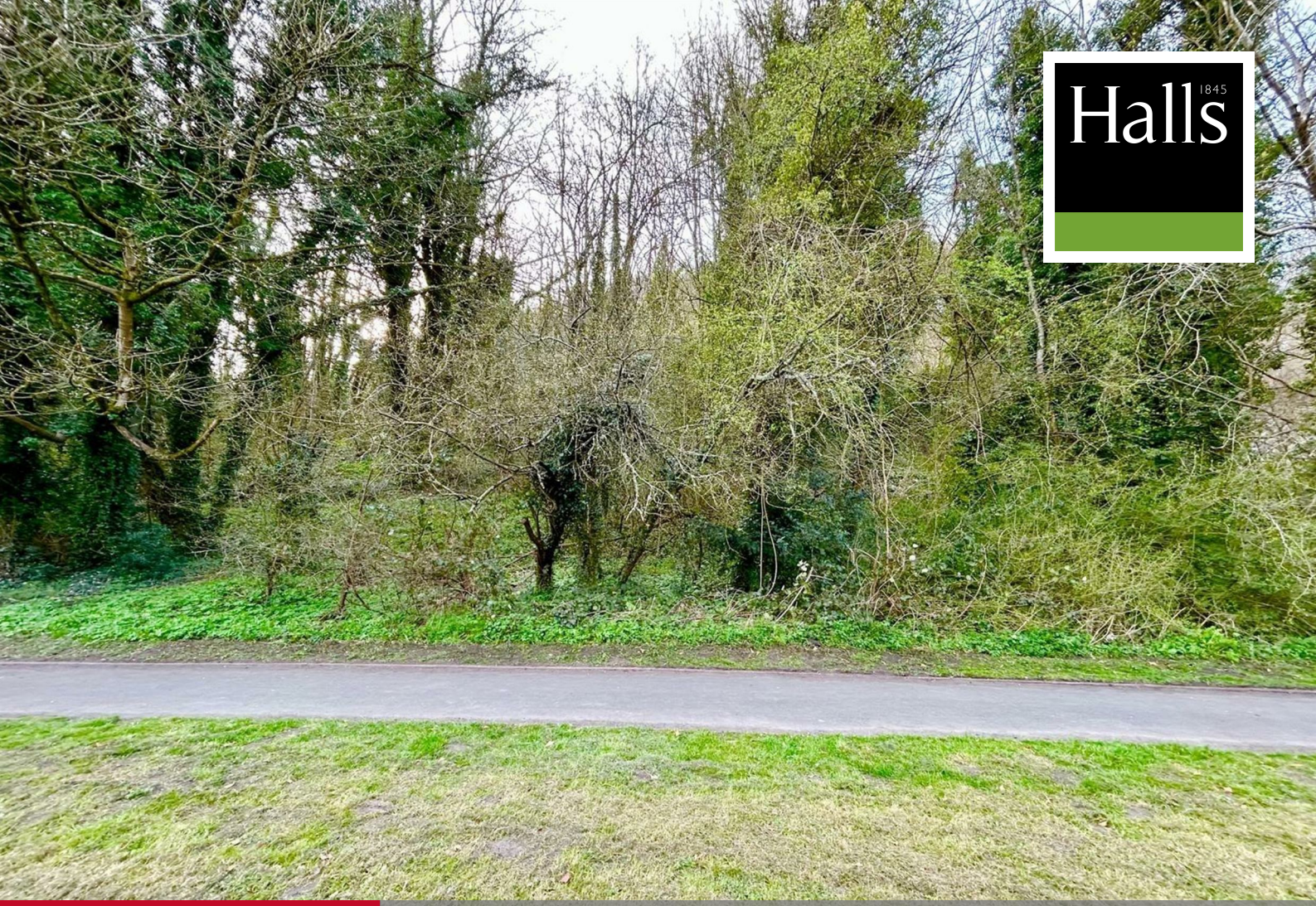


FOR SALE

Offers in the Region of £19,950

Land on the West Side 22 Dale Road, Coalbrookdale, Telford, Shropshire, TF8 7DL

Nestled in the charming area of Coalbrookdale, Telford, this 0.06 acre parcel of land provides a great space in a picturesque and well-connected location.







FOR SALE

- Title Number Available.
- Close to Ironbridge.
- Approximately 0.06 Acres.
- Access via Dale Road.

DESCRIPTION
This 0.06-acre plot of land in Coalbrookdale, Telford, offers a unique opportunity in a highly sought-after location. Situated in the picturesque and historic Coalbrookdale area, the land benefits from its close proximity to the Ironbridge Gorge, a UNESCO World Heritage site. With easy access to local amenities, transport links, and the scenic beauty of the surrounding countryside, this plot combines convenience with natural charm.

LOCATION
Coalbrookdale is a historic village located in Telford, Shropshire, renowned for its significance in the Industrial Revolution. Nestled within the picturesque Ironbridge Gorge, it is home to the world-famous Iron Bridge and offers a blend of scenic countryside and rich industrial heritage, with easy access to local amenities and transport links.

DIRECTIONS
From our office on Market Street in Wellington, turn left onto Bridge Road. In 0.4 miles take the second exit at the roundabout onto Glebe Street. In 310 yards, turn right onto High Street. Stay on this road for 2.4 miles before taking the fourth exit at the next roundabout onto the A5223. In 0.9 miles take the third exit at the roundabout, staying on the A5223. In 0.5 miles take the second exit at the next roundabout, still staying on the A5223. In 0.2 miles take the second exit at the roundabout onto Jiggers Bank. In 1.2 miles bear right onto Dale Road. In approximately 0.3 miles you will find the parcel of land on your right.

LOCAL AUTHORITY
Telford and Wrekin Council.

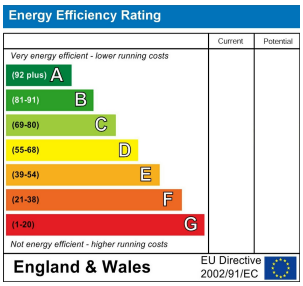
POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

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 £36 (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.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01952 971800

Rural Professional Department
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