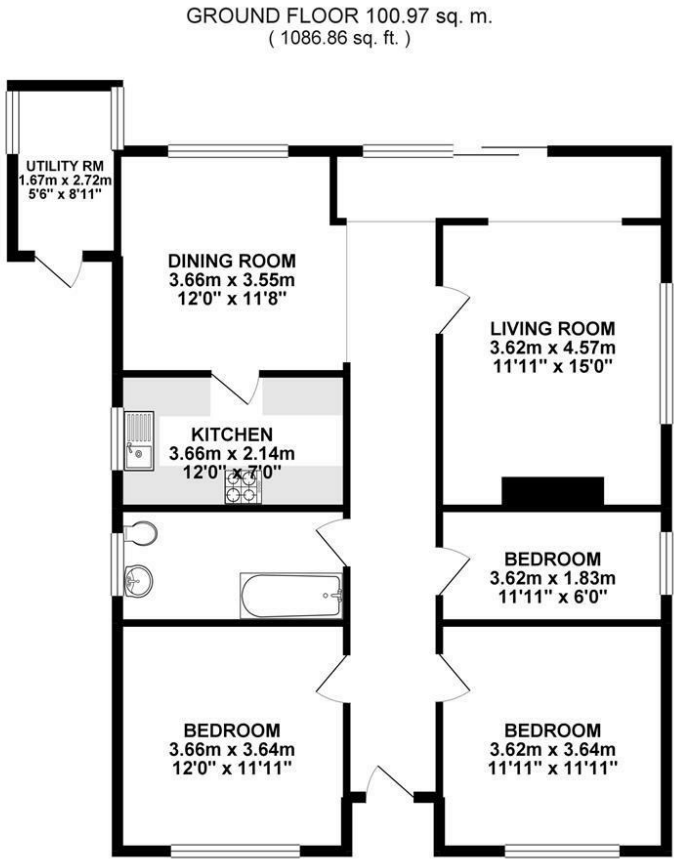


FOR SALE

14B Brownlow Road, Ellesmere, SY12 0BA



TOTAL FLOOR AREA : 100.97 sq. m. (1086.86 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02/2021



FOR SALE

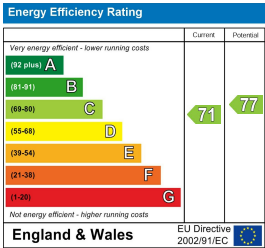
Offers in the region of £185,000

14B Brownlow Road, Ellesmere, SY12 0BA

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



A mature three-bedroom detached bungalow situated within gardens which extend, in all, to around 0.28ac, with full planning permission for the erection of a replacement dwelling offering over 2,300 sq ft of accommodation and a detached garage, conveniently situated in a popular location within the lakeland town of Ellesmere.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Oswestry (8 miles), Wrexham (12 miles), Whitchurch (13 miles), Shrewsbury (17 miles)

All distances approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Substantial Mature Bungalow
- Gardens Ext to 0.28ac
- Full PP for replacement dwelling
- Proposed 2,400+ sq ft
- Proposed Single Garage
- Convenient Location

DESCRIPTION
Halls are delighted with instructions to offer 14b Brownlow Road in Ellesmere for sale by private treaty.

14b Brownlow Road is a mature three-bedroom detached bungalow providing over 100m2 of flexibly arranged and generously proportioned living accommodation situated across a single storey.

The property is complemented by large gardens which extend, in all, to around 0.28ac and enjoy a desirable southerly aspect, with, to the fore, ample off street parking accompanied by private rear gardens which feature expanses of lawn, a pond, and a number of established trees.

Notably, the property benefits from full planning permission for the erection of a substantial replacement dwelling which would offer around 217m2 of living accommodation and comprise 4/5 Bedrooms, 3 Bathrooms, and an open-plan living area, whilst being externally complemented by a detached single garage.

The sale does, therefore, provide buyers with a rare opportunity to purchase a mature three-bedroom bungalow with excellent future potential, be that for a general modernisation of the existing dwelling, replacement with a substantial family home, or, potentially, for exploring further planning opportunities on the site (LA consent permitting).

SITUATION
14b Brownlow Road is situated within a popular development not far from the centre of the lakeland town of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

SCHOOLING
Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

DIRECTIONS
From our Ellesmere office, proceed North along Cross Street and, when reaching a roundabout, take the first exit onto Willow Street, turning right shortly after onto Brownlow Road, where the property will be situated soon after on the left and identified by a Halls “for sale” board.

W3W
///immunity.supposes.lofts



THE ACCOMMODATION COMPRISES
Entrance Hall:
Living Room: 3.62m x 4.57m
Kitchen: 3.66m x 2.14m
Dining Room: 3.66m x 3.55m
Bedroom One: 3.66m x 3.64m
Bedroom Two: 3.62m x 3.64
Family Bathroom:
Bedroom Three: 3.62m x 1.88m
Utility:

THE PROPOSED DWELLING
The current planning permission allows for a replacement two-storey dwelling which would extend to around 217m2 (2334 sq ft) and comprise, on the ground floor, an open-plan Living/Dining/Kitchen area, Snug, Play room, Study, and Cloakroom, together with four first floor Bedrooms served by three Bathrooms, two of which are En-Suites.

The proposed dwelling would be “near passive haus standard, with high insulation values and using modern technologies”.

PLANNING PERMISSION
Full planning permission was granted on 13th April 2023 for the replacement of an existing bungalow with two-storey dwelling, detached single garage and temporary static caravan for the duration of the build.

The planning application can be viewed on the local authority planning portal with the reference 23/00593/FUL

AVAILABLE DOCUMENTATION
- Design and access statement
- Biodiversity survey and report
- Proposed site plan and elevations
- Planning Decision

SERVICES
We are advised that the property benefits from mains water, drainage, electric, and gas.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX
The property is shown as being within council tax band A on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS *
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.

N.B.
The property has been subject to subsidence and, thus, we advise interested parties that typical channels of lending may not be suitable.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.