

SHREWSBURY

OTELEY ROAD • SY2 6QH

PROMINENT DEVELOPMENT
SITE FOR SALE

- Extensive frontage onto the B4380 Oteley Road
- Located opposite Percy Thrower's Garden/Retail centre, new Aldi and Lidl stores and a Taylor Wimpey residential development
- Main arterial route around Shrewsbury



(0.65 hectares)

1.6 acres

ON BEHALF OF



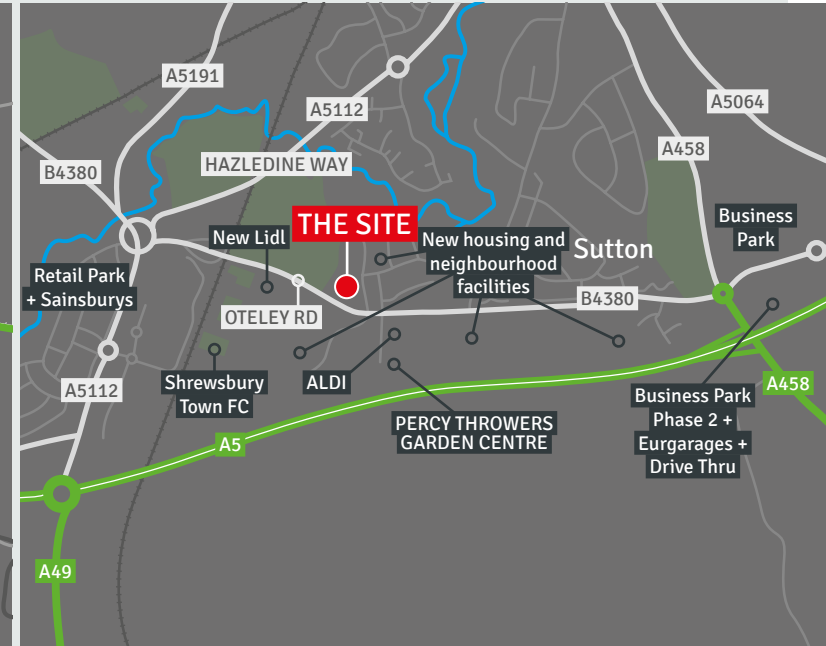
RAPLEYS

LOCATION

The subject site is prominently located on the busy Oteley Road close to Meole Brace Retail Park and equidistant of new Lidl and Aldi stores on the opposite side of Oteley Road and adjoining Shrewsbury Town Football stadium and Percy Throwers Garden Centre respectively.

The site is approximately 14 miles west of Telford and is well connected with good road and rail links with quick access onto the A5 which connects the M54 and M6 Motorways. Shrewsbury train station is a 9 minute drive from the site and provides direct links to Manchester, Cardiff and Birmingham.

The area immediately surrounding the site is undergoing extensive redevelopment. In addition to the new retail food stores, there are a number of new residential suburbs being developed including Sutton Grange, a Taylor Wimpey Scheme adjacent to the subject site providing 2,3,4 and 5 bedroom homes and Coleridge Gardens, a Galliers Homes scheme of 3 & 4 bedroom homes directly opposite.





PLANNING

The site is the subject of a Planning Application for a 180 cover Family Pub/ Restaurant (Class A4) plus a Hotel (Class C1) with associated car parking and associated development. See indicative drawings here. The application is with Shropshire County Council under reference 19/02494/FUL.

Interested parties should make their own enquiries of the Local Planning Authority.

Proposed Elevations



WEST ELEVATION



NORTH ELEVATION

For Illustration Purposes Only



Previously Proposed Development

DESCRIPTION

The property comprises a greenfield site totalling circa 1.6 acres (0.65 hectares) with extensive frontage onto Oteley Road. It is shown edge red on the previous page and the title is subject to retained rights of way to the vendor's retained land to the east (see plan above), which is the subject of a separate planning application for residential use.

TENURE

Freehold.

TERMS

Offers are invited for the freehold interest in the site.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

The site can be viewed from Oteley Road at any time. Parties wishing to view the site may do so entirely at their own risk.



RAPLEYS

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