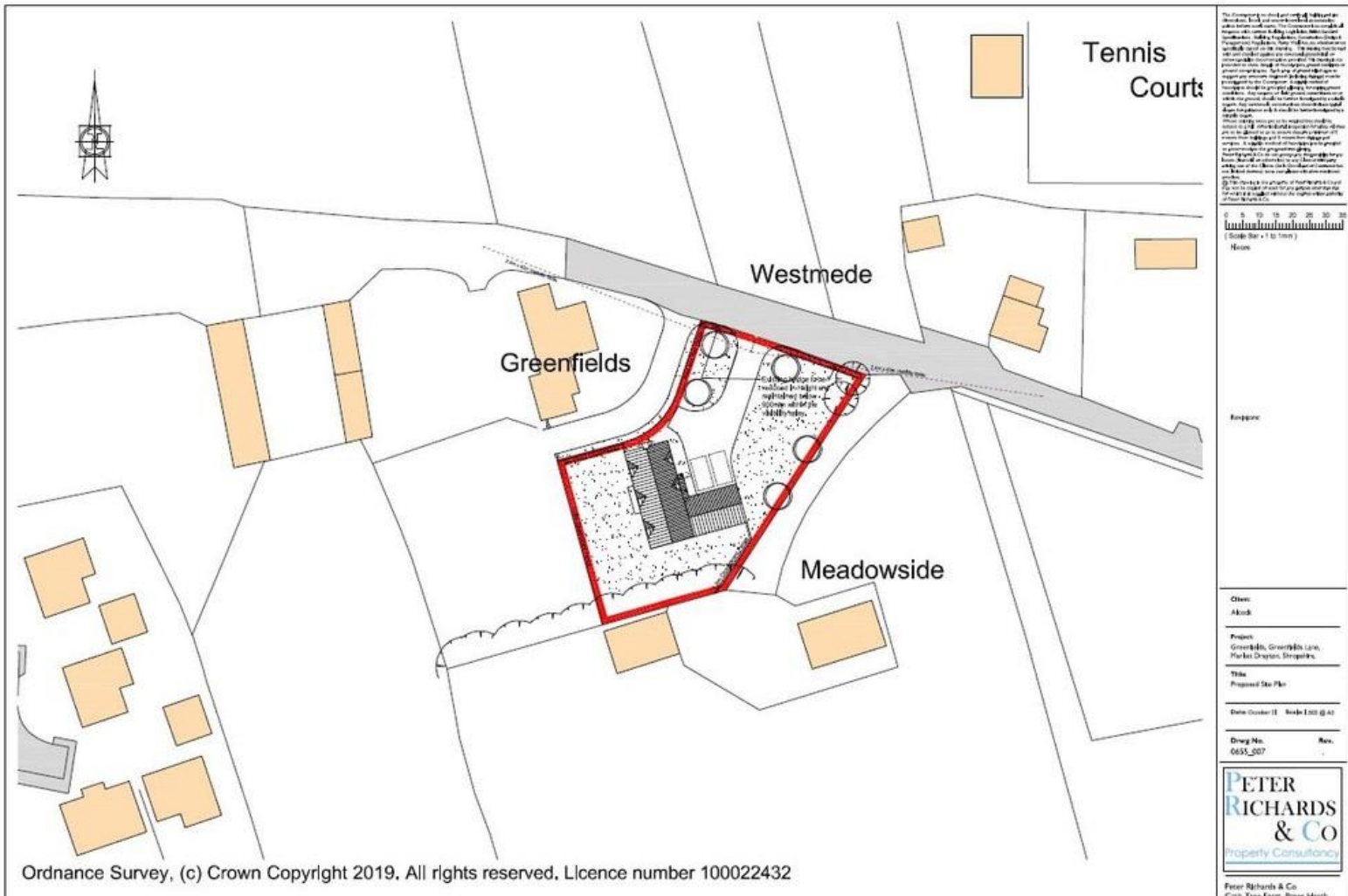




Helping *you* move



# DRAFT DETAILS ONLY – VENDOR TO CONFIRM

Individual Building Plot,  
Greenfields Lane,  
Market Drayton,  
Shropshire, TF9 3SL

Offers In Region Of  
**£150,000**

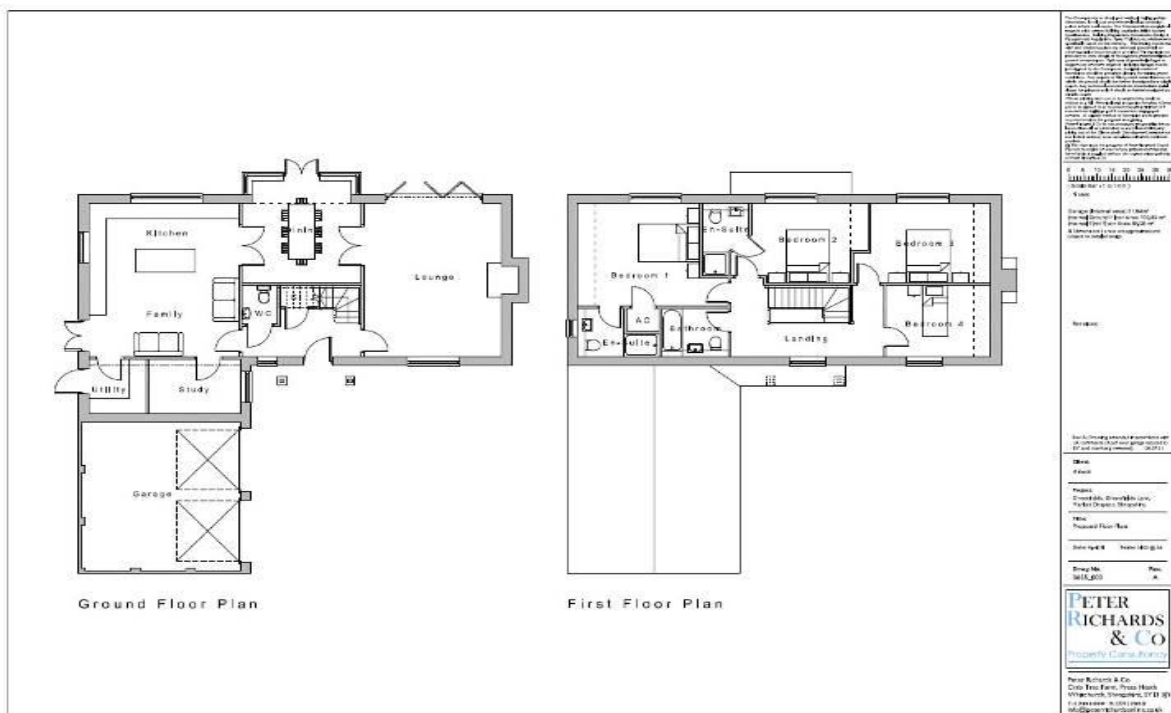
Individual Building Plot with Full Planning Permission for a Detached Single Dwelling - 21/02294/FUL

# Individual Building Plot, Greenfields Lane, Market Drayton, Shropshire, TF9 3SL

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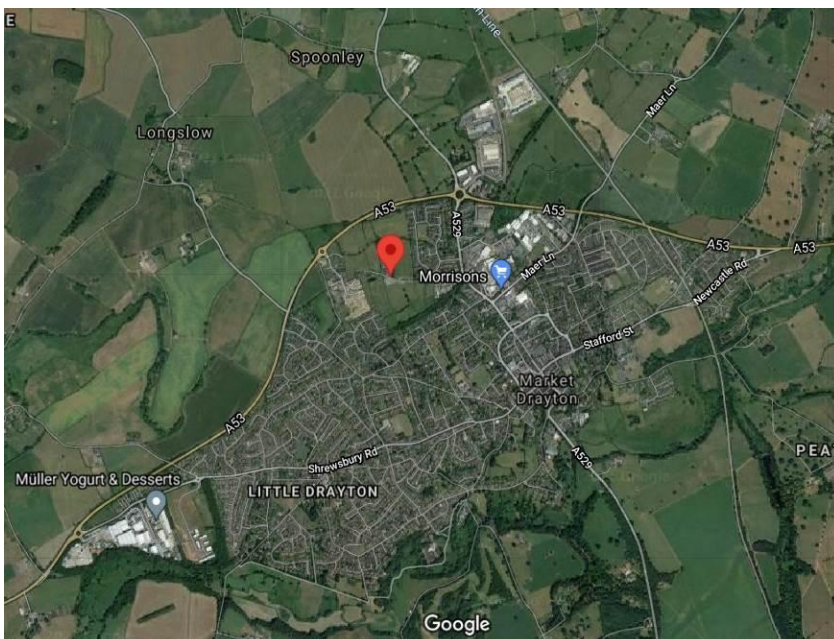
**Draft Details Only. Vendor still to confirm details.** An individual 1095 square meter building plot, with Full Planning Permission granted for the Erection of a Single Detached Dwelling with associated access and parking arrangements. The house size including the garage is 218 sqm. This is a fantastic opportunity to build a beautiful brand-new house situated on the edge of Market Drayton. 21/02294/FUL





## Directions

From our office in Maer Lane turn left and then right at the mini-island. Carry on just a short distance onto the bridge and then turn immediate left onto Greenfields Lane. Continue straight almost to the end of the lane where you will then find the entrance to the plot on the left-hand side which can be identified by our for sale board.



## LOCATION

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Soke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are between approximately 15 to 26 miles away.



## SERVICES

We are advised that mains electric and water are available within the vicinity. Connection to these supplies is to be at the cost of the purchaser. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

## LOCAL AUTHORITY & PLANNING INFORMATION

Planning, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## COMMUNITY INFRASTRUCTURE LEVY

A Community Infrastructure Levy of £13,011.38 is applicable, however self-build relief can be claimed for self-builders.

## AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

**MD29860201021**

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01630 653641

**MARKET DRAYTON RESIDENTIAL SALES**

Maer Lane, Market Drayton, TF9 3SH

Tel: 01630 653641

Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.