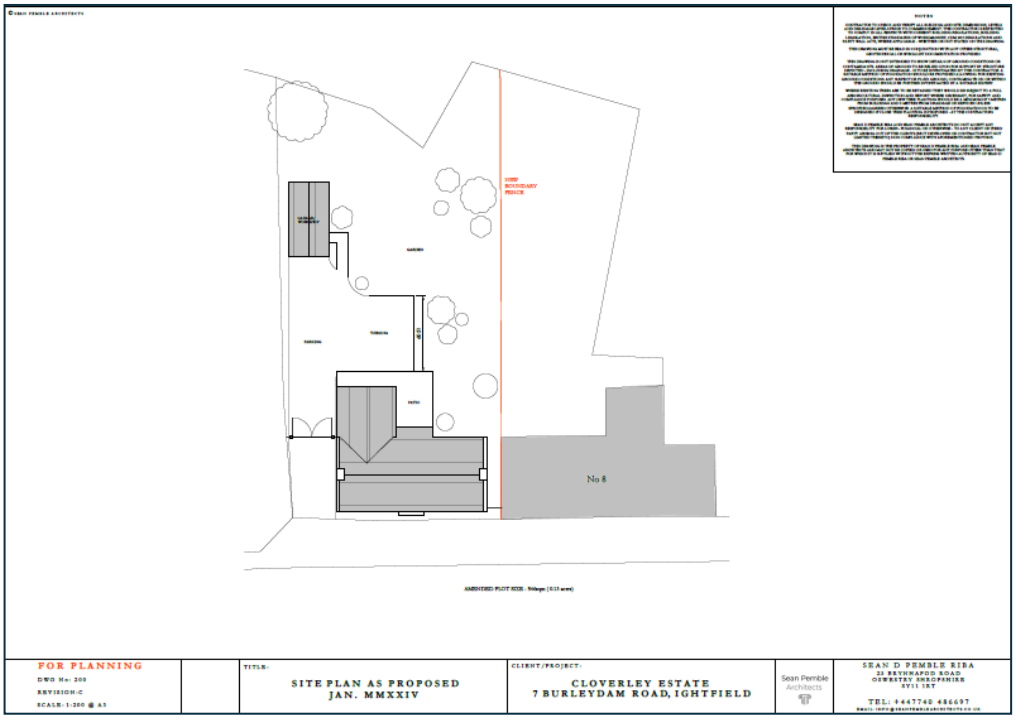


Brief Description

An exciting Development Opportunity in the heart of the village, comprising an existing Three-Bedroom Semi-Detached Cottage with Planning Permission already granted for the construction of a substantial Four-Bedroom Detached House with Garage. The approved Planning Permission provides for the demolition of the existing property and construction of a new four-bedroom detached house, offering the chance to create an impressive new home within this established village setting.

Alternatively, though the existing cottage is not currently habitable and requires full renovation, it would be a wonderful opportunity for buyers looking to undertake a comprehensive refurbishment of a character cottage.

Planning permission has been granted under Planning Reference 23/05228/FUL, with the approved scheme also including a detached garage. Full details are available in our office for further information.



Location

Ightfield is a popular village situated approximately four miles from the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities.

PHOTOS: Photographs may have been enhanced using AI for colour and clarity.









DIRECTIONS: From Market Drayton take the A53 to Tern Hill, and at Tern Hill roundabout turn right on the A41. After 1.3 miles turn right onto Bletchley Road and follow the road through Calverhall and into Ightfield. At the T-Junction, the property is the white cottage directly opposite and can be identified by our For Sale sign.

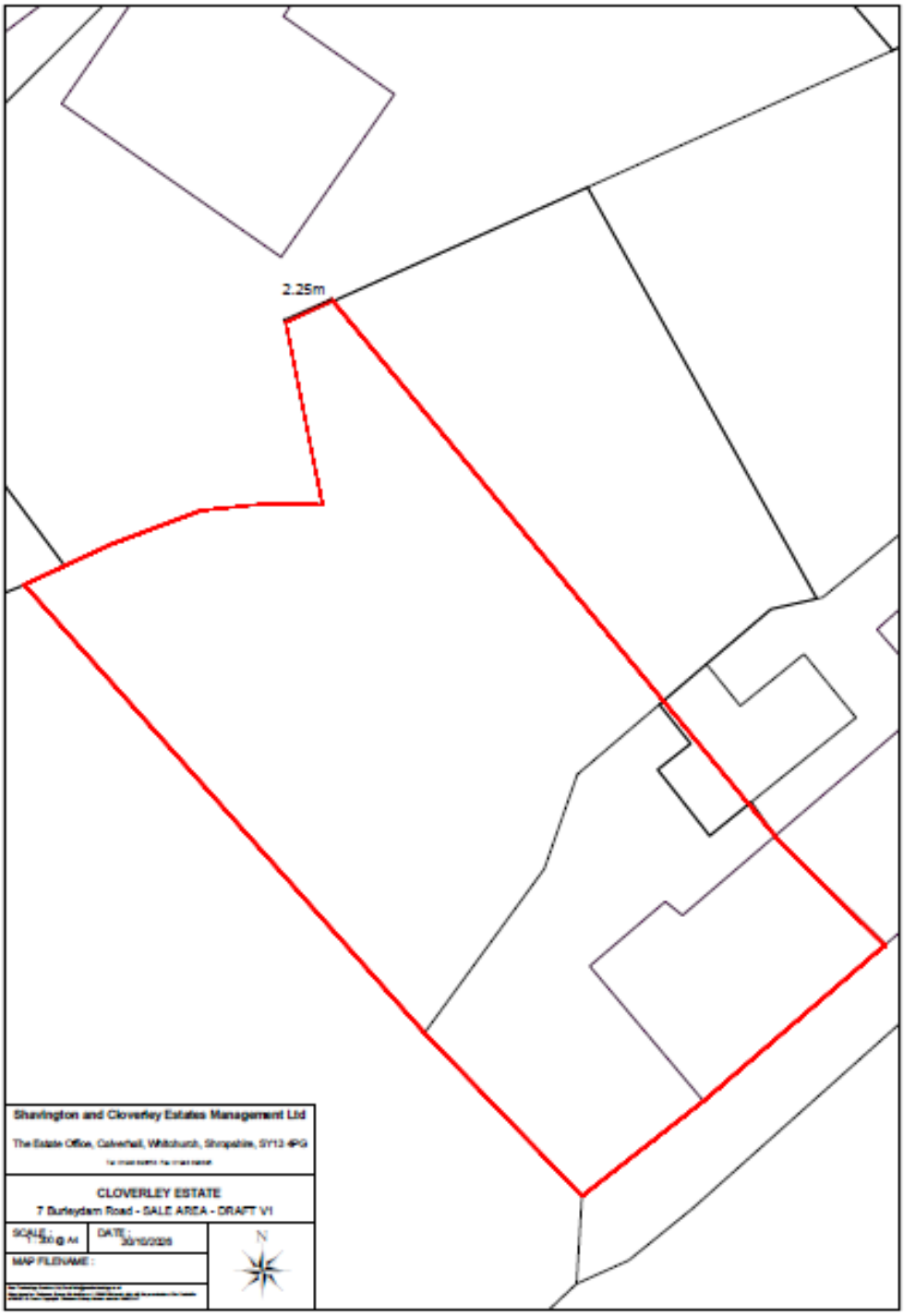
SERVICES: We are advised that mains electric and water are within the vicinity. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal.** Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to but, please contact us before viewing the property.