SAMUEL WOOD

Mansfield Cottage, Higher Heath, Whitchurch, Shropshire, SY13 2HA

Offers In The Region Of £660,000

FRIENDS

Mansfield Cottage, Higher Heath

Whitchurch, Shropshire, SY13 2HA

4 2 2 F

- Existing Four Bedroom Detached Bungalow
- Approximate Plot Extending To 0.34 Acres
- Significant Development Potential Already Secured
- Extensive Driveway And Parking Provision
- Excellent Access To A41 Road Network
- Outline Consent For Two Detached Dwellings
- Mature Gardens And Private Woodland Area
- Spacious Conservatory Overlooking The Grounds
- Popular Higher Heath Village Location
- EPC Rating F

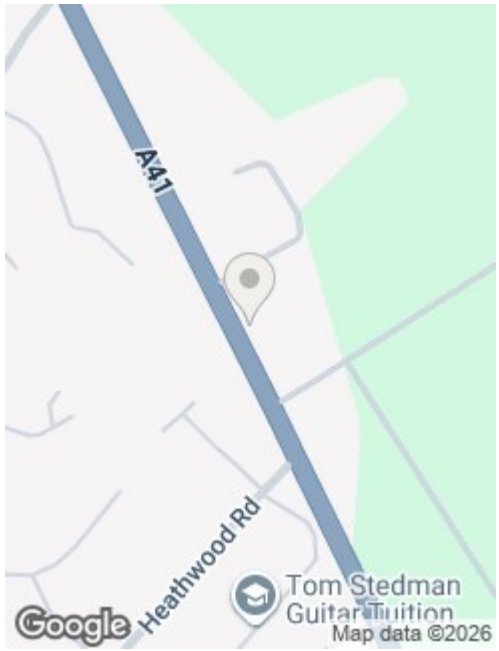
Mansfield Cottage presents a rare opportunity to acquire a substantial residential holding with significant future potential. Occupying a prominent plot of approximately 0.34 acres on the A41 in Higher Heath, the property comprises a four-bedroom detached bungalow set within mature gardens, woodland and extensive private parking. A key feature is the benefit of outline planning permission for the erection of two detached dwellings (all matters reserved), Application No. 25/03992/OUT, providing considerable development value in an increasingly challenging planning environment. The existing bungalow offers spacious and versatile accommodation including a lounge, kitchen, utility room, conservatory, bathroom and wet room, with scope for modernisation. Appealing to developers, investors and owner-occupiers alike, Mansfield Cottage combines immediate residential enjoyment with the opportunity to unlock future value in a highly accessible and well-connected village location.

The bungalow offers well-proportioned single-storey accommodation extending to four bedrooms together with a spacious lounge, kitchen and utility room. A substantial conservatory enjoys attractive views over the gardens and provides additional living and entertaining space. Completing the accommodation are a family bathroom and separate wet room. Whilst requiring modernisation, the property provides an excellent footprint with considerable scope for improvement and enhancement, allowing purchasers to tailor the accommodation to their own requirements.

The property is arranged as a detached bungalow, providing practical and versatile single-storey living ideally suited to a wide variety of purchasers, whilst the wider site offers considerable future potential through the approved development opportunity.

The grounds are a particular feature of the property, extending to approximately 0.34 acres and incorporating mature gardens, established trees and a generous parcel of woodland that creates a surprising degree of privacy. A large driveway provides extensive off-road parking, whilst the prominent frontage to the A41 ensures excellent accessibility. The site benefits from outline planning permission under Application No. 25/03992/OUT for the erection of two detached dwellings (all matters reserved), presenting a rare opportunity to unlock immediate development value whilst retaining the existing residential holding. Interested parties should make their own enquiries with the local planning authority and review the planning documentation in full prior to purchase.

HARLEY DAVIDSON
MOTOR CYCLES



Directions

What3words: ///tabloid.cookie.oiled

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 0.7 Mbps & Superfast 18 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

2 PROPOSED NEW FOOTPATH 1 : 500

1 PROPOSED SITE SURVEY PLAN 1 : 500

0 10 20 30 40 50m

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NOTES:
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All discrepancies must be notified to the Agent immediately.

KEY :

INDICATES GRASSCRETE SPACES

INDICATES EASEMENT AREA FOR THE MAINS DRAINAGE

INDICATES EXTENDED FOOTPATH FROM HEATHWOOD ROAD UPDATED TO TO BE 2 METRES WIDE WITH A BUFFER ZONE OF 1 METRE

Rev	Date	Revisions
B	13/04/2026	EXTENDED FOOTPATH FROM HEATHWOOD ROAD UPDATED TO TO BE 2 METRES WIDE WITH A BUFFER ZONE OF 1 METRE AS REQUESTED BY HIGHWAYS
A	19/02/2026	UPDATED TO SUIT JNM ENGINEERING DRAWINGS VISIBILITY SPLAY INDICATED FOR HIGHWAYS RED BOUNDARY AMENDED TO ACCOMMODATE THE VISIBILITY

Drawn by : A.R. HEWITT

Date : September 2025

ARH Architectural Design
206 Liverpool Road
Whitchurch
Shropshire
SY13 1UT

Tel: 07891 147512
e-mail
arharchitecturaldesign@gmail.com

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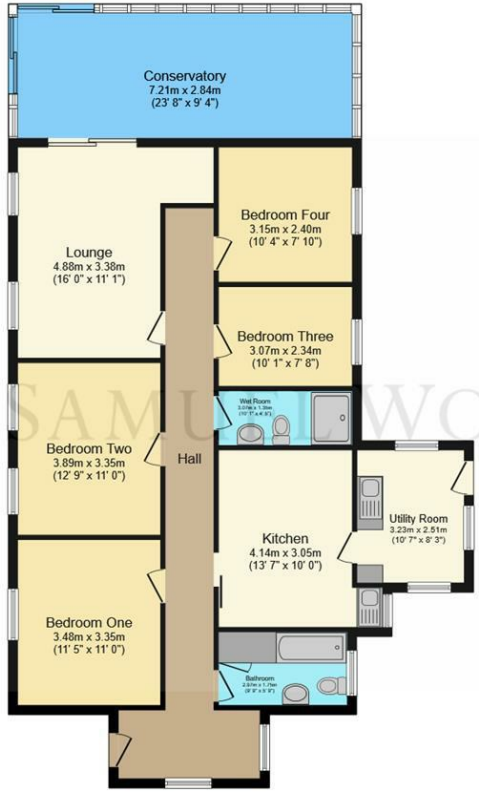
Client :
Mr & Mrs G. Cleary

Job Title :
Application for 2 New Build Dwellings on land at
Mansfield Cottage
Higher Heath
Whitchurch
SY13 2HA

Drawing Title :
PROPOSED SITE SURVEY PLAN

Drg No :	Scale :	Rev :
SHA207/02	1:500 @ A1 1:1000 @ A3	B

Floor Plans



Ground Floor

Total floor area: 135.8 sq.m. (1,461 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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