



Building Plot, Cross Houses, Shrewsbury, SY5 6JJ

Building plot with full planning permission—£250,000

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Coopergreenpooks.co.uk

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A rare opportunity to acquire an attractively positioned and spacious building plot on the fringe of this popular village and adjoining National Trust owned farmland, just a 2.3 mile / 3 minute drive south-east of Shrewsbury and a 10 mile / 15 minute drive to Telford. Benefitting from an elevated position with beautiful views across open countryside, this edge of village location offers the benefits of country living whilst being conveniently close to all that Shrewsbury has to offer.

The village itself benefits from a well-stocked convenience store and post office (1 minute walk) as well as a village pub. A 2 minute drive down Atcham Lane will take you to the very popular Mytton & Mermaid pub and Attingham Park, a National Trust country house with extensive parkland offering beautiful riverside and woodland walks. The Riverside, another popular pub is only a 3 minute drive and can be easily combined with beautiful walks around Cound and surrounding areas. The location provides convenient access to the M54 whilst Co-Op and Meole Brace retail park are just 2.3 miles and 3 miles away respectively.

The full planning permission (25/02000/FUL) allows for a generous 250sqm (2690sqft), four bedroom, three bathroom detached luxury home with multiple reception rooms and an impressive open plan living space to enjoy with family and friends. Features include a double height entrance hall, two wood burning stoves, feature windows, master suite complete with Juliet balcony overlooking open countryside, walk-in wardrobe and a spacious en-suite bathroom.

The plot will have a private entrance along the side of the existing property which leads to a spacious driveway and detached double garage. Gardens overlooking adjoining fields wrap the north and west elevations offering plenty of space for family activities whilst the sheltered patio area is the perfect spot to enjoy the evening sunset and entertain guests via bi-folding doors for the ultimate inside/outside space feel.

