



Cottage And 2 Building Plots. Rear Of, 8 Salop Street, Bridgnorth, Shropshire, WV16 4QU

BERRIMAN  
EATON

## Cottage And 2 Building Plots. Rear Of, 8 Salop Street, Bridgnorth, Shropshire, WV16 4QU

HIGH TOWN DEVELOPMENT OPPORTUNITY WITH PARKING. Having planning permission for three houses, there are dedicated parking spaces for each property, gardens and pedestrian access to Salop Street with easy access to the High Town and amenities. THE CIL PAYMENT HAS BEEN MADE.

Telford - 13 miles, Shrewsbury - 20 miles, Kidderminster - 14 miles, Stourbridge - 15 miles, Wolverhampton - 14 miles, Birmingham - 27 miles.  
(All distances are approximate).

### LOCATION

A most convenient location within the towns Conservation Area between Sainsbury's car park and Salop Street. Being within walking distance to the full range of amenities Bridgnorth has to offer. The market town provides an excellent range of facilities that include primary and secondary schooling, healthcare, hospital, post offices, places of interest and a large selection of shops, public houses, eateries and sports facilities. There are also many other local attractions such as the Severn Valley Railway, Cliff Railway and the theatre on the steps. The finished houses will indeed attract a large amount of interest across the age ranges.

### OVERVIEW

Having a valid commencement notice, the planning permission is to extend the existing derelict cottage and build two new properties. The plot includes freehold parking spaces, with a further three existing cottages (fronting Salop Street) sharing the parking area and pedestrian access. Vehicular access is via an established track off Sainsbury's car park under a license with a small annual payment has been agreed with the Council (the landowners).

### PROJECTED SALE PRICES:

Plot 1 (semi-detached) Approx 1195sq.ft Estimated value: £365,000 (2 parking spaces)

Plot 2 (semi-detached) Approx 1045 sq.ft Estimated value £345,000 (2 parking spaces)

Plot 3 (Detached) Approx 1140 sq.ft Estimated value £390,000 (3 parking spaces)  
GDV £1,100,000

### FURTHER INFORMATION

Available upon request are proof of the CIL payment; Boundary survey; Covenants; Details of the vehicular access

### SERVICES:

We are advised by our client that there is a mains sewer manhole connection in the alleyway with water, gas and electricity. Please seek your own confirmation.

### PLANNING:

Planning Reference: 18/00196/FUL. We understand the planning conditions have been discharged and a material start documented  
CIL payment: £10,941 (HAS ALEADY BEEN PAID)

### LOCAL AUTHORITY:

Shropshire County Council.

### TENURE:

The existing cottage and surrounding land is Freehold. There is a footpath right of way from the adjoining dedicated parking spaces along the front boundary to three cottages fronting Salop Street that have parking spaces. This footpath is private, but also serves as the pedestrian access to Salop Street for the new properties.

### DIRECTIONS

Follow the postcode WV16 4QN and enter Sainsbury's car park. Bear to the left and follow towards the end of the car park where there is a track entrance on the left hand side that leads to a gate and access to the site. ALL VIEWINGS BY APPOINTMENT ONLY PLEASE.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Price Guide  
£400,000

EPC:

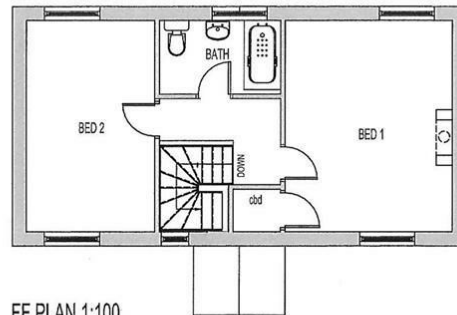
**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



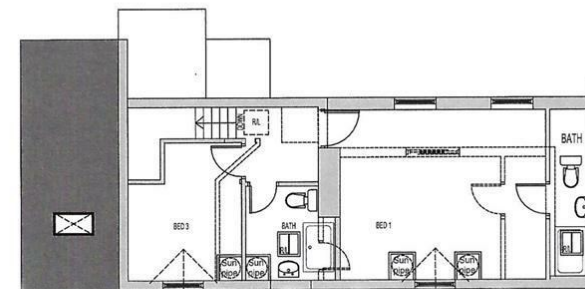
## PROPOSED PLANS PLOTS 1, 2 & 3 SALOP STREET, BRIDGNORTH



FF PLAN 1:100.



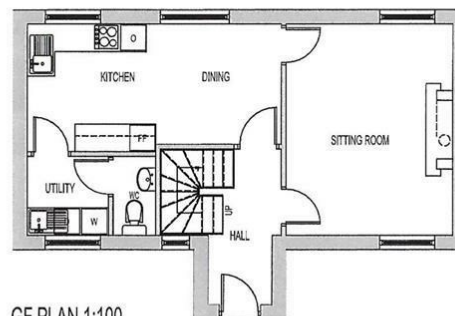
FF PLAN 1:100.



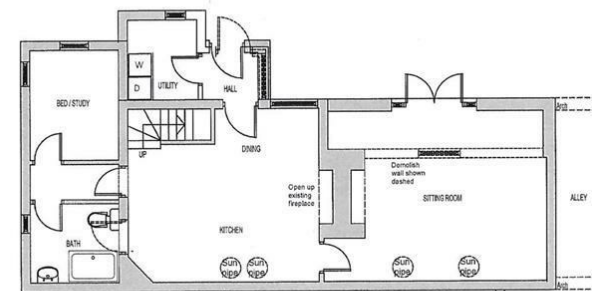
PROPOSED FF PLAN 1:100.



GF PLAN 1:100.



GF PLAN 1:100.

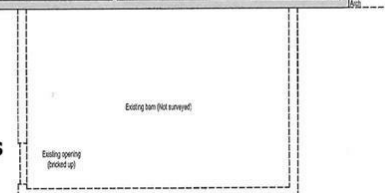


PROPOSED GF PLAN 1:100.

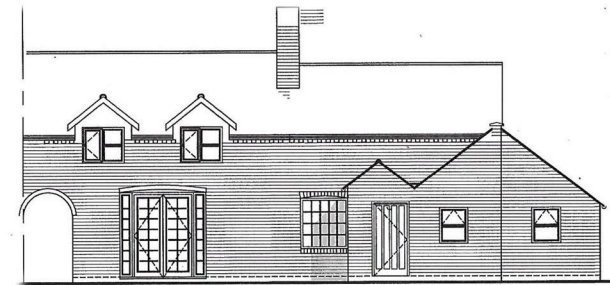
**Proposed Plans  
Plot 3**

**Proposed Plans  
Plot 2**

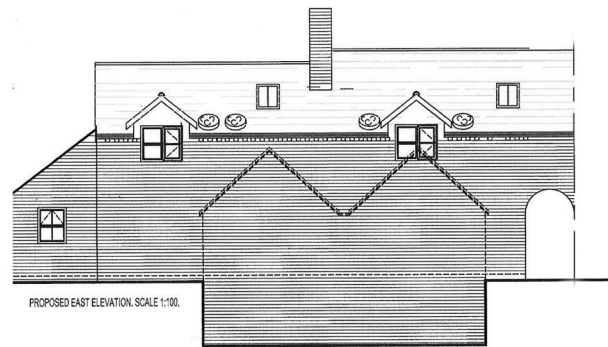
**Proposed Plans  
Plot 1**







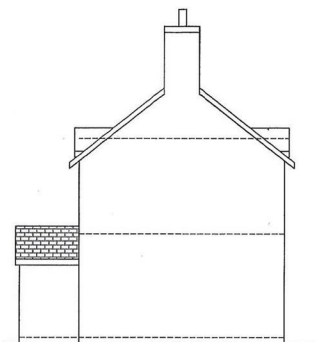
PROPOSED WEST ELEVATION. SCALE 1:100.



PROPOSED EAST ELEVATION. SCALE 1:100.



EAST ELEVATION. SCALE 1:100.

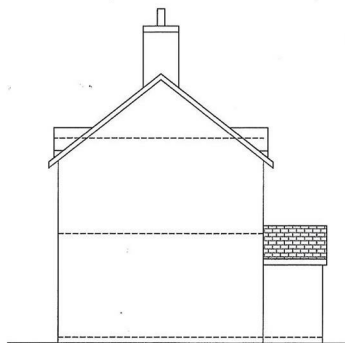


SOUTH ELEVATION. SCALE 1:100.

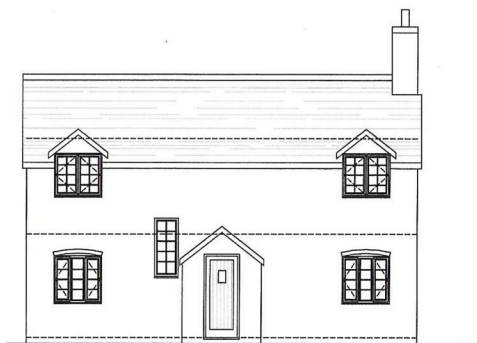


WEST ELEVATION, SCALE 1:100.

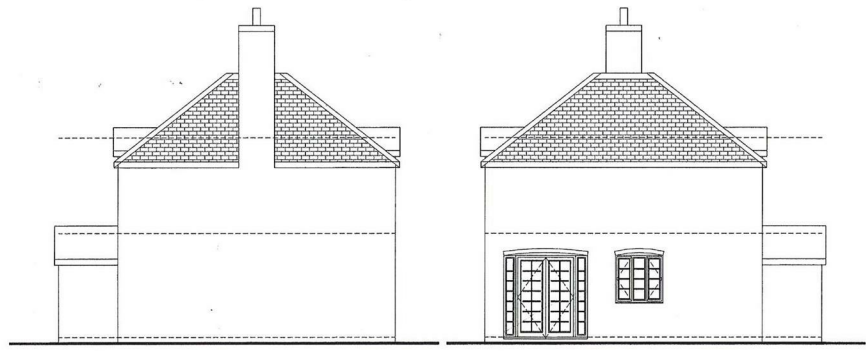
EAST ELEVATION, SCALE 1:100.



NORTH ELEVATION. SCALE 1:100.



WEST ELEVATION. SCALE 1:100.



SOUTH ELEVATION, SCALE 1:100.

NORTH ELEVATION. SCALE 1:100.

### Plot 3 Proposed Elevations