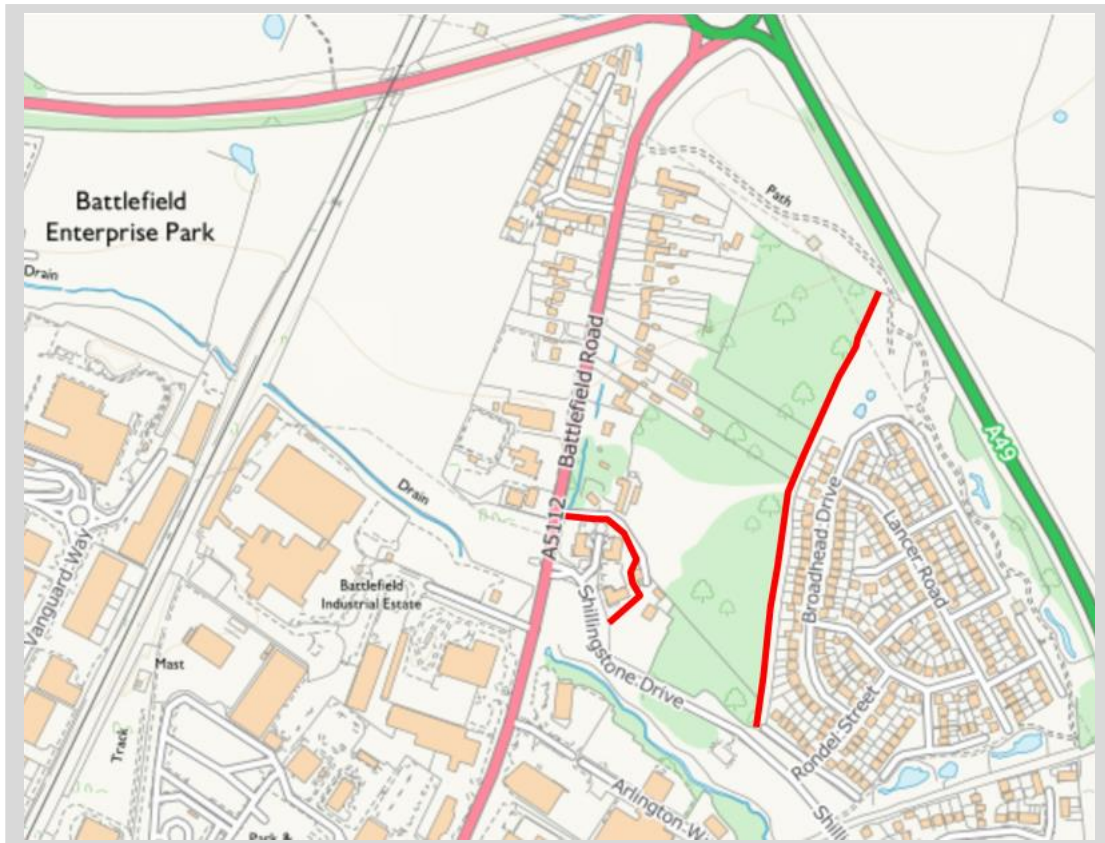


## FOR SALE

### LAND TO THE EAST OF BATTLEFIELD ROAD, SHREWSBURY, SHROPSHIRE



- Located in the northern part of Shrewsbury, Shropshire
- Adjacent to residential development
- Easy access to A5112 Battlefield Road
- Offers invited

## **LOCATION**

The site is located in the northern part of Shrewsbury, Shropshire adjacent to existing residential development off A5112 Battlefield Road.

## **DESCRIPTION**

The site consists of two strips of land. The strip to the west is approximately 0.3 m wide and 260m in length. The strip of land to the east is 0.5m wide and approximately 862m in length.

## **TENURE**

The freehold interest is for sale with vacant possession upon completion

## **GUIDE PRICE**

Offers invited for either or both parcels of land. We reserve the right to set a date for the submission of offers.

## **LEGAL COSTS**

Each party will bear their own legal costs in the transaction.

## **VIEWINGS**

The site can be viewed from the A5112 and Shillingstone Drive.

Further information is available from First City, contact Christopher Bywater or Chontell Buchanan on 01902 710999 or [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk) / [chontell@firstcity.co.uk](mailto:chontell@firstcity.co.uk) quoting reference 4688.

## **SITE PLAN**



## LOCATON PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

[www.firstcity.co.uk](http://www.firstcity.co.uk)

IMPORTANT: First City Limited give notice for itself and for those on whose behalf it acts that a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars c) all prices and rentals quoted are exclusive of VAT (if chargeable) d) no person in the employment of First City has any authority to make or give any representation or warranty whatever in relation to this property e) the reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Registered in England  
no. 1764529



Certificate No. FS 34830

Regulated by RICS