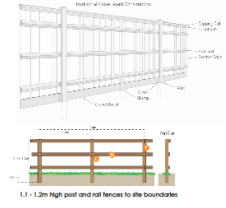
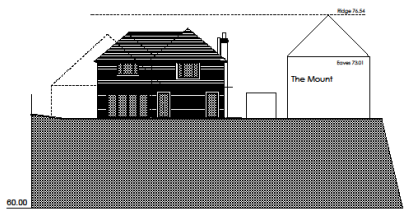
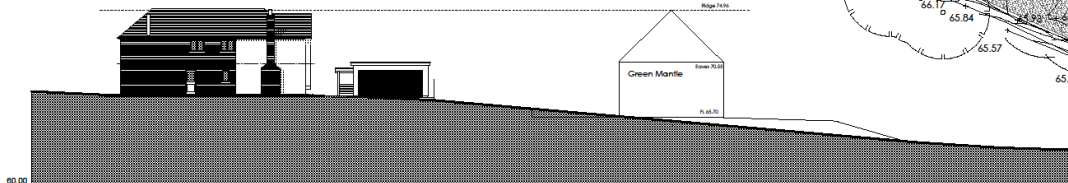
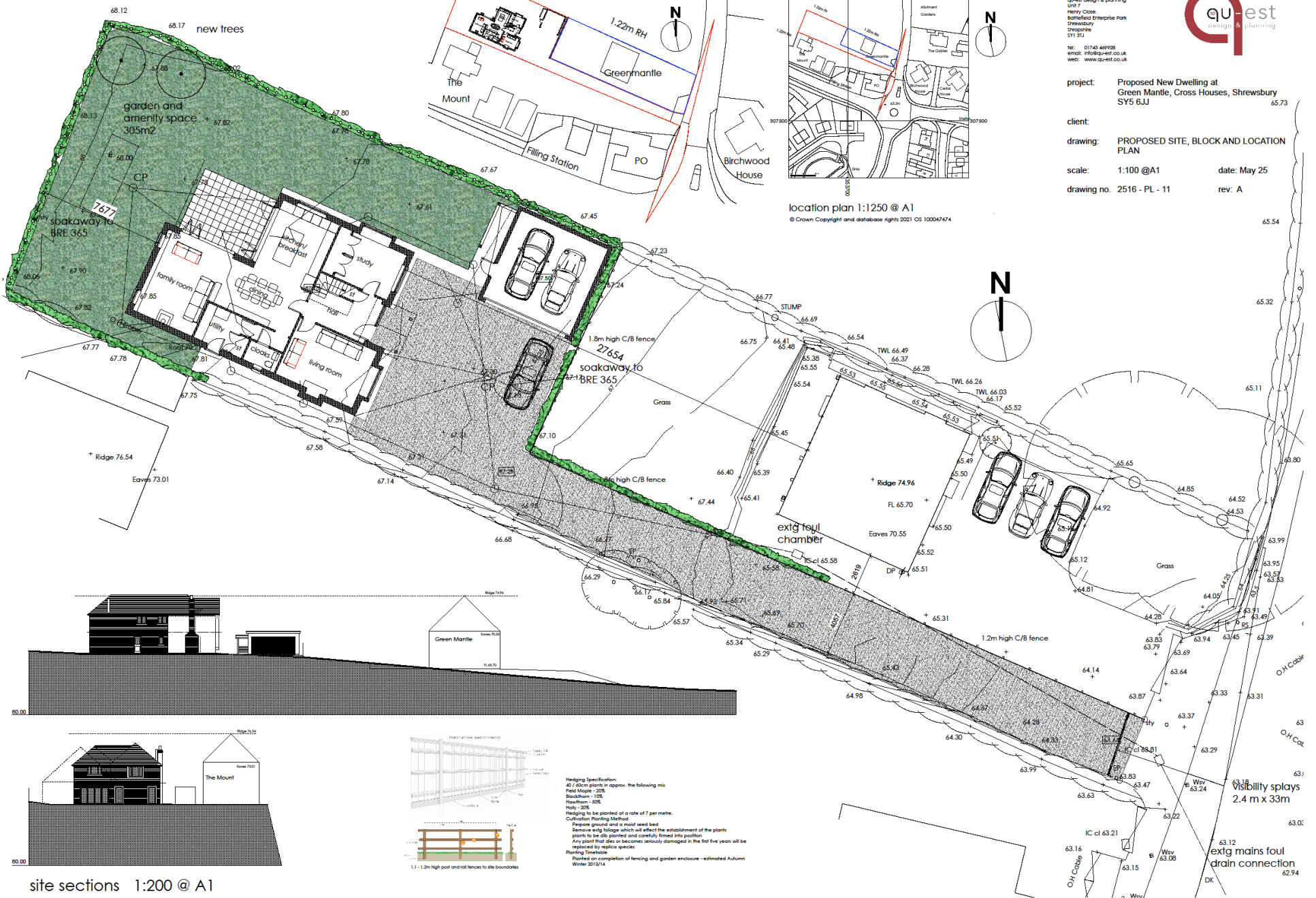
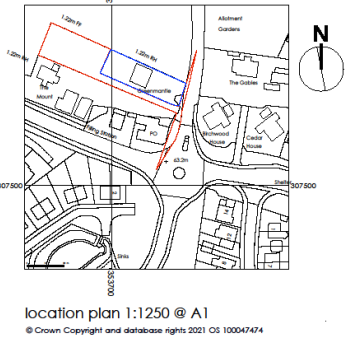
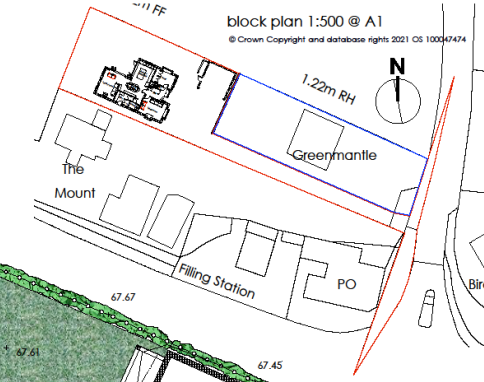
Notes to purchaser

