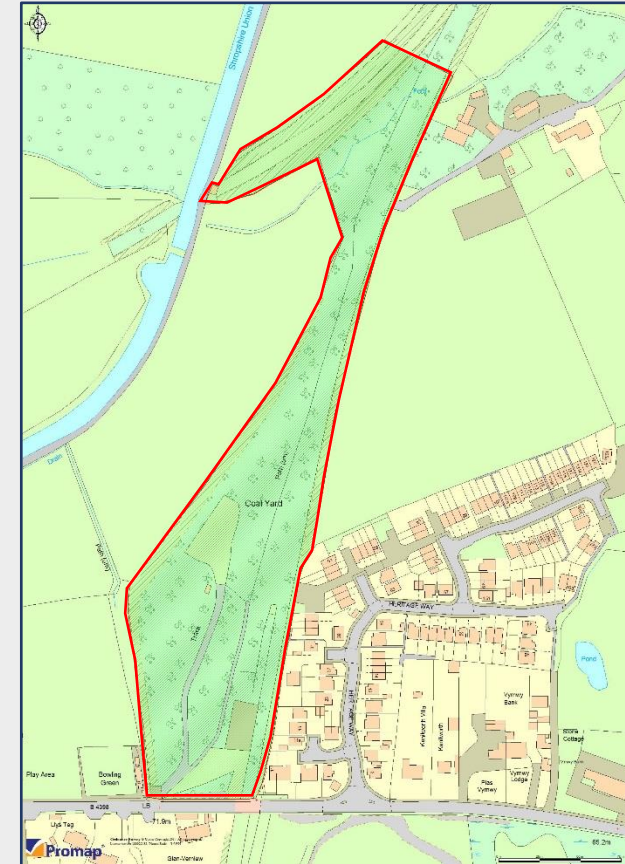


# FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY - APPROXIMATELY 8 ACRES (3.23 HECTARES)



STATION YARD – LLANYMYNECH – SHROPSHIRE – SY22 6LN



## Location

Llanymynech is an attractive North Shropshire rural Village located along the border of Montgomeryshire and Shropshire.

The site occupies a prominent roadside location fronting Station Road (B4389) which provides a direct link to the A5 trunk road. The main A483 Welshpool to Oswestry Road also passes through the Village together with the picturesque Montgomery Canal, linking England to Wales.

The site is set adjacent to the Llanymynech Limeworks Heritage area which spans the English and Welsh border and is home to one of the Countries 3 remaining Hoffman Kilms, the only one with its chimney still intact. There is also a modern residential development to the east and west of the site together with surrounding playfields and a Village bowling green.

## Description

This fairly level site extends in total to approximately 8 acres (3.23 hectares) or thereabouts and has a single access point from the B4389. Formerly the railway station and station yard which closed in 1961 the site was then latterly used as a coal yard which ceased trading in 2004. The site now comprises of mainly overgrown land with woodland to the west.

## Tenure

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

## Guide Price

Offers in the region of **£650,000** 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.

## 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.

## Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6NG. Tel: 0345 6789000



## Planning

The majority of the site appears to offer significant potential for residential development having been identified within the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan 2015 for the use of housing. A planning application for residential development has not yet been submitted and the site is therefore subject to obtaining the requisite planning permission. Interest parties are advised to contact the local authority direct regarding their intended use.

## Legal Costs

Each party are to be responsible for their own legal fees incurred in this transaction.

## VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

## 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.

## Consumer Protection from Unfair Trading Regulations 2008

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