



Building Plot For Detached House

2 Reception Rooms & 4 Bedrooms (1 En-Suite)

Backs Onto Queensway Playing Fields & Pool

Subject To Demolition Of Existing House/Shop

Not Overlooked From Rear

Convenient For Town Centre Access

**Building Plot At 22 Queensway
Whitchurch SY13 1HA**

Offers in the Region Of £135,000



Do you have 'Grand Designs' to build your dream home?

If so, this could be the ideal opportunity. It is a generous plot and has planning consent approval (granted 16th August 2024, with conditions) for the demolition of an existing dwelling/store and replacement of a new detached dwelling on site.

The new house will provide 2 separate reception rooms, plus a spacious kitchen/breakfast room, a downstairs cloakroom/WC and utility room, whilst upstairs there will be 4 bedrooms (1 en-suite) and a family bathroom.

It occupies a good-sized plot and backs onto Queensway playing fields with views over the pond; a bit like an extension of your own garden - delightful! It is well placed for access into Whitchurch with its wide variety of shops, restaurants, pubs, doctors, dentists, sporting amenities, schools, cottage hospital and a railway station.

Planning Permission
Shropshire Council hereby **GRANT FULL PLANNING PERMISSION** subject to the conditions listed below....

The description of development reads as follows: -

Application Number: 24/01946/FUL

Proposal: Demolition of existing dwelling and replacement with new dwelling on site.

Site address: 22 Queensway, Whitchurch, Shropshire, SY13 1HA.

Date of Decision: 16th August 2024

Local Authority
Shropshire Council, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Boundaries, Roads and Fences
The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the Agent will be responsible for defining the ownership of the boundary fences and hedges.

Wayleaves & Easements
The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way as may exist, whether mentioned in these details or not.

Community Infrastructure Levy (CIL)
The new property may be liable for a (nominal) CIL payment to the Local Authority upon commencement of development. Buyers are advised to seek clarification via Shropshire Council.

Services
We understand that mains water, gas, electricity and drainage are available, but this is to be verified by the purchaser in their enquiries and searches.

Tenure
We understand the tenure of the land to be freehold, but this is to be verified by the purchaser's solicitor.

Agents Note
Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

Legislation Requirement
To ensure compliance with the latest Anti-Money Laundering regulations, buyers will be asked to produce identification documents prior to the issue of sale confirmation.

Referral Arrangements
We earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.

