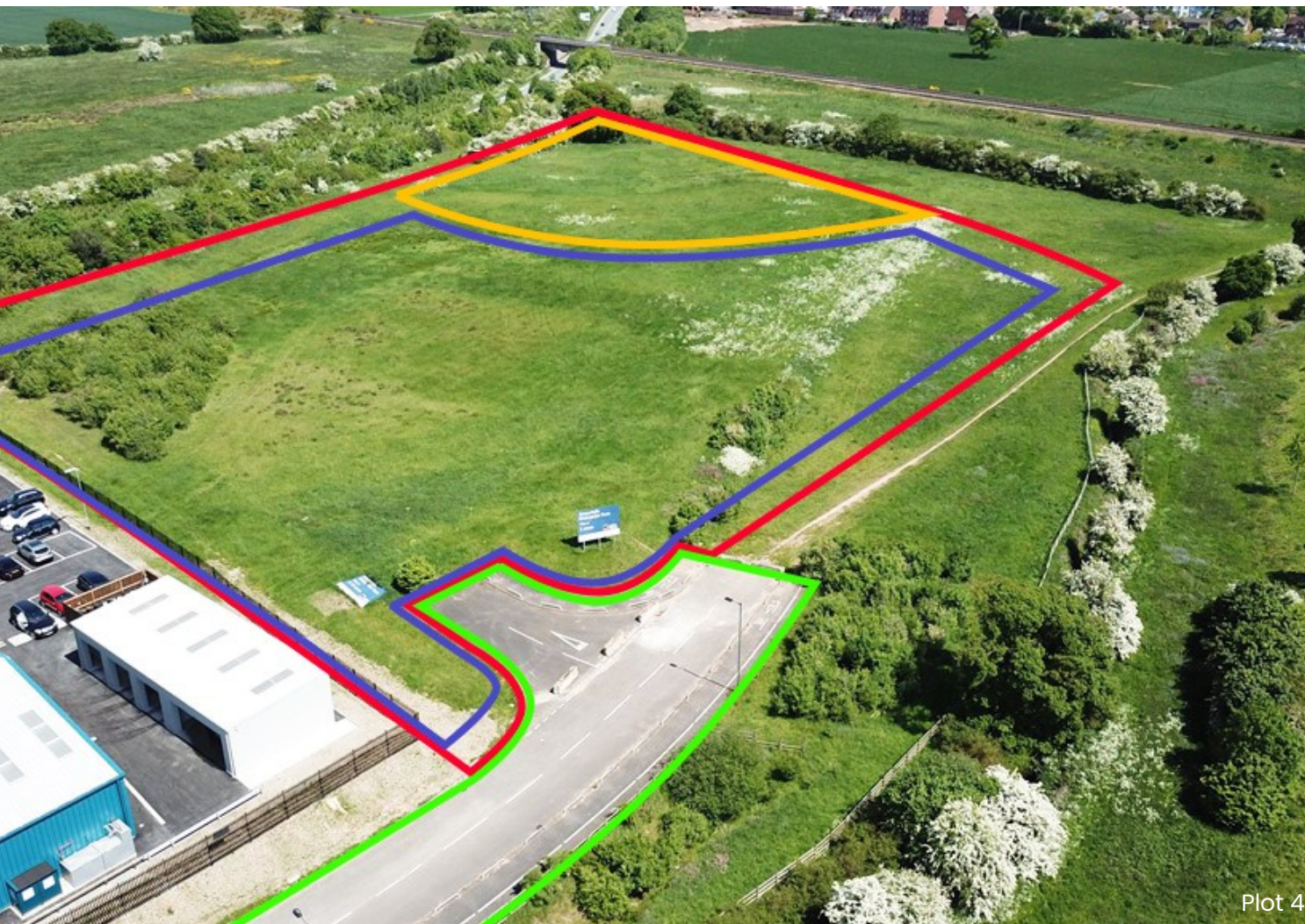




Boundary is approximate

Plot 4 Greenhills, off Vanguard Way
Shrewsbury, SY1 3TG

Offers in the region of: £900,000



Summary

- Gross site area approx. 2.10 ha/5.18 acres*.
- Net development area approx. 1.42 ha/3.5 acres.
- Zoned for employment uses including industrial, warehouse, trade counter, etc.
- Shrewsbury's principal and commercial industrial zone.
- Excellent transport links with access to A49 Trunk Road leading to the A5/M54.

*Includes land constrained by Historic Battlefield and environmental requirements

Estate Road

Plot Boundary

Developable Area

Environmental

Boundaries shown are indicative only

Plot 4

Tenure

The land is to be sold on a freehold basis with vacant possession together with the Estate Road. Adjoining plots have been sold with obligations to contribute to the upkeep of the Estate Road.

Proposal

The land is for sale by private treaty. A sale can be arranged subject to a detailed planning application at a price based on offers around £900,000 subject to contract. Alternatively a sale on a subject to contract only basis will be considered. The Buyer to erect all fencing to the boundaries (unless already defined) within 28 days of completion to a minimum standard of timber post 1 m high with connecting wires.

For further information contact:

Cooper Green Pooks
01743 276 666—Option 3

Andrew Birtwistle MRICS
ab@cgpooks.co.uk
07775 703 246

James Satoor
james.satoor@cgpooks.co.uk
07494 328 693

Description

The Property comprises a level parcel of land with adjoining embankment, bund, pond and landscaped areas in all totaling about 2.10 ha/5.18 acres*. It has an elevated frontage to the estate road and forms part of a development of commercial and industrial units and as such is suitable for immediate development subject to detailed planning permission and services connections.

*All areas are calculated from plans and are subject to detailed on site measurement by a Buyer before purchase. The net developable area will be dependent on a Buyer's use for the site but is approximately 1.42 ha/3.5 acres.

Location:

Greenhills is located off Vanguard Way, within Battlefield Enterprise Park which is the principal commercial/industrial area of Shrewsbury. Nearby occupiers include motor trade concerns including Evans Halshaw vehicle preparation, SEAT, and Mercedes dealerships, Food Enterprise Centre, Travis Perkins, and Veolia waste transfer complex. Via the Battlefield Link Road there is good access to the A49 Manchester- Cardiff Trunk Road, which also links to the A5 and thence to the M54.

Local amenities including support shops together with a Tesco Extra (large supermarket/filling station), B & Q, etc. are within ½ mile. Shrewsbury Town Centre is about 3 miles distant.

Shrewsbury is the County Town and principal administrative centre for Shropshire with a borough population of about 80,000 and a substantial catchment covering the Border Counties. Telford 12 miles distant, Birmingham 60 miles Chester 50 miles. Airports at Manchester and Birmingham.

Ground Conditions

The site was originally part of the Shropshire Council Agricultural smallholdings estate and was subsequently labelled and graded by Advantage West Midlands and as such is considered suitable for immediate development (subject to planning permission) but buyers must rely on their own investigations before proceeding with any purchase.

Parts of the site are within the Battle of Shrewsbury historic area and an environmental protection area. Further details are available from the selling agents.

Plot 4 Greenhills, off Vanguard Way, Shrewsbury, SY1 3TG

Town Planning / Use

The Property is zoned for commercial/industrial (Employment) uses and as part of the Greenhills development an outline planning consent (Ref 20/00385/OUT) was granted in October 2021 for development within Classes E1 (offices/light industrial), B2 (General Industrial), B8 (Storage and distribution) and Suis Generis (eg. motor vehicle sales). This application, although now lapsed was secured to provide clarity concerning uses.

Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identify and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine credit checks.

References

Where applicable, the successful applicant will need to provide satisfactory references/company trading accounts.

Fixtures & Fittings

All items usually classed as Tenant's fixtures and fittings and not mentioned in these details are excluded from the Letting/Sale.

Costs:

Each side to pay their own legal and surveyor's costs in respect of the transaction. Incoming Tenant/Purchaser to pay stamp duty and any other associated costs.

VAT:

VAT will be charged on the sale price at the prevailing rate.

Services:

Mains water, drainage, telecoms and electricity are understood to be available, subject to connection charges by the utility companies. Buyers are recommended to check the costs of connection charges/levels of supply before agreeing any contract to purchase.

Viewings

The site is open and may be viewed at any time during daylight hours. Access for detailed measurement, site investigation etc. is by arrangement with the agents.

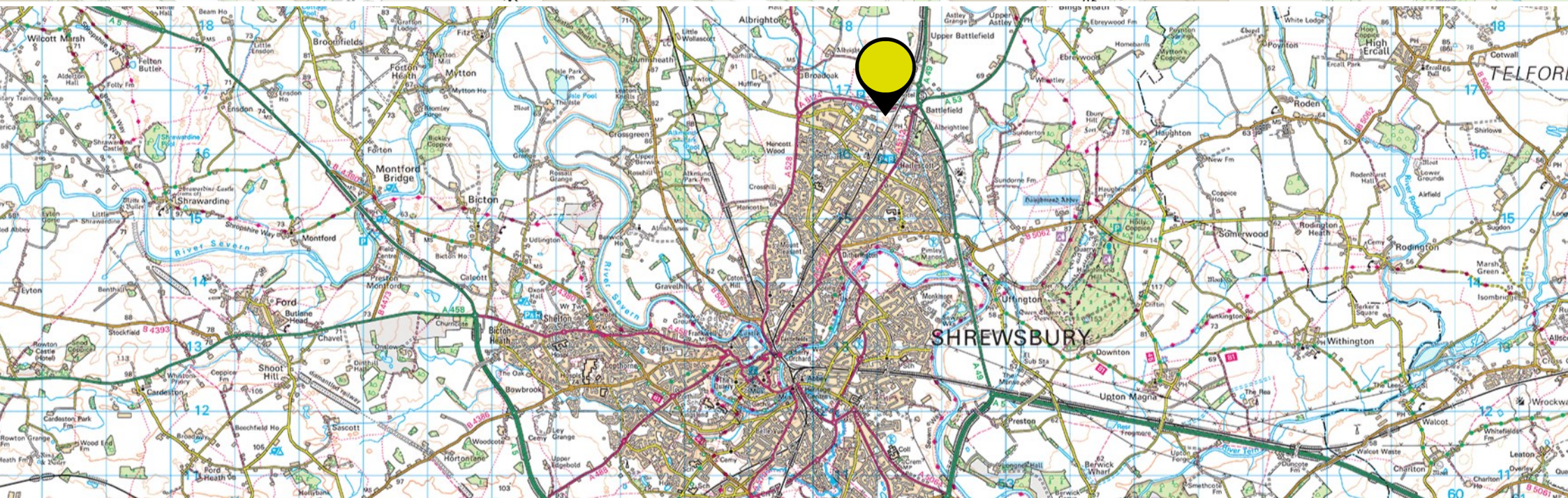
Local Authority:

Shropshire Council,
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

03456 789 000



IMPORTANT NOTICE: Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.



Plot 4 Greenhills, off Vanguard Way, Shrewsbury, SY1 3TG