

# FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR TWO SEMI DETACHED HOUSES IN SOUGHT AFTER AREA



LAND LOCATED TO THE EAST OF 118 CHURCH STREET,  
SHAWBURY, SHROPSHIRE SY4 4NH

OFFERS IN EXCESS OF £85K

## FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY COMPRISING SITE BENEFITTING FROM PLANNING CONSENT FOR 2 SEMI DETACHED HOUSES IN SOUGHT AFTER AREA

### LOCATION

The site is in an area of approximately 4,305 sq ft (400 sq m) located away from the main road passing through Shawbury and at the rear of 118 Church Street.

The site is currently used as a car park serving the local supermarket.

The site is situated in the centre of Shawbury, which is approximately 4 miles from the county town of Shrewsbury, approximately 12.8 miles from Market Drayton, and is within easy access of the M54, A53 and A5 and the national road network.

### DESCRIPTION

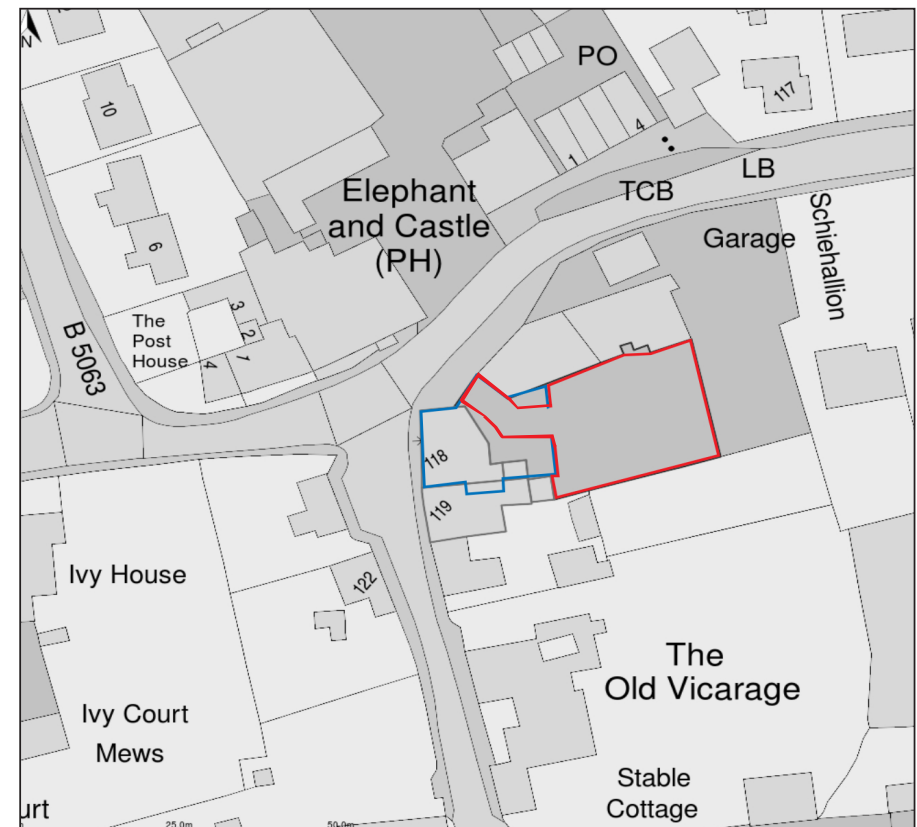
The site offers a well located development opportunity, with the benefit of existing planning consent.

Full intellectual information relating to the site is available from the selling agents upon request.

### PLANNING CONSENT

The consent is to build a pair of semi detached cottages at the rear of 118 Church Street, facing south with gardens to the front of the existing cottages on the land shown edged red.

The planning consent is under References 17/03710/P3JPA and 18/02662/OUT.





### ACCOMMODATION

(All measurements are approximate.)

The site has a Gross Area extending to approximately 4,305 sq ft (400 sq m).

### TENURE

The site comprises part of Property Title Number SL76665.

### PLANNING

The property interest is located in Shropshire Council.

The site forms part of the land holding benefitting from Planning Reference 18/02662/OUT.

### LEGAL COSTS

Each of the parties are to be responsible for their own legal costs incurred in respect of the transaction.

### VAT

All prices are quoted exclusive of VAT.

### SERVICES

Information relating to services to the site is available upon request from the Selling Agents.

It is understood that all services are available for connection, subject to connection charges.

### PRICE

Offers are invited for the site in excess of £85,000 (eighty five thousand pounds) (exclusive).



Outline Plan for a Pair of Semi-Detached Houses to the Rear of 118 Church Street, Shawbury, Shropshire SY4 4NH

### INFORMATION PACK

Further sales and technical information can be obtained from the Selling Agents upon request.

### RIGHTS OF WAY

The property will be sold subject to any wayleaves, public rights of way, easements and covenants, and all outgoing whether mentioned in the sales particulars or not.

### VIEWING

Strictly by prior arrangement with the Selling Agents. For more information or to arrange a viewing, please contact:

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Huw Bevan

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**01743 450 700**



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