



Residential Development Site

Land to the south of Woodbatch Road, Bishops Castle, SY9 5AS

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Craven Arms 11 miles, Clun 6 miles, Ludlow 18 miles, Church Stretton 12 miles,
Newtown 16 miles, Welshpool 15 miles
All distances are approximate

- **Unspoilt greenfield site with views over the historic market town**
- **Walking distance from town amenities**
- **Mains services available**
- **Quiet location in good residential area**

Location

It is situated on the southern boundary of Bishops Castle, adjacent to The Ridge and The Novers.

Bishops Castle has excellent local amenities via:

Primary School, Community College, Leisure Centre, Anglican Church, Methodist Church, Hotel, 5 Public Houses, Livestock Market, Rugby, Football, Cricket, Hockey and Tennis Clubs and active local clubs and Societies.

There is a regular bus service from Bishops Castle to Shrewsbury.

Services

Mains Water, Public Surface Water and Foul Drainage facilities. Mains Electricity are all available adjacent to the site.

Planning Consent

Outline planning permission for use of this land for residential development and formation of a vehicular and pedestrian access to the site was granted via an Appeal Decision from the Planning Inspector appointed by the Secretary of State for Communities and Local Government on 10th June 2015. This planning consent is subject to the Unilateral undertaking agreed between J M Jones (Vendor) and Shropshire Council dated 16th March 2015 which stipulates that:

a) There must be no more than 9 dwellings on site, two of which must be Affordable Housing Dwellings, for occupation by eligible persons for either rental or low cost home ownership at less than market value.

b) The Developer/Purchaser to make a contribution of £10,000 towards improving the visibility splay on the Woodbatch Road/Kerry Lane Junction.

Planning Conditions

Subsequently approval of reserved matters (appearance, landscaping, layout and scale) was granted 17/03497 on 19th July 2017 together with part approval of discharge of condition 7 (drainage) 9, 11, 12 and 14 of 17/03499.

Boundaries, Roads and Fences

The Purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendor nor their Agents will be responsible for defining ownership of the boundary hedges or fences.

Tenure

The land is freehold and vacant possession will be given on completion.

Rights of Way, Easements & Covenants

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

Ground Conditions

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the site for any use and the development scheme proposed.

Local Authorities

Shropshire Council: 0345 678 9000

Severn Trent Water: 0845 601 6616

For further information on this development scheme contact Halls, who can supply the following information:

- Planning Inspectorate Appeal Decision
- Overview Report of the Highway Infrastructure
- Drainage & Flood Risk Assessment Report
- Topographic Survey
- Ecological Appraisal
- Unilateral Undertaking

Viewing

Via the Selling Agents: Halls, 33b Church Street, Bishops Castle, SY9 5AD.

Tel: 01588 638755

Vendors Solicitors

Andrew Evans, Lanyon Bowdler, Chapter House North, Abbey Lawn,
Abbey Foregate, Shrewsbury, SY2 5DE

Tel: 01743 280280

Email- enquiries@lblaw.co.uk



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We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



Halls 1845

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