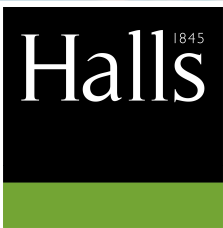


FOR SALE

Building Land to the South of Hadnall Hall, Hall Drive, Hadnall, Nr Shrewsbury, Shropshire, SY4 4AQ



FOR SALE

Price Guide £950,000

Building Land to the South of Hadnall Hall, Hall Drive, Hadnall, Nr Shrewsbury, Shropshire, SY4 4AQ

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.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



A unique opportunity to purchase a superbly situated parcel of Building Land, extending to around 1.2 acres, benefitting from Full Planning Permission for an exclusive small development of 4 substantial detached houses (3487sqft to 3616sqft) enviably positioned on the outskirts of the village, adjoining the impressive Hadnall Hall, within walking distance to excellent village amenities.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Shrewsbury (3 miles), Chester (34 miles), Birmingham (46 miles).
All distances approximate.

- Site extending to around 1.2 acres
- Full PP for 4 imposing detached houses
- Accessed via a private drive
- Enviable position close to village centre
- Convenient to road network and major centres
- Possible option to acquire 3 plots

DESCRIPTION

Halls are delighted with instructions to offer this superbly situated parcel of Building land for sale by private treaty.

The sale provides a unique opportunity to purchase a parcel of Building Land with Full Planning Permission approved for the erection of 4 substantial architect designed family homes (from 3487sqft to 3616sqft), each with a detached double garage and good sized gardens situated in a particularly exclusive and convenient edge of village centre location.

Full Planning Permission was granted on appeal for a select development of 4 three storey attractively designed houses, positioned on land to the south of the impressive Hadnall Hall. The proposed dwellings include two architect designed house types with Plots 1 & 4 extending to 3487sqft and Plots 2 & 3 extending to 3616sqft, both providing spacious accommodation including a sociable and modern layout.

The site is principally a level grass area, being the informal garden curtilage of Hadnall Hall with clear mature hedge boundaries to the east and west, a broken hedge line to the north and fencing to the southern boundary. The land is approached from a private drive, owned by Hadnall Hall, adding to the exclusivity of the land and ensuring, in our opinion, a premium resale value of the completed dwellings.

Please note, the existing vendors have carried out a considerable amount of due diligence in relation to the development including investigations in to services, drainage, ground conditions etc. which is available for inspection by interested parties.

SITUATION

The Building Land is situated to the south of Hadnall Hall, accessed via Hall Drive leading from Shrewsbury Road (A49), only around 3 miles north of Shrewsbury. The village centre is within a short walk providing a good range of amenities including a useful shop/Post Office, Primary School, Public House, Church, Parish Hall etc.

Shrewsbury provides an extensive range of amenities of all kinds including a number of highly rated state and private schools including the well renowned Shrewsbury School together with a number of preparatory schools.

DIRECTIONS

what3words: pulsing.vowel.prowl.

From Shrewsbury, proceed north on the A49 to the village of Hadnall. Continue in to the centre of Hadnall, passing St Mary Magdalene Church on your left hand-side, before turning immediately right in to Hall Drive. Bear right and continue for a short distance to the gates of Hadnall Hall.

PLANNING HISTORY

Planning Permission was originally applied for under Ref: 22/01290/FUL for 'Erection of 4 detached dwellings with garages, alterations to access and associated works'. This application was refused 11th May 2022.

This decision was subsequently appealed and approved - Ref: APP/L3245/W/22/3310764 in accordance with the terms of the application, 22/01290/FUL, dated 14th March 2022, subject to the conditions as set out in the 'schedule of conditions' attached to the appeal decision.

A copy of the appeal decision can be downloaded from the Planning Inspectorate Portal using Ref: 3310764. Furthermore, a host of documentation can be downloaded from the Shropshire Council Planning Portal using Ref: 22/01290/FUL.

COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy has been calculated to be £184,853.57 and the liability for this charge will be transferred to the successful purchaser(s) upon completion.

SERVICES

Enquiries have been made in relation to the costs associated with electric, gas, water and drainage connections. The replies to these initial enquiries can be made available to interested parties, if required. However, all interested parties should satisfy themselves in respect of the provision, capacity and sustainability of all services, either on or off site.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. 0345 6789000.

