

## RESIDENTIAL DEVELOPMENT SITE

**LAND OFF CHETWYND ROAD  
NEWPORT  
SHROPSHIRE  
TF10 7JZ**



- Full planning permission for 3 detached houses, potential to accommodate alternative layouts
- Available together or separately
- Edge of Town close to all amenities
- Sought after location
- Good road links

## **INTRODUCTION**

A rare opportunity to acquire a residential development site in a sought after location on the edge of Newport with detailed planning permission for three detached houses.

## **LOCATION**

The site is located on Chetwynd Road just north of Newport Town Centre and within easy walking distance of a range of local services and facilities.

Newport is a busy market town in the Borough of Telford and Wrekin approximately 12 miles west of Stafford and 10 miles north of Telford. Access to the national motorway network can be gained at J13 or J14 of the M6 at Stafford.

## **DESCRIPTION**

The site extends to approximately 0.44 acres (0.17 hectares) in total. The site is irregular in shape with a frontage onto Chetwynd Road.

## **PLANNING**

The property benefits from full planning permission granted by Borough of Telford & Wrekin under reference W2003/0872. This consent was for six houses. Plots 1-3 are to be accessed from Chetwynd Road, plots 4-6 off Forton Road. The planning permission was implemented and therefore is extant. Plots 1-3 are for sale. Our client is retaining plots 4-6.

Copies of the application information are available upon request.

## **TENURE**

The freehold interest is for sale with vacant possession upon completion. The Plots are available together or separately.

## **LEGAL COSTS**

Each party will bear their own legal costs in the transaction.

## **PRICE**

Offers invited for the freehold interest in the region of £400,000. We reserve the right to set a submission date for offers.

## **SERVICES**

We understand that mains services are available to the site.

## **VIEWING AND FURTHER INFORMATION**

The site can be viewed from the road at any reasonable time. If you require access to the site, then please contact the sole agents. Further information is available from Christopher Bywater or Chontell Buchanan on 01902 710999 or email [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk) / [chontell@firstcity.co.uk](mailto:chontell@firstcity.co.uk), please quote reference 4802.

## **LOCATION PLAN**



## **AERIAL VIEW**



**SITE PLAN**

**ILLUSTRATIVE LAYOUT**



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