- The planning permission limits the plot to a self-build single dwelling. In accordance with the Self-build and Custom Housebuilding Act 2015 (as amended).
- As a self-build dwelling under this Act, the self-build purchaser will not be required to meet Biodiversity Net Gain (BNG) requirements and will be eligible for an exemption from the Community Infrastructure Levy (CIL).
- The purchaser may be able to amend the house design should they wish but a new planning application may be required at their expense and any redesigns would be subject to the seller's approval given they own and live in the house which currently forms part of the plot.
- Non self-build developers should bear in mind that a new planning application will be required to re-word the approval, this will require a Full Biodiversity Net Gain (BNG) Assessment, and implementation, they will also be responsible to pay the Community Infrastructure Levy (CIL) contributions.
- Purchasers will be required to complete the build within 3 years of purchase.
- The owners of the existing dwelling intend to finish the hardstanding areas to the front of their property on completion of sale. This will include establishing the boundary to their left, likely to be a combination of fencing and Laurel hedging. They have already established the rear boundary which comprises a Laurel hedge and a post and rail fence to separate the plot and their dwelling - this is intended to provide a decent evergreen screen between the two properties as it establishes over the coming years.
- Whilst purchasers should make their own enquiries, it should be noted that a provisional plan to remove the overhead electric lines and put them under-ground (including cabling to accommodate the new dwelling) has been provisionally agreed with National Grid, pending the sale of the plot. This agreement in principle provides cabling to the new dwelling at no cost to the owner on the proviso they dig and back-fill the trench. There is no gas in the village. Mains water and sewage available for connection.
- Purchasers should be aware that 3D models used are for illustrative purposes only.
- Please note that the plot is owned by an employee at Cooper Green Pooks.

Rev A 14/05/23 New dwelling repositioned
 QU-est design & planning
 Unit 7
 Henry Close
 Burnside Enterprise Park
 Shrewsbury
 Shropshire
 SY1 3JU
 Tel: 01743 449998
 email: info@qu-est.co.uk
 web: www.qu-est.co.uk

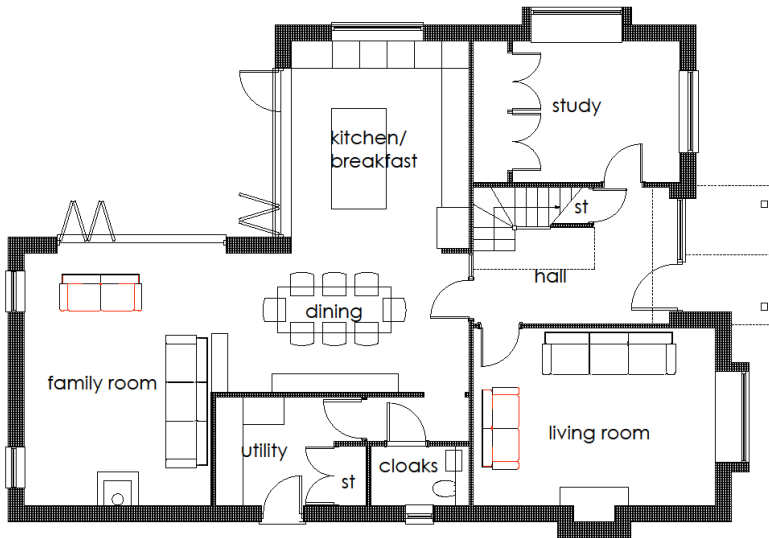


project: Proposed New Dwelling at Green Mantle, Cross Houses, Shrewsbury SY5 6JJ
 client:
 drawing: PROPOSED SITE, BLOCK AND LOCATION PLAN
 scale: 1:100 @A1 date: May 25
 drawing no. 2516 - PL - 11 rev: A



