



Rosedale

Tilstock, Whitchurch, Shropshire SY13 2JG



LARCH
PROPERTY

Rosedale
Tilstock
Whitchurch
Shropshire
SY13 2JG

A development site with planning permission for 4 residential dwellings.

Accommodation In Brief

- Full planning permission for the development of 4 residential dwellings.
- 2 x four-bed dwellings
- 2 x five-bed dwellings
- Garges and large garden areas
- 0.98 acres in total.
- Outstanding village location

Description

A prime parcel of residential development land, within the village curtilage and extending to 0.98 acres. Full planning permission was granted on the 11th February 2026 for the “demolition of existing property and erection of 4No marketing dwelling”.

Plot 1

This plot represents a replacement dwelling of the existing Rosedale. It reflects the prevailing two-storey character of properties in the area and site comfortably within the street scene. It is a four-bed property with central entrance hall and large open plan kitchen, dining and living area to the rear. The ground floor also contains a large living room, Utility and WC. The first floor consists of four double bedrooms, one of which is en-suite and a family bathroom.

Plot 2,3,4

These plots are located across the width of the site, with landscaped gardens to the front and rear of the properties. These properties all have large open plan kitchen/dining room with utility and pantry rooms. The ground floor also consists of a large living room, separate office/snug and WC. The first floor consists of five double bedrooms, three of which are en-suite and a family bathroom.

Location

The site is positioned within the settlement boundary of Tilstock. The village is a popular location and circa 2.5 miles south of the market town of Whitchurch. The site is accessible from Hollins Lane of the outskirts of the village. The existing property, Rosedale house, is located on the northern half of the site, set back from the road frontage. The rest of the site is part of the existing's properties amenity space.

The village of Tilstock has several local amenities including a local pub and village hall. The site has good access via road and bus services to Whitchurch and Shrewsbury, both of which have a good range of amenities and services.

DISTANCES IN APPROX MILES:

Whitchurch 2.5 m | Wem 6.5 m | Malpas 9 m | Shrewsbury 17m

Directions

Postcode: SY13 2JG

What 3 Words:

From the Whitchurch Bypass, take the B5476 road to Tilstock and the village. When entering the village take the first right onto Hollins Lane and the site is approximately 100 yards on the left.

Property Information

TENURE: Freehold

SERVICES: Mains water electricity are connected to the existing property.

LOCAL AUTHORITY: Shropshire Council

COUNCIL TAX BAND: N/A



LARCH
PROPERTY

Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: larch-property.co.uk

Email: info@larch-property.co.uk

JACKSON EQUESTRIAN t/a Larch Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.