



Helping *you* move



## Building Plot adjacent to The Coppice, Tilstock Lane, Whitchurch, SY13 3JS

This is a fantastic opportunity to purchase a single building plot having outline planning permission, with conditions, for a detached bungalow with detached garage . Application Number 21/00352/OUT.

Offers In Region Of  
**£100,000**

## Overview

- Single Building Plot
- Having Outline Planning Permission with conditions
- For a detached Bungalow with detached garage
- Application Number: 21/00352/OUT



### BRIEF DESCRIPTION

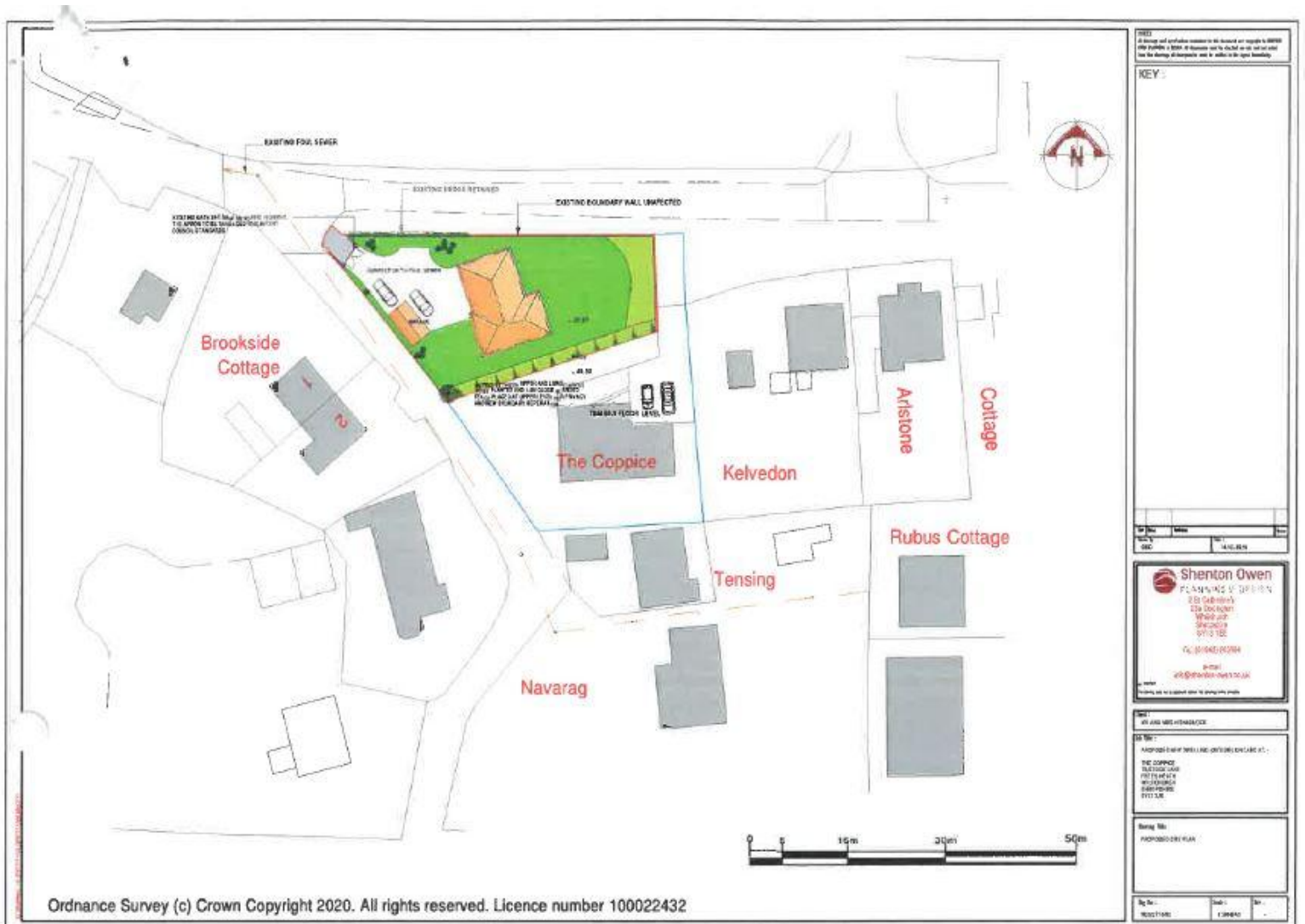
This is a fantastic opportunity to purchase a single building plot having outline planning permission, with conditions, for a detached bungalow with detached garage . Application Number 21/00352/OUT.

### LOCATION

Situated less than a mile from the village of Tilstock, which provides primary school, church, bowling club and inn. Whitchurch is approximately 2 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Ciwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

### PLANNING

Shropshire Council was granted Outline Planning Permission, subject to conditions, for the erection of 1 single storey dwelling with detached garage (to include access). Application No. 21/00352/OUT. Date of Decision 23rd April 2021. Copies of the Decision Notice are available from our office on request. Full plans also available to view.



**TENURE**

We are advised that the plot is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

**LOCAL AUTHORITY**

Planning Department, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9004

**SERVICES**

We are advised that mains electricity, water and drainage are within the vicinity. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

## HOW TO FIND THE PLOT

From Whitchurch proceed on the A49 towards Shrewsbury, upon reaching the Prees Heath roundabout (at the end of the dual carriageway) turn back towards Whitchurch and then take the left hand turn towards Tilstock where the plot can be found after a short distance on the left hand side just before the turning for Golf House Lane.

## VIEWING/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

## PLANS

Plans provided are indicative and not to scale.

## METHOD OF SALE

For Sale by Private Treaty.

**WH28724 13072021**

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**BRANCH NAME**

**Branch Address | Tel: 01948 667272**

**Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.