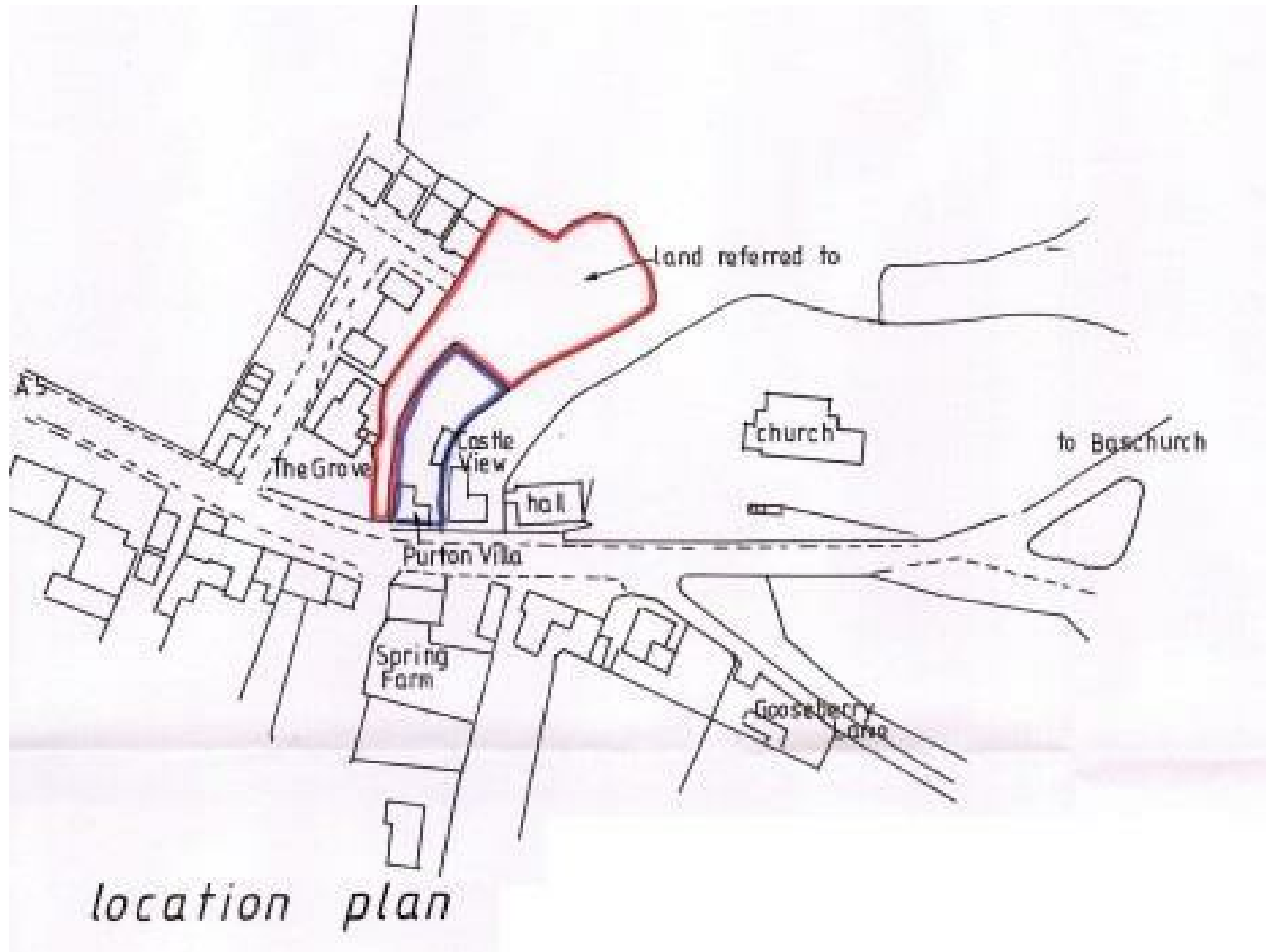


FOR SALE

Building land to the rear of Purton Villa, Church Street, Ruyton Xi Towns, Shrewsbury, SY4 1LA



FOR SALE

Guide Price £150,000

Building land to the rear of Purton Villa, Church Street, Ruyton Xi Towns, Shrewsbury, SY4 1LA

A very well situated parcel of building land with Planning Permission and Reserved Matters approved for the construction of two detached dwellings, situated in a tucked away location within the village of Ruyton Xi Towns.



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Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
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Oswestry (9 miles), Shrewsbury (11 miles), Ellesmere (13 miles).
 (All distances approximate).

- **Planning Permission & Reserved Matters approved**
- **Two detached dwellings**
- **4 bedroom & 3 bedroom properties**
- **Extending to around 0.34 of an acre**
- **Tucked away village centre location**
- **Popular village with excellent transport links**

DESCRIPTION

Halls are delighted with instructions to offer this exciting development opportunity for sale by Private Treaty.

The building land to the rear of Purton Villa provides an excellent opportunity for purchasers to acquire a parcel of land extending to around 0.34 of an acre with Planning Permission and Reserved Matters approved for the construction of two detached dwellings in a particularly convenient tucked away village location.

The site is an irregular shaped parcel of land accessed from Church Steet via a private road, positioned between the rear garden of Purton Villa and the village playing field. The site is sloping (east to west) and is currently in an overgrown condition.

The proposed house on Plot One will have four bedrooms and the proposed house on Plot Two will have three bedrooms, both being split level to acknowledge the slope of the site, and both will be orientated towards the north west.

The proposed Plot One will have an integral garage and the proposed Plot Two will have a provision for a detached garage and both dwellings will have good sized gardens.

The sale of this conveniently positioned parcel of building land does, therefore, provide a rare opportunity for developers to acquire a well positioned development site with planning permission and reserved matters approved.

SITUATION

The land is situated close to the centre of the popular village of Ruyton Xi Towns, which contains a number of amenities including a primary school, Cafe, and Church, whilst also being well placed for access to the larger centres of and Baschurch and Oswestry, with the county town of Shrewsbury lying within reasonable commuting distance.

PLANNING PERMISSION

Reserved matters pursuant to outline planning application ref 10/03995/OUT for the erection of two dwellings to include access, appearance, landscaping, layout and scale. The application reference number is 14/03158/REM.

AVAILABLE DOCUMENTATION

- Decision for Discharge of conditions application 16/05683/DIS
- Officer report
- Reserved Matters approval document 14/03158/REM
- Outline planning permission approval document 10/03995/OUT
- Archaeological evaluation
- Survey of existing levels
- Proposed plans and elevations

A full copy of the above mentioned documentation and associated documents can be requested from the selling agent or downloaded from the Shropshire Council Planning Portal.

SERVICES

We understand that mains water, drainage and electricity are all available nearby. Prospective purchasers should, however, make their own enquiries to satisfy themselves as to the capacity and availability of any services.

TENURE & POSSESSION

The land 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.

VIEWINGS

During daylight hours by those in possession of a set of Halls sale particulars.