BOUNDARIES, ROADS & 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. Please note, the existing Vendors will retain a full right of way to access their retained land positioned south-west of the site.

VIEWINGS

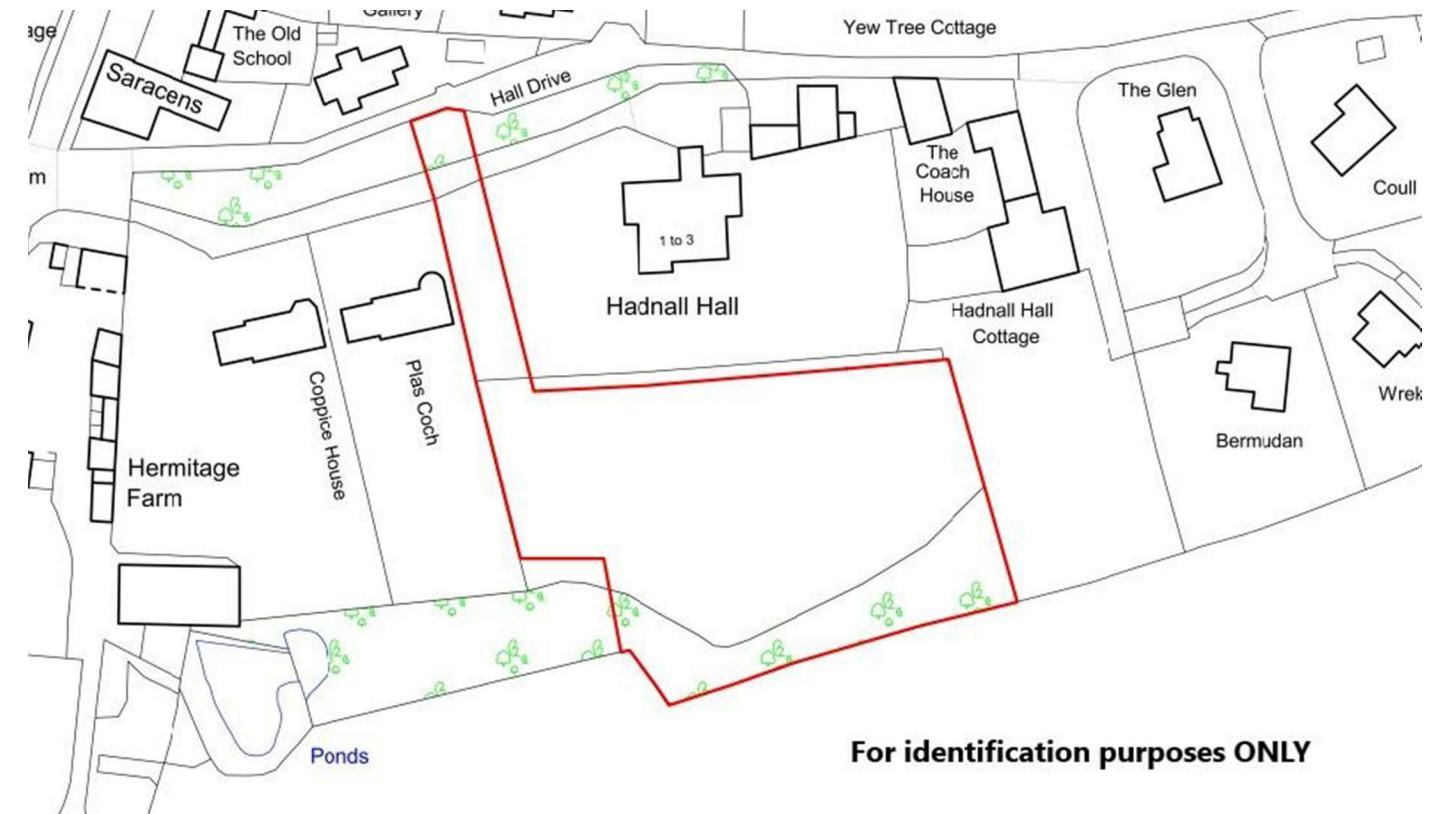
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole. However, the vendors may be willing to consider selling 3 of the plots, subject to agreement on the finer details.

JOINT AGENTS

We are instructed as joint agents in this matter with Christopher Bywater at First City Property Consultants.



For identification purposes ONLY



Plot 1 - Elevation