

BUILDING PLOT ADJOINING BRIDGE COTTAGE

THE PERTHY | ELLESMERE | | SY12 9HY

An attractive parcel of land extending to approximately 1.9 acres with outline planning permission for the erection of one dwelling; idyllically situated in a peaceful rural hamlet convenient Ellesmere and with panoramic views of the surrounding countryside.

Asking Price £195,000

KEY FEATURES & DETAILS

- **Circa 1.9 acres**
- **Outline Planning Permission**
- **One Dwelling**
- **Panoramic Views**
- **Idyllic Rural Location**

DESCRIPTION

Halls are delighted with instruction to offer approximately 1.9 acres of land in The Perthy, near Ellesmere, with outline planning permission for a detached single dwelling.

An attractive parcel of land extending to approximately 1.9 acres, occupying a delightful rural position adjoining Bridge Cottage at The Perthy, on the outskirts of Ellesmere.

The land benefits from outline planning permission for the erection of a single detached dwelling, offering an increasingly rare opportunity to create an individual home within a generous plot surrounded by attractive countryside.

SITUATION

The plot occupies a peaceful position within the rural hamlet of The Perthy, conveniently situated for the nearby market town of Ellesmere. The town offers a good range of independent shops, cafés, supermarkets, schooling and recreational facilities, whilst more comprehensive amenities are available in Oswestry, Shrewsbury and Chester. Road communications are convenient via the A495, A5 and A483.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Moreton Hall.

DIRECTIONS

Leave Ellesmere via Scotland Street in the direction of Oswestry, continuing over the roundabout onto the A495; after around 1.2 miles a right-hand turn (signposted Perthy) leads onto a country lane. Follow the country lane for around 1 miles, keeping right a the road forks, and the land will be located on the right, identified by a Halls “For Sale” board.

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THE LAND

Extending in all to approximately 1.9 acres, the land comprises an attractive and largely level parcel bordered by established hedgerows and mature vegetation, creating a pleasing degree of enclosure whilst enjoying far-reaching views across the surrounding countryside.

The grounds have an appealing natural character, with areas of meadow, established and recently planted trees, winding mown pathways and a small pond, providing considerable scope for the creation of landscaped gardens and grounds to complement the proposed dwelling.

Its generous proportions provide an excellent opportunity for a purchaser to establish a distinctive country home within substantial gardens, subject to the detailed planning consent and all necessary statutory approvals.

PLANNING PERMISSION

Outline planning permission was granted in July 2025 for the erection of one dwelling.

The application and supporting documentation can be viewed on the Shropshire Planning Portal with the reference 25/01189/OUT or, alternatively, PP-13869627.

AVAILABLE DOCUMENTATION

- Council Decision
- Officer Report
- Block Plan
- Site Location Plan
- Ecological Appraisal & BNG

N.B.

Purchasers will be responsible for erecting a stock-proof boundary within 6 weeks of completion.

A public footpath runs along the western boundary.

LOCAL AUTHORITY

Shropshire Council

SERVICES

We are advised that mains water and electric are available nearby.

* ANTI-MONEY LAUNDERING (AML) CHECKS *

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

The plot can be viewed during daylight hours by those in possession of a Halls set of sales particulars.





Bridge Cottage, The Perthy, Ellesmere, SY12 9HY



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For Information Purposes Only

50 m
Scale 1:1250 (at A4)

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Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning and development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.

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Halls 1845

ELLESMERE SALES

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.