

**CONFIDENTIALLY
FOR SALE**

TSR

TOWLER SHAW ROBERTS

UNIQUE POTENTIAL C1 HOTEL/MOTEL DEVELOPMENT OPPORTUNITY IN PROMINENT ROADSIDE LOCATION



**LAND REAR OF SMOKE
STOP BBQ RESTAURANT**

WELSHPOOL ROAD

FORD

SHREWSBURY

SHROPSHIRE, SY5 9LH

- Attractive opportunity to acquire a potential development site extending in total to approx. 0.33 acres (0.13 hectares)
- Considered suitable for C1 (Hotel / Motel) development, subject to planning permission.
- Convenient location fronting the busy A458 trunk road, neighbouring the popular Smoke Stop BBQ restaurant, approx. 2 miles from A5 Bypass and 4 miles from Shrewsbury Town Centre.
- Available For Sale. Guide Price: offers in the region of **£225,000** are invited for the freehold interest.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The site fronts the busy A458 tourist route which provides access from Shrewsbury to Mid Wales via Welshpool and Newtown on the fringe of the popular village of Ford which supports a range of local amenities.

The site is ideally located is approx. 2 miles west of the main A5 Shrewsbury bypass which provides links to the A49 and M54 motorway with Shrewsbury Town Centre approx. 4 miles to the east.

Description

The site which forms part of the Smoke Stop Restaurant is level and fairly regular in shape and extends in total to approx. 0.33 acres (0.13 hectares) or thereabouts with access to be provided via the main Smoke Stop entrance.

The site is considered suitable for a standalone commercial development for C1 uses including hotel/motel with limitations on the provision of bar and food services.

Planning permission was previously granted for the development of a 14 bedroom motel accommodation block which has now lapsed. A similar development is considered appropriate for the site and location given the shortage of available bedroom accommodation within the local vicinity.

Accommodation

	Sqm	Acres	Hectares
Development Site Area	1,355	0.33	0.13

Services (Not Checked or Tested)

Mains electricity, water and drainage services are understood to be connected or available on the site.

Interested parties should make their own enquiries with the appropriate suppliers regarding any necessary connection arrangements.

Tenure

The site is understood to be Freehold and is offered for sale by Private Treaty with the benefit of vacant possession upon completion.

Guide Price

Offers in the region of **£225,000** are invited for the freehold interest with vacant possession on completion.

General Conditions and Contaminations

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.



For Reference purpose only

Scale: Not to Scale

Rights of Way, Wayleaves etc.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

Planning

Forming part of the Smoke Stop BBQ Restaurant site the subject parcel of land would appear to offer potential for C1 (Hotel / Motel) development opportunities subject to obtaining the requisite planning permission. Details of the previous planning consent are available from the selling agents upon request. Interest parties are advised to contact the local authority direct regarding their intended use.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. TEL: 0345 678 9000

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Vendor has elected to charge VAT on the land sale.

Viewing

Strictly by appointment with the sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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