

FOR SALE

ATTRACTIVE RESIDENTIAL DEVELOPMENT OPPORTUNITY – Extending to approx. 4.126 acres (1.67 hectares)



LAND FRONTING HOLYHEAD ROAD - SHIFNAL - SHROPSHIRE - TF11 9HQ



SITUATION

This strategic residential opportunity occupies a prominent and convenient location on the south side of Shifnal conurbation fronting the main A464 Holyhead Road about 1 mile from the town centre.

Shifnal is a popular residential commuter town supporting a range of amenities including a wide range of good local schools and leisure facilities.

The town is well located to the larger industrial centres of Telford and Wolverhampton being approx. 5 and 12 miles respectively with good access to the M54 and the wider motorway network.

Shifnal is a very desirable residential destination served by a main line railway station with regular services to Birmingham and beyond.

DESCRIPTION

The site extends in total to 4.126 acres (1.67 hectares) or thereabouts with excellent road frontage and an attractive outlook to open countryside and established woodlands beyond.

There is a right of access to the site from the adjoining Thomas Beddoes Court development.

TOWN PLANNING

The site is identified in the Shropshire Local Plan Review as a 'preferred housing' allocation to serve future housing provisions in Shifnal under reference SHF-022/3.

Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their intended use.

SERVICES

We understand that all mains services are believed to be available within the vicinity of the site. Interested parties should make their own enquiries with the appropriate suppliers regarding any necessary connection arrangements.

GENERAL CONDITIONS AND CONTAMINATION

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.



For reference purposes only

Not to Scale

TENURE

The site is understood to be of freehold tenure under Title Reference No. SL223773 and is offered for sale by private treaty with the benefit of vacant possession upon completion.

GUIDE PRICE

Price on application.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Tel: 0345 678 9000.

LEGAL COSTS

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

VAT

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

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

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.

July 2021

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."