

Retention of screening planting to boundary.
Planning submission to be accompanied by full landscape scheme

Land on the South side of 2 Old Coppice Grange, Old Park, Telford, TF3 4TL

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A freehold parcel of land in a prestigious location with planning permission granted for the construction of a detached four bedroom, two bathroom residence with open plan living to the ground floor along with two further reception rooms.

LOCATION

Old Coppice Grange is in an area called Old Park, close to Thomas Telford School and The Forge Retail park. The M54 is nearby facilitating fast access to the entire motorway network.

DESCRIPTION

The plot comprises a broadly level parcel of land standing in a prime residential location. Planning permission has been granted for the construction of a two storey, detached residence with flexible living accommodation over two floors.

The current planning permission provides for the following accommodation

GROUND FLOOR

HALL
GUEST CLOAKROOM
LIVING ROOM
OPEN PLAN LIVING DINING KITCHEN
UTILITY
STUDY
GARAGE

FIRST FLOOR

PRINCIPAL SUITE WITH DRESSING AREA AND EN-SUITE
THREE FURTHER BEDROOMS
BATHROOM

OUTSIDE

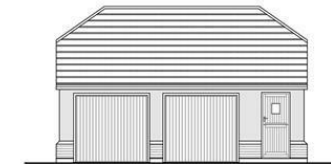
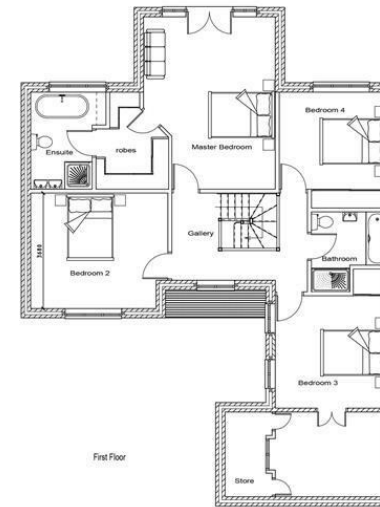
DRIVEWAY
GARAGE
GARDENS

PLANNING PERMISSION

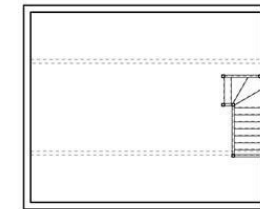
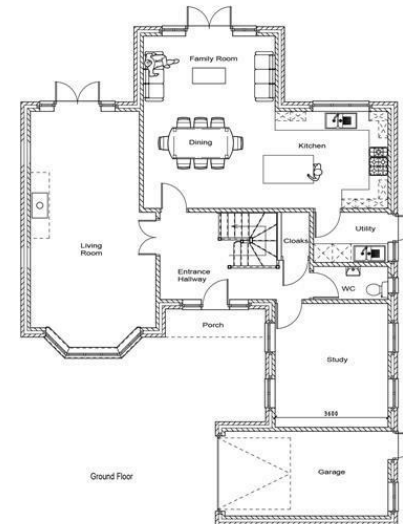
Erection of 1no. dwelling and detached garage
Decision Date: 11.11.2022
Application Number: TWC/2022/0772
Telford and Wrekin

SERVICES

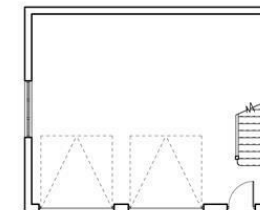
We are informed by the Vendors that all mains services are available to be connected
COUNCIL TAX BAND To be confirmed - Telford and Wrekin
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.
The Land is FREEHOLD.
Broadband – Ofcom checker shows Standard and Superfast are available
Mobile – Ofcom checker show all four main providers cover the area
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.



Garage Front Elevation



Loft Storage (limited height)



Garage Floor Plan

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EPC:

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