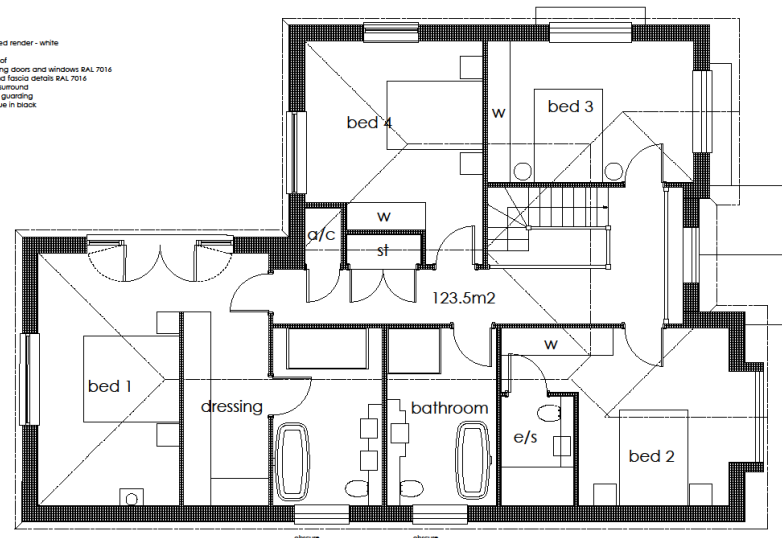
Hedging Specification:
 47.7 50cm points in approx. the following mix:
 Field Maple - 20%
 Blackthorn - 10%
 Hawthorn - 50%
 Holly - 20%
 Hedging to be planted at a rate of 7 per metre.
Cultivation Planting Method
 Prepare ground and a moist seed bed
 Remove extg foliage which will affect the establishment of the plants
 points to be sited planted and carefully firmed into position
 Any plant that dies or becomes seriously damaged in the first five years will be replaced by replica species
Planting Timetable
 Planted on completion of fencing and garden enclosure - estimated Autumn - Winter 2023/24

site sections 1:200 @ A1

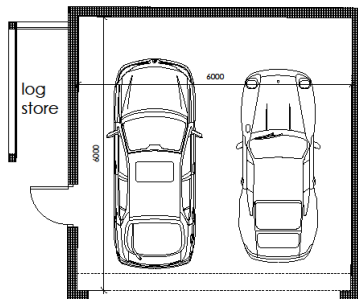


124m²
ground floor

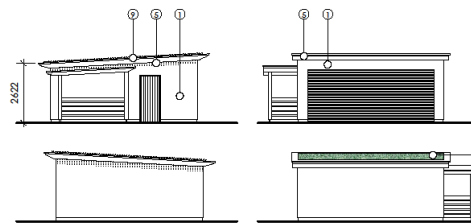
- materials:
- 1 Through coloured render - white
 - 2 Red brick
 - 3 Natural slate roof
 - 4 Aluminium finishing doors and windows RAL 7016
 - 5 Metal gutter and fascia details RAL 7016
 - 6 Feature render surround
 - 7 Glass frames: guarding
 - 8 Wood burner flue in brick
 - 9 Seam roof



124m²
first floor



garage



garage elevations

qu-est design & planning
Unit 7
Henry Close
Battlefield Enterprise Park
Shrewsbury
Shropshire
SY1 3TJ
tel: 01743 469928
email: info@qu-est.co.uk
web: www.qu-est.co.uk



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client:

