

Building Plot to The Rear of 1 Sylvan Close, Higher Heath, Whitchurch, SY13 2TB

FOR SALE



- Building Plot with Full Planning Permission for the erection of 1 Dwelling with access
- Application No. 24/04456/FUL, subject to conditions
- Popular Area with Excellent Road Links

£95,000 Region



Estate Agents

01948 667272

www.barbers-online.co.uk

**Building Plot to The Rear of 1 Sylvan Close
Higher Heath
Whitchurch
SY13 2TB**

Location

Higher Heath stands approximately 2 miles from the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, railway station and a highly regarded primary school. The busy market town of Whitchurch is only 4 miles away which offers a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 26 miles approximately.

Description

Building Land to the rear of 1 Sylvan Close for the erection of 1 no. detached dwelling with access and all other matters reserved. (24/04456/FUL). Viewing by arrangement with the selling agent. No unauthorised access onto the land.

Tenure

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during Pre-Contract Enquiries. Vacant possession upon completion.

Local Authority

Shropshire Council
Shirehall

Shrewsbury
SY2 6ND

0345 678 9002

www.shropshire.gov.uk

Services

We are advised that mains water, drainage and electricity are in the vicinity of the site. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

Viewing

Strictly by prior appointment with Barbers:

T: 01948 667 272 E: whitchurch@barbers-online.co.uk

34 High Street, Whitchurch, Shropshire, TF13 1BB

Directions

From Whitchurch proceed on the A41 towards Newport, upon reaching Higher Heath turn right into Heathwood Road, continue on then take the right hand turning into Twemlows Avenue, proceed along and turn right into Sylvan Close where the building plot can be found on the left hand side.

Property Information

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services.

Method of Sale

For Sale by Private Treaty

AML Regulations

To ensure compliance with the latest Anti Money Laundering regulations all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

WH37951300425

Messrs Barbers for themselves and for the vendors or lessors of this property whose Agents they are give notice: (1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (2) All descriptions, dimensions, references 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 tenants should not rely on them as statements or representations of fact but MUST satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No employee of Barbers has any authority to make or give any representation or warranty whatever in relation to this property. (4) All rents and prices in these particulars are subject to VAT at the standard rate where applicable.