

Development Project

New House Farm, Westcott Lane, Cheswardine, Shropshire



A residential development opportunity located on the fringes of a popular Shropshire village

An exciting project with planning permission for two attractive four bedroom detached homes with associated garaging whilst enjoying wonderful views across fields



PLANNING APPROVED



VIEWS ACROSS FIELDS



FREEHOLD



VILLAGE



TWO DETACHED HOUSES



GUIDE PRICE £315,000

The development

Planning consent has been granted for two fabulous detached properties, both of which have been thoughtfully designed to suit their pretty village environment and to take advantage of the open views to the rear.

Plot 1

An eye catching four bedroom detached home with single detached garage and driveway.

House 1734 sq. ft | Garage 249 sq. ft | Total 1983 sq. ft

Plot 2

A traditional cottage style home with four bedrooms, detached double garage and driveway.

House 1669 sq. ft | Garage 359 sq. ft | Total 2028 sq. ft

Location

Cheswardine is a pretty rural village nestled amongst the beautiful North Shropshire countryside and lying close to the Staffordshire border. The village has a great local community and boasts a well-regarded primary school, and two popular public houses, as well as an active village hall and parish church, both of which host several events throughout the year.

Cheswardine conveniently sits between the bustling towns of Newport and Market Drayton which offer an abundance of excellent independent shops and cafes as well as supermarkets.

The A518 and A53 link the M6 and M54 national motorway networks, ideal for commuting to regional business centres such as Stoke on Trent, Stafford, Birmingham and Wolverhampton. For frequent air travellers, the road networks give access to Birmingham International, Manchester and Liverpool.

Plot 1



Front Elevation
(North Western Elevation)



Side Elevation
(South Western Elevation)



Rear Elevation
(South Eastern Elevation)



Side Elevation
(North Eastern Elevation)

Plot 2



Front Elevation
(North Western Elevation)



Side Elevation
(South Western Elevation)



Rear Elevation
(South Eastern Elevation)

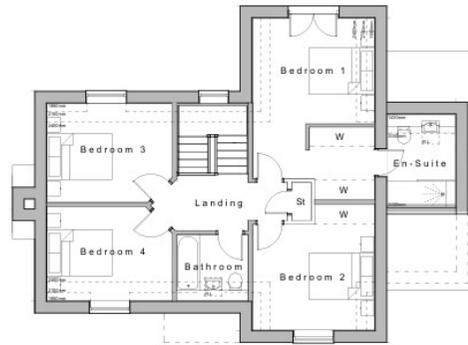


Side Elevation
(North Eastern Elevation)

Plot 1



Ground Floor Plan



First Floor Plan



Distances

- Market Drayton 5 miles
- Newport 8 miles
- Stafford 15 miles
- Telford 17 miles
- Shrewsbury 22 miles
- Chester 37 miles

Nearby Stations

- Stafford
- Telford
- Shrewsbury

Key Locations

- Hodnet Hall Gardens
- Newport Canal Town Lock and Bridge
- Trentham Gardens
- Chester Zoo
- Emma Bridgewater Factory

- Wollerton Old Hall Gardens
- Fordhall Organic Farm
- Hawkstone Follies

Nearby Schools

- Cheswardine Primary & Nursery
- Adams Grammar
- Castle House
- Newport High School
- Wrekin College
- The Old Hall School
- Shrewsbury School
- Shrewsbury High School
- Ellesmere College





Directions

Post Code TF9 2RZ

what3words: ///decisive.buggy.allows

General

Local Authority: Shropshire Council

Services: Mains drainage, water and electric (not connected)

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

CIL Liability: £12,755.71 (Responsibility of the incoming purchaser)

Planning Ref: 25/04098/REM

Planning: Prospective purchasers are advised that they should make their own enquiries of Shropshire Council.

Wayleaves and easements: The project will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Agents notes: Viewings strictly by appointment

The detached double width garage in-between Plot 2 and the existing farm house, is being retained by our clients and is not part of the land transaction.

West Midlands New Homes

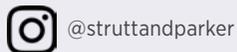
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