drawing: PROPOSED DWELLING

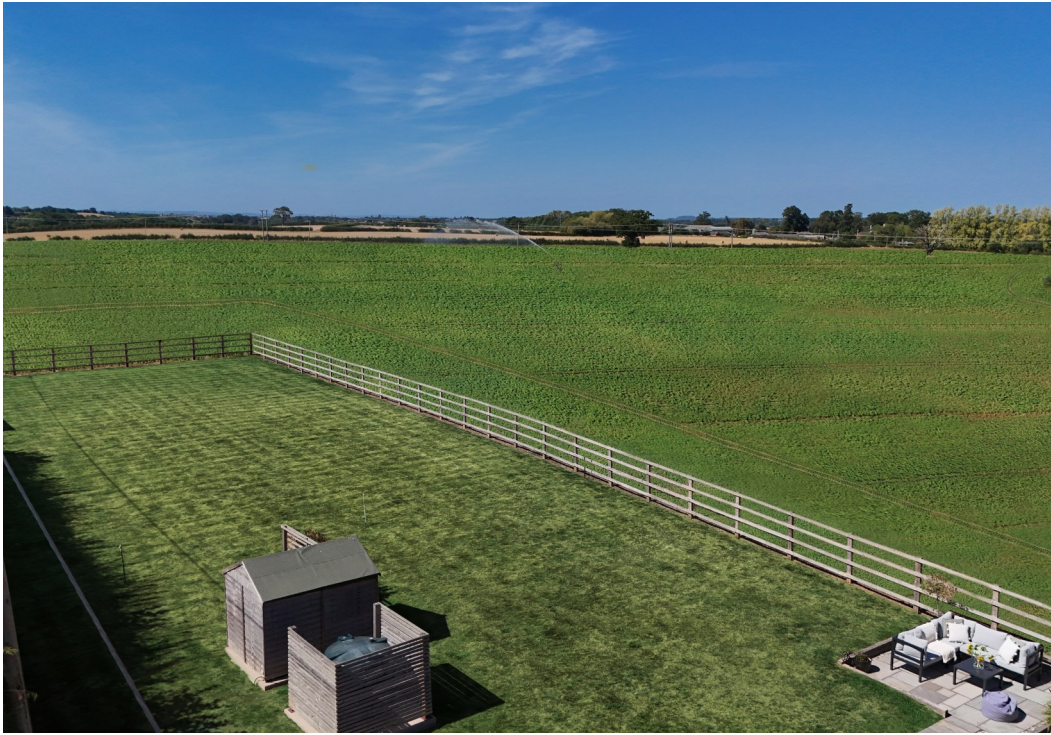
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drawing no. 2516 - PL - 10 rev:











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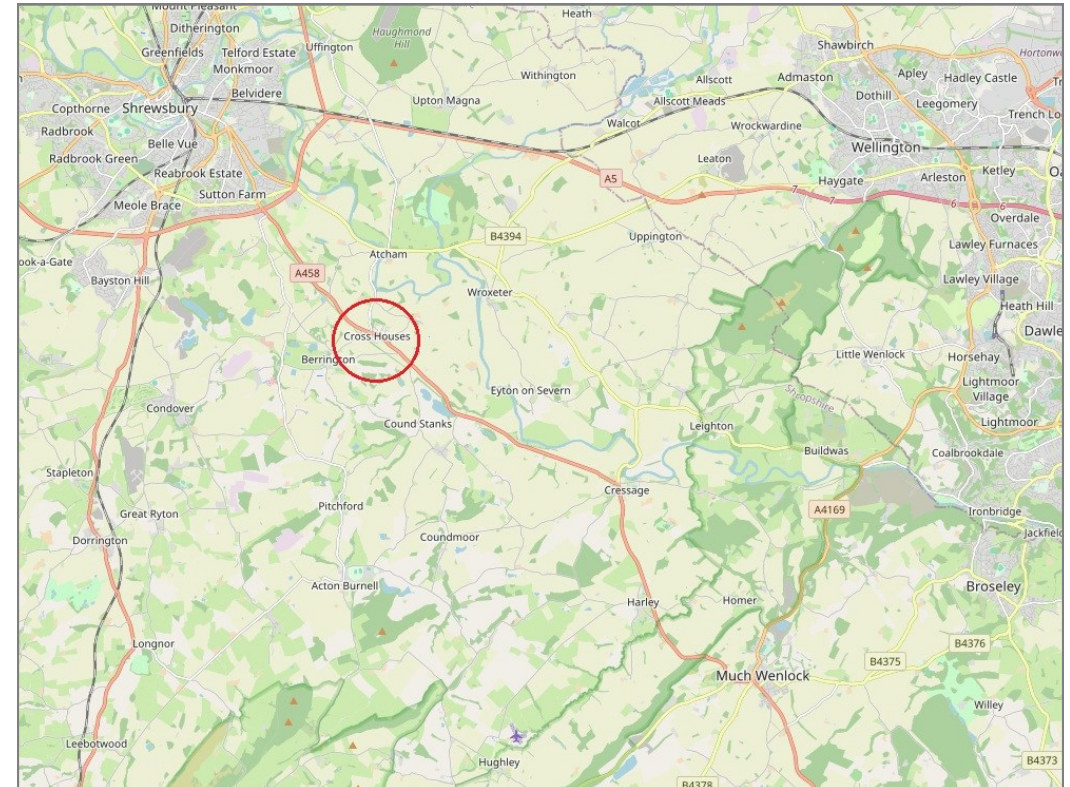
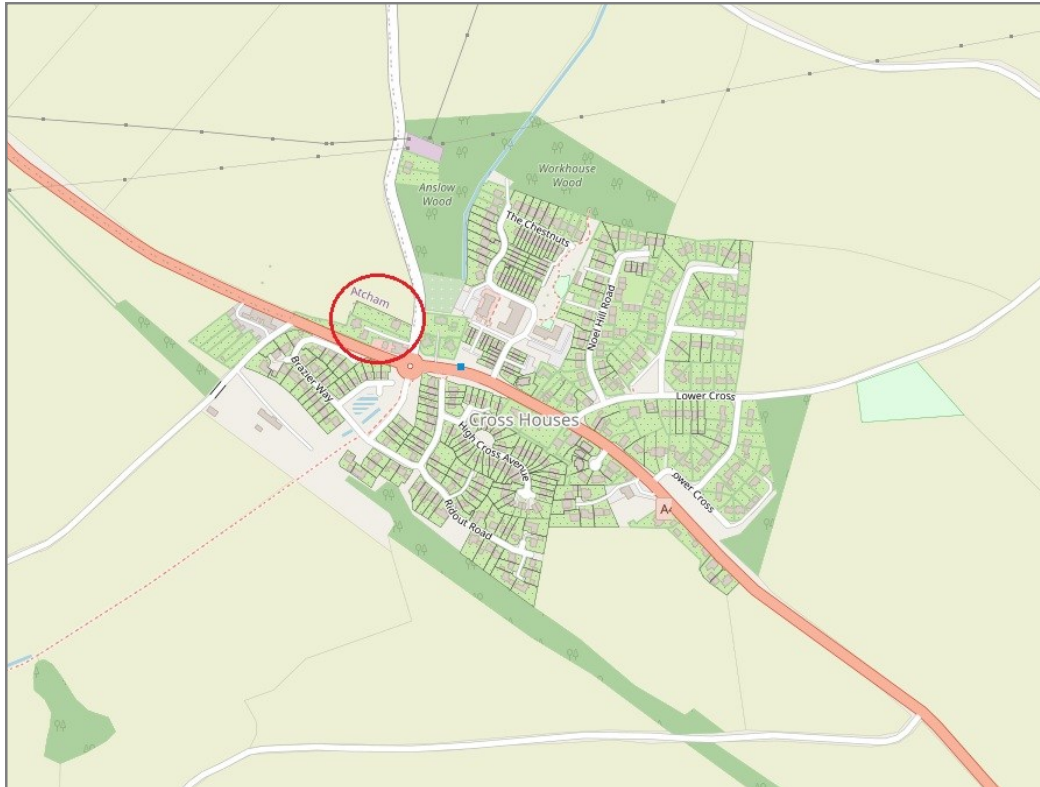
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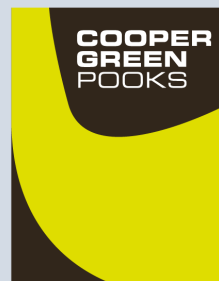
 **RICS**
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BOUNDARIES NOT CONFIRMED

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 **Expert mortgage advice available**

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Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.