

FOR SALE

Land To The South Woodbatch Road, Bishops Castle, Shropshire, SY9 5AS



FOR SALE

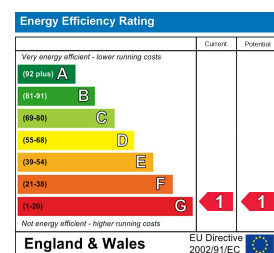
Offers in the region of

Land To The South Woodbatch Road, Bishops Castle, Shropshire, SY9 5AS

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



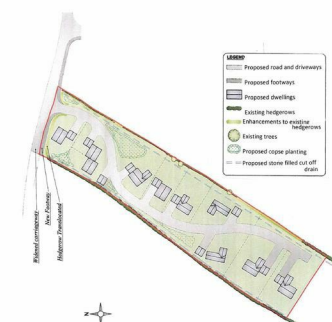
1.85 acres (0.75 ha) development site with Outline Planning Permission for no more than nine dwellings on site, located on the southern edge of Bishops Castle

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



01588 638 755

**Bishops Castle Sales**  
33b Church Street, Bishops Castle, Shropshire, SY9 5AD  
E: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



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01588 638 755



null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s

- 1.85 acres development site
- Outline Planning Permission
- Mains Services available
- Walking distance to amenities
- Quiet location
- Good residential area
- Views over historic market town

#### 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:

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.

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 AND CONVENANTS

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

#### FURTHER INFORMATION

For further information on this development scheme contact Halls, who can supply a CD with 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

#